Kilfinane Local Area Plan
2012-2018

November 2012

In accordance with the provisions of the Planning and Development Acts 2000 – 2011, Section 20 (4A) this local area plan came into effect on 19th November, 2012, four weeks from the date of its adoption by the elected members of Limerick County Council on the 22nd October, 2012.

Table of Contents

Chapter 1: Introduction 6
1.1 What is the Kilfinane Local Area Plan (LAP)? 6
1.2 Plan Area 6
1.3 The Review Process 7
1.3.1 Steps involved in the preparation of the LAP 7
1.3.2 Strategic Environmental Assessment (SEA) 8
1.3.3 Appropriate Assessment 8
1.3.4 Flood Risk Assessment 8
1.4 Planning Context 8
1.4.1 National Planning Context 9
1.4.2 Regional Planning Context 9
1.4.3 County Planning Context 10
1.4.4 Other Planning Guidelines 10

Chapter 2: Context 11
2.1 Geographical Context 11
2.2 Historic Evolution 11
2.3 Natural and Built Environment 15
2.4 Function 15
2.5 Demographic and Socio-economic Context 16
2.5.1 Population 16
2.5.2 Age Profile 17
2.5.3 Employment 17
2.5.4 Education 19
2.5.5 Travel Patterns 19

Chapter 3: Plan Strategy 21
3.1 Policy Context 21
3.2. Vision Statement 21
3.3 Strategic Policy 21
3.4 Evaluation of 2007 Kilfinane LAP 22
3.5 SWOT Analysis 23
3.6 Population Targets and Zoning Requirements 24
3.6.1 Population Targets 24
3.6.2 Land Currently available for housing development 25

Chapter 4: Housing 27
4.1 Introduction 27
4.2 Residential density, mix and phasing 27
4.3 Serviced and low density sites 28
4.4 Infill Development - Residential 28
4.5 Social Housing 29
4.6 Traveller Accommodation 30

Chapter 5: Economic Development 31
5.1 Introduction 31
5.2 Enterprise and Employment zoned land 32
5.3 Small-scale business in residential areas 33

5.4 Retail and commercial development 33
5.5 Mixed Use Zoned Land 34
5.6 Tourism 35

Chapter 6: Transport 37
6.1 Introduction 37
6.2 Movement and accessibility 38

Chapter 7: Infrastructure 39
7.1 Introduction 39
7.2 Water Supply 39
7.3 Foul Sewerage 40
7.4 Surface Water Drainage 40
7.5 Flood Risk Management 41
7.6 Waste Management 42
7.7 Energy and Electricity 43
7.8 Access to Broadband and Telecommunications 43

Chapter 8: Environment and Heritage 44
8.1 Introduction 44
8.2 Built Environment 44
8.2.1 Protected Structures 44
8.2.2 Architectural Conservation Areas (ACA) 44
8.2.3 Kilfinane Architectural Conservation Area (ACA) 45
8.3 Archaeological Heritage 46
8.4 Natural Environment 48
8.5 Climate Change 49

Chapter 9: Community and Recreation 50
9.1 Introduction 50
9.2 Community and Recreation 50
9.3 Education and Childcare Facilities 51
9.4 Health Facilties 52

Chapter 10: Urban Design 53
10.1 Introduction 53
10.2 Derelict and Vacant sites 55
10.3 Kilfinane Opportunity Areas 56

Chapter 11: Land Use Zoning 64
11.1 Purpose of Land Use Zoning 64
11.2 Non Conforming Uses 65
11.3 Land Use Zoning Categories 65
11.4 Land Use Matrix 67

Appendices
Appendix 1: Maps

Map 1 Zoning Map
Map 2 Amenity Map
Map 3 Protected Structures Map

Map 4 Predictive Flood Zones
Appendix 2: Flood Risk Assessment
Appendix 3 SEA/AA Screening Report
Appendix 4 Protected Structures and List of Traditional Building Materials found in County Limerick
Appendix 5 Recorded Monuments
Appendix 6 Glossary and Abbreviations

List of Tables

Table 2.1 Population of Kilfinane town 16
Table 3.1 SWOT Analysis of Kilfinane 23
Table 3.2 Population targets, total residential units and zoned land requirements 25
Table 3.3 Residential units and land requirements by 2018 25
Table 3.4 Residential zoned land in hectares 26
Table 11.1 Total Zoned Lands 59
Table 11.2 Kilfinane Land Use Zoning Matrix 2012 – 2018 64

List of Figures

Figure 1.1 Location of Kilfinane 7
Figure 1.2 Hierarchy of Spatial Planning Policies 8
Figure 2.1 View of Kilfinane and the Ballyhoura's 11
Figure 2.2 Map of Kilfinane, 1839 13
Figure 2.3 Map of Kilfinane, 1901 13
Figure 2.4 Aerial Photograph of Kilfinane, 2006 14
Figure 2.5 Map of Kilfinane OSI 2010 14
Figure 2.6 Example of Protected Structure 15
Figure 2.7 Population of Kifinane town Census 1996 - 2011 16
Figure 2.8 Age Profile of Kilfinane ED, Census 2006 17
Figure 2.9 Persons at work by sex and occupation Census 2006 18
Figure 2.10 Persons aged 15 years and over by economic status, 18
Figure 2.11 Persons aged 15 years and over by education completed 19
Figure 2.12 Percentage of persons aged 5 years + by means of travel to work, school or college, Kilfinane ED, Census 2006 19
Figure 2.13 Persons aged 5 years + by distance traveled to work, school or college, Kilfinane ED, Census 2006 20
Figure 4.1 Radharc Cilin completed 2008 30
Figure 5.1 Part of Kilfinane town centre – Main Street 34
Figure 5.2 Local features contributing to the tourism potential 35
Figure 6.1 Improvements to Market Square under the Urban Renewal Programme 37
Figure 7.1 Location of the source of water for Kilfinane 39
Figure 8.1 Part of ACA on Westend 46
Figure 9.1 Kilfinane Community Pre-school and Playground 50
Figure 10.1 Examples of dead frontages on Lower Main Street 55
Figure 10.2 Location of the Opportunity Areas 56

Structure of the Plan

Chapter 1 Introduction
This section introduces the proposed Kilfinane LAP 2012 – 2018, and the statutory context which informs the LAP**.**

Chapter 2 Context
This Chapter describes the geographical location of the town: its historical evolution, present day function and an overview of the socio-economics and demographics of the town, specifically population, age profile, employment, education and travel patterns.

Chapter 3 Plan Strategy
This Chapter outlines the Councils vision statement for the development of the town, and the consequent strategic objective to achieve the vision statement. A SWOT analysis of the town is undertaken bearing in mind the issues identified by the various stakeholders who made submissions during the non-statutory pre-draft stage. Importantly, this Chapter sets out the reasoning behind the allocation of zoning and objectives of the proposed LAP based on population projections. These population projections are detailed in Variation No. 1 to the Limerick County Development Plan 2010 – 2016.

Chapter 4 Housing
Chapter 4 sets out the requirements of the Council regarding any proposed residential development. This discussion includes the requirements of the Limerick County Development Plan, residential density, design, housing mix and phasing, infill development, social housing and traveller accommodation.

Chapter 5 Economic Development
This Chapter outlines the labour market in Kilfinane based on the most up to date census figures, skills, and education which effects employability. The Chapter discusses lands zoned for enterprise and employment, mixed use, small-scale businesses in residential areas and commercial and retail development in the town and tourism.

Chapter 6 Transport
This Chapter briefly describes national and regional transport policy and how it informs the Council's local transport objectives for the town.

Chapter 7 Infrastructure
This Chapter briefly deals with water services infrastructure including water supply, waste water treatment, storm water drainage, flood risk management, waste management, energy and electricity and access to broadband and telecommunications.

Chapter 8 Environment and Heritage
This Chapter deals with archaeological, architectural, the natural and built heritage. Topics discussed include Protected Structures, Architectural Conservation Areas (ACAs), the natural environment and climate change.

Chapter 9 Community and Recreation
Chapter 9 looks at provisions made by the Plan for education, health facilities, open space and community infrastructure.

Chapter 10 Urban Design
Chapter 10 gives a brief overview of the Council's requirements for the design of future buildings and places. A number of opportunity areas are identified as having potential for development.

Chapter 11 Land Use Zoning
This Chapter describes the purpose of the various land use zones of the Plan.

Chapter 1 Introduction

1.1 What is the Kilfinane Local Area Plan (LAP)?

The Kilfinane Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick County Council's planning policies for the town of Kilfinane. This plan, when adopted will replace the Kilfinane LAP 2007 - 2013. The review of the Kilfinane Local Area Plan 2007 has been brought forward as there is a statutory obligation on the Council to ensure that its contents and population projections are in line with those of the core strategy of the County Development Plan 2010-2016, as varied in 2011 (variation no.1) and the Regional Planning Guidelines 2010-2022.

The aim of the LAP is to establish a framework for the planned, coordinated and sustainable development of the town of Kilfinane, including the conservation and enhancement of its natural and built environment over the next six years and beyond. The LAP provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

The proposed plan builds on the review of the Kilfinane LAP 2007 - 2013, taking into account recent key development trends and national, regional and local policy developments.

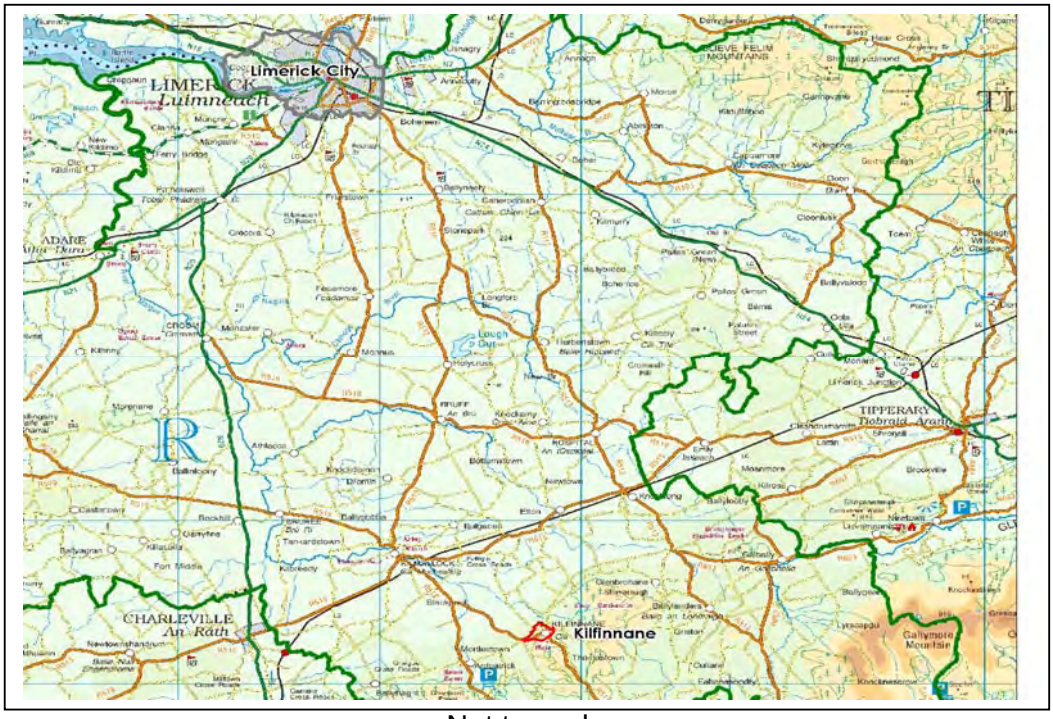
All planning applications in the town of Kilfinane will be measured against the contents of this LAP and the current Limerick County Development Plan 2010 – 2016 as varied. The current Kilfinane LAP was formally adopted by elected members of the Council on May 2007 and will remain in force until this proposed LAP is adopted.

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

1.2 Plan Area

The proposed Kilfinane LAP covers approximately 0.86 square kilometres (86 hectares) in area and falls into the Kilfinane Electoral Division (ED). It contains parts of the townlands of Kilfinane, Ballynoe Upper and Ballynoe Lower. It is located approximately 50km south of Limerick city.

Figure 1.1 Location of Kilfinane



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1.3 The Review Process

1.3.1 Steps involved in preparation of the plan

The review of the Local Area Plan commenced on the 28th January 2012 with the publication of an issues paper entitled 'Proposed Kilfinane Local Area Plan 2012 – 2018 – First Issues'. Its intention was to prompt discussion on local issues at pre draft stage. Copies of the issues paper and an invitation to make a submission were sent to local community and voluntary agencies in the area. A public information evening was held in the community hall known as the 'Maple Ballroom' Tuesday, 7th February, 2012, 6.30pm – 8.30pm.

The LAP went on public display at County Buildings, area offices, libraries and on the internet at www.lcc.ie for a period of six weeks from 28th April 2012 – 11th June 2012. Again, written submissions were invited. At the end of the public consultation period a Manager's Report was prepared on any issues arising during the public consultation period and was submitted to the Members of the Council for their consideration. Following the elected members consideration of the Manager's Report, the Council decided to materially amend the proposed local area plan and a further period of four weeks public consultation took place from the 28th July to 27th August 2012 on these material alterations only. A further Manager's Report on the submissions received regarding the proposed amendments was then prepared for the Councillors who having considered the report, made the new local area plan on the 22nd October 2012. Responsibility for making a local area plan rests with the elected members of the Planning Authority.

1.3.2 Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementing a plan or programme prior to its adoption. The Plan does not fall within the thresholds for which a Strategic Environmental Assessment (SEA) is mandatory. The Plan was screened in line with "Implementation of SEA Directive (2001/42/EC): Assessment of Certain Plans and Programmes on the Environment - Guidelines for Regional Authorities and Planning Authorities" to determine whether or not a SEA would nevertheless be appropriate. After consultation with the Environmental Authorities it was determined by the Planning Authority that a full Environmental Report was not required. See Appendix 3 for SEA / AA Screening Reports.

1.3.3 Appropriate Assessment (AA)

In accordance with Articles 6(3) and 6(4) of the Habitats Directive the Planning Authority undertook an Appropriate Assessment Screening Report of the proposed plan which found that the plan would have no significant effects on Natura 2000 sites.

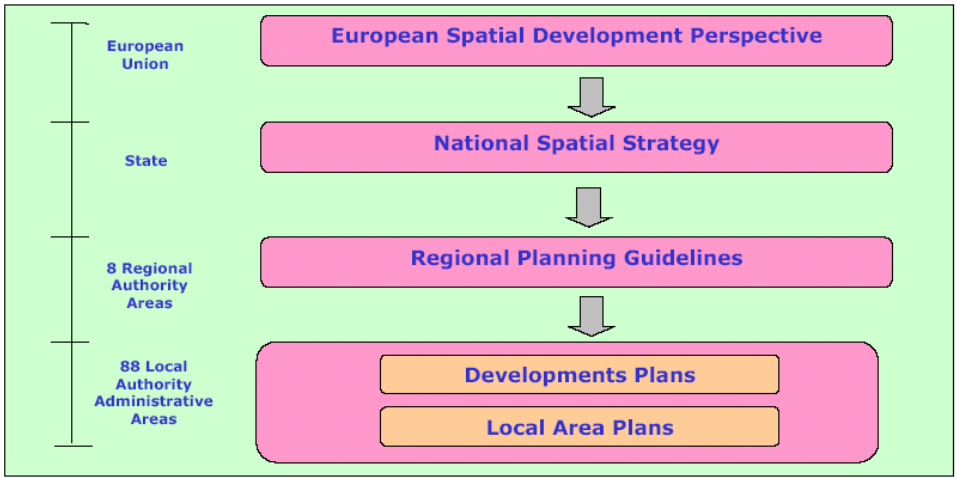
1.3.4 Flood Risk Assessment

A Stage One Flood Risk Assessment has been undertaken in support of the Kilfinane LAP. See Appendix 2 – Flood Risk Assessment. The information gathered has informed the Land Use Zoning Map included in this LAP. The LAP has adopted the precautionary approach and lands which have been identified as potentially at risk to flooding have been zoned for uses which are not considered vulnerable.

1.4 Planning Context

In accordance with the Planning and Development Acts 2000 – 2011 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



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

1.4.1 National Planning Context

1.4.1.1 National Spatial Strategy 2002 - 2020

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. Its focus is on people, on places and on building communities. The National Spatial Strategy concentrates on a number of specific regions and their development by identifying Gateway settlements throughout the country which are to be used to support geographically balanced growth in the regions outside of the Greater Dublin Area. Kilfinane is considered to play a complementary role to the development of the Limerick – Ennis - Shannon Gateway as outlined in the Mid West Regional Planning Guidelines.

1.4.1.2 National Development Plan 2007-2013

The National Development Plan (NDP) identifies investment funding for significant projects in sectors such as health services, social housing, education, roads, public transport, rural development, industry, and water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the Country so as to support continued, but more balanced, economic and social development in line with the NSS.

1.4.2 Regional Planning Context

1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022

This document has been prepared in accordance with the overall policy frameworks established by the National Spatial Strategy and the National Development Plan 2007-2013. It sets clear objectives and targets to guide County Development Plans and Local Area Plans within the region, specifically in relation to future population, settlement strategy, development distribution and infrastructure investment priorities in line with the NDP 2007-2013. The Regional Planning Guidelines provide a wider area approach to the development of County Limerick. These guidelines look at Limerick in its regional context and identifies sub-regions or ‘zones’, with the core area of the region incorporating the Limerick Shannon Gateway. Kilfinane is located in zone 8.

1.4.2.2 Mid-West Area Strategic Plan (MWASP)

A strategic planning, land use and transportation strategy for the Mid-West region has been prepared and was adopted by the elected members of Limerick County Council in September 2012. Its preparation is overseen by the County Councils of Limerick, North Tipperary, Clare and Limerick City Council. MWASP provides 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

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Acts 2000-2011 and covers the functional areas of Limerick County Council, Limerick City Council and Clare County Council. A critical objective of the Housing Strategy is to ensure the provision of housing for the existing and projected future populations in accordance with the principles of proper planning and sustainable development. The housing strategy also aims to provide an equitable level of social housing and social integration.

1.4.3 County Planning Context

1.4.3.1 Limerick County Development Plan 2010 – 2016, as varied

The Limerick County Development Plan 2010-2016, as varied is the 'parent' document for this proposed Kilfinane LAP, and thus the proposed LAP is made in accordance with the policies and objectives as set out in the County Development Plan.

The Limerick County Development Plan 2010 – 2016, as varied sets out the Council's policy to steer future development in the County based on a settlement hierarchy reflecting settlement function. It outlines population targets and zoning requirements for settlements for the years 2016 and 2022 which must be incorporated into local area plans (LAPs).

The settlement structure for County Limerick which is set out in the County Development Plan designates Kilfinane as a Tier 4 settlement. Tier 4 settlements generally have a population of over 400 people and cater for the daily and weekly needs of their inhabitants, and of the surrounding hinterland. These settlements also provide a range of employment opportunities and services appropriate to their size and function.

1.4.4 Other Planning Guidelines

Planning Authorities are required to take account of any policies and guidelines issued by the Minister. For a list of other policy documents taken into account in preparing this plan refer to Chapter 1 in the Limerick County Development Plan 2010 – 2016 as varied.

Chapter 2 Context

2.1 Geographical Context

Kilfinane is located approximately 50km south east of Limerick city and is 11km from Kilmallock and 14km from Mitchelstown. Its hinterland is the rural area defined by the Limerick County Development Plan 2010 – 2016, as varied, as an area of Strong Agricultural Base. The Kilmallock - Mitchelstown road (R517) runs west - east through the town to form part of Main Street, turning south east to High Street and Barrack Street, and eventually leads to Ballyorgan and Mitchelstown. Other roads converge in the town linking Kilfinane to Ardpatrick, and Ballylanders.

Located on an elevated plateau south of the Ballyhoura mountains, at an elevation of over 150 metres, Kilfinane is the highest town in County Limerick. To the east of the town one sees the Galtees and Slieve Reagh Mountains. North of Kilfinane is the low land pastoral region known as the "Golden Vale" that runs through Counties Limerick, Cork, and Tipperary. The Glenduff stream flows through the south west of the town and is a tributary of the River Loobagh to the north east of the town. The Loobagh in turn flows into the Lower Shannon estuary approximately 40km downstream from Kilfinane.

Figure 2.1 View of the Kilfinane and the Ballyhoura's looking eastwards from the medieval motte Treadhua na Ri.

2.2 Historic Evolution

Kilfinane's natural topography on an elevated plateau protected by the surrounding hills and its views of the surrounding lands supported and protected settlement in earlier times.

Kilfinane has no record of borough status and is not classified as a historic town in the Record of Monuments and Places (RMP) although individual sites within the town have RMP status. The remaining monuments, however, would indicate that it was at least a settlement nucleus, the earliest references regarding the motte date to 902AD. The triple-ringed motte is mentioned in *Leabhar na gCeart*, an 11th century compilation of tributes owed to the seven provincial overlords by their vassals. It is mentioned there in a poem in turn

attributed to the 5th century. The area was known as Druimfingin, meaning height or ridge of Fingin (Fingin Mac Luachra, King of Munster). The motte was likely to have had a ceremonial purpose. The Fair Green is located to the north of the motte and could have been used for the sports and past-times which traditionally accompanied ceremonies and rituals.

Around the 7th century, it is believed that St. Fionain of Dromhoura founded a church at Kilfinane. Kilfinane is translated as Cill Fhionain meaning the church of St. Fionain.

The parish of Kilfinane is referred to in 1291 and a church is likely to have existed by this date, in 1410 the church was dedicated to St. Andrew. The castle or manor of Kilfinane was held by Walter Purcell in 1350 and continued to be mentioned throughout the middle-ages until it was granted in 1666 to Robert Oliver. By the 17th century Kilfinane had a castle and bawn, three mills, 50 thatched houses and cabins, it held a weekly market, a fair twice a year and was also the centre of justice for the manor. By the mid 19th century the population was 1752, while there was up to 314 houses within the town. The market house was built in 1760. Much of the street frontage dates to the early 19th century. The Church of Ireland was built in 1853 and the Roman Catholic Church was built in 1878, both on new sites.

By the late 1700s and early 1800s the town was firmly established as a thriving market town with the civil, commercial, educational and religious functions of the town becoming increasingly important. The Market House, a formidable building in its day, had a commercial function, was a constabulary station, and had a court for petty sessions. The bridewell and a fever hospital were built during this time, as were the churches in the town. Most of the buildings along Main Street date from this period and consist of a business on the ground floor and a residence on the upper floors on relatively narrow plots. The creamery and the Old Mill were also constructed during this period reflecting the importance of the town to the agriculture of the surrounding hinterland.

The early 1900s saw the development of the Convent, the associated school and the former Boy's School. By the mid 1900s the Council had built three small scale housing estates on the outskirts of the town. The latter part of the 1900s saw the emergence of ribbon development consisting of low density single houses along to the south west of the town along the Kilmallock road

Since the adoption of the Kilfinane LAP in 2007 the main developments in the town, include the completion of the urban renewal works on the Market Square, the upgrading of the treatment plant, the commencement of the building of a new national school, the completion of the community playschool and adjacent public playground, and the construction of 5 dwellings at Glenduff Bridge known as Cois an Struthan. Backland development has also taken place at Westend with the construction of 19 dwellings known as Radharc Cilin.

Figure 2.2 Map of Kilfinane, from the first Ordnance Survey edition in 1839.

Not to scale

Figure 2.3 Map of Kilfinane, from O.S 6 inch map 1928

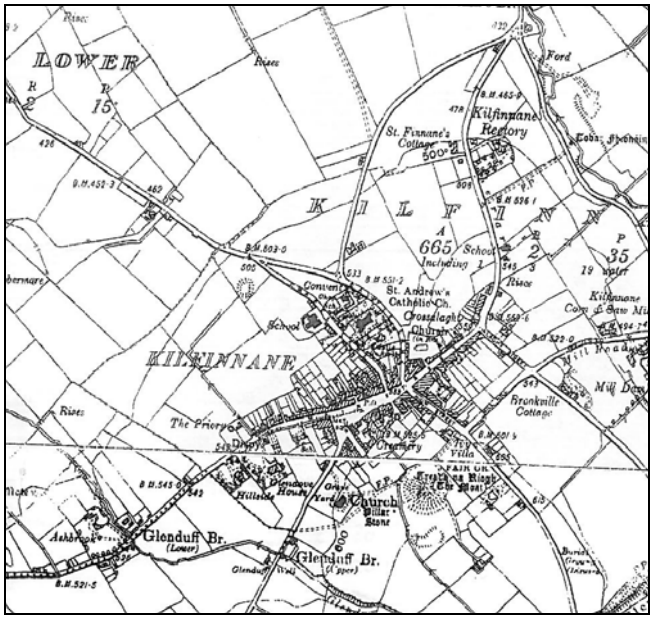


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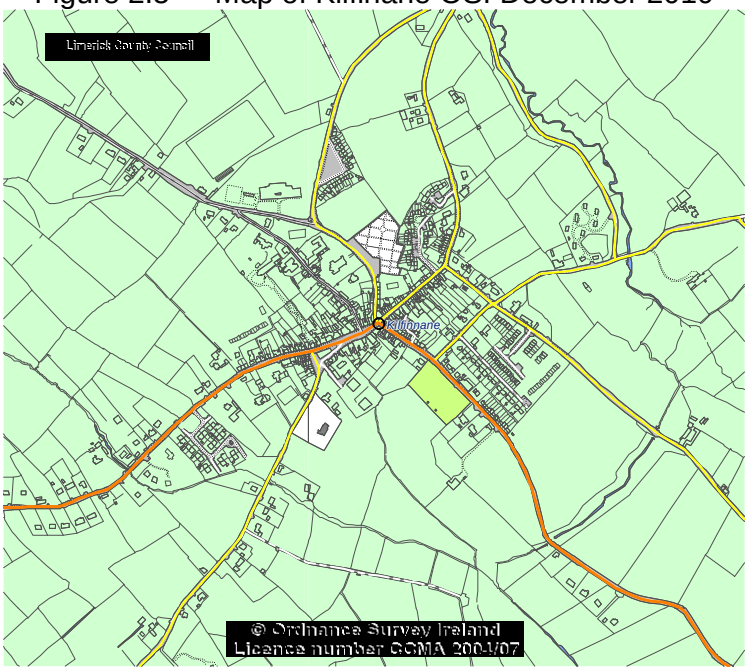
Figure 2.4 Aerial Photo of Kilfinane, 2006

Figure 2.5 Map of Kilfinane OSI December 2010



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2.3 Natural and Built Environment

The town has a generally compact form with a well defined core from Market Square, along Main Street. This streetscape generally consists of eighteenth and nineteenth century terraced two and three storey buildings with many fine examples of traditional shopfronts on Main Street. Religious establishments of the eighteen and nineteenth century are generally clustered at Chapel Lane and Church Lane with the exception of the former Boys School which is located outside the core near Ballyhoura Heights. There are forty four Protected Structures within the LAP boundary. These buildings are considered to have architectural, historic or technical value by the Council and have been entered into the Record of Protected Structures in accordance with the provisions of Section 51 of the Planning and Development Acts 2000 – 2011. Most of the Protected Structures are entered in the National Inventory of Architectural Heritage. Refer to Environment and Heritage, Section 8.2 Built Environment, and Appendix 4 of this LAP. In recognition of the unique and distinctive built heritage of the town an Architectural Conservation Area has been designated throughout a substantial part of the town. There are five recorded monuments in the town. Refer to Appendix 5.

There is some vacancy of properties throughout the town in Westend, Main Street, High Street and Church Lane. Some of these buildings are highly visible due to their scale having large street frontages, or their location at junctions and thus collectively the vacant buildings contribute to a neglected appearance to the town. There is a problem of dereliction in the town at Lower Main Street and there are dead street frontages on Lower Main Street. Market Square has been deemed a Dangerous Structure.

Figure 2.6 Example of Protected Structure, Main Street, Kilfinane,

2.4 Function

The town performs an important civic, trade/market and service function for the resident population and the surrounding hinterland. This is evident by the diverse range of services and businesses operating in the town. Capitalising on Kilfinane's location on the slopes of the Ballyhoura mountains and associated outdoor recreational activities, the town has become increasingly important as a service provider for tourism.

Most of the local economic activity is located on Main Street. Kilfinane has a credit union, a butchers, a convenience retailers (Centra), a pharmacy, a number of pubs, a restaurant, take-away, hair dressers/barbers, funeral home, service station, bookmaker, post office, stationery and bookshop, farm supply

store and farm machinery sales, car repair service, home interior store, furniture maker, and an upholstery service. Professional services in the town include accountancy, auctioneering, veterinary clinic and a business service centre. Educational, health and community facilities include a health clinic, primary school, secondary school, community pre-school, an outdoor education centre, and a part-time library and a Garda station. Reflecting the importance of the tourist function of the town there is B+B accommodation, self catering cottages, bike sales and hire, and a tourist information office. Kifinnane is also the headquaters of the local development company Ballyhoura Development Ltd. which serves East County Limerick and East County Cork.

2.5 Demographic and Socio-economic Context

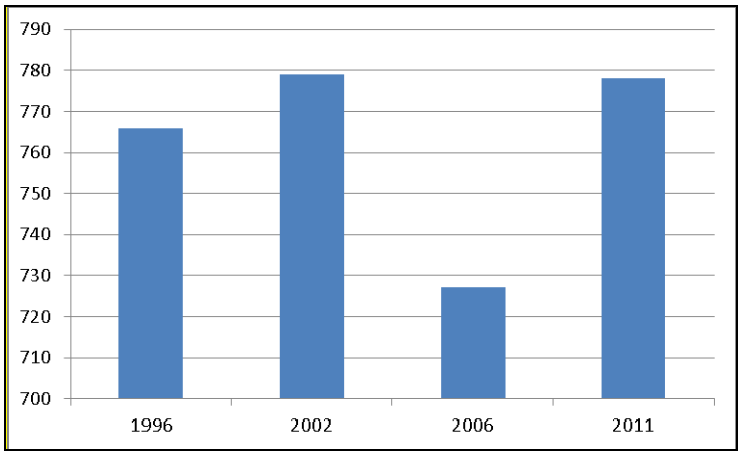
2.5.1 Population

The total population for Kilfinane town according to the 2011 census is 778. This represents a slight increase by approximately 7% from the 2006 figure which was 727. According to the 2011 Census, the Kilfinane Electoral Area, of which Kilfinane town is part of, has experienced a 4.1% increase in total population between 2006 – 2011. The total population of the Kilfinane electoral area is 1132 according to the 2011 census.

Table 2.1 Total Population of Kilfinane town, CSO Census

Year	Population	Population % change
1996	766	
2002	779	+ 1.6
2006	727	-6.6
2011	778	+7

Figure 2.7 Total population of Kilfinane town, 1996 – 2011, CSO Census



2.5.2 Age profile

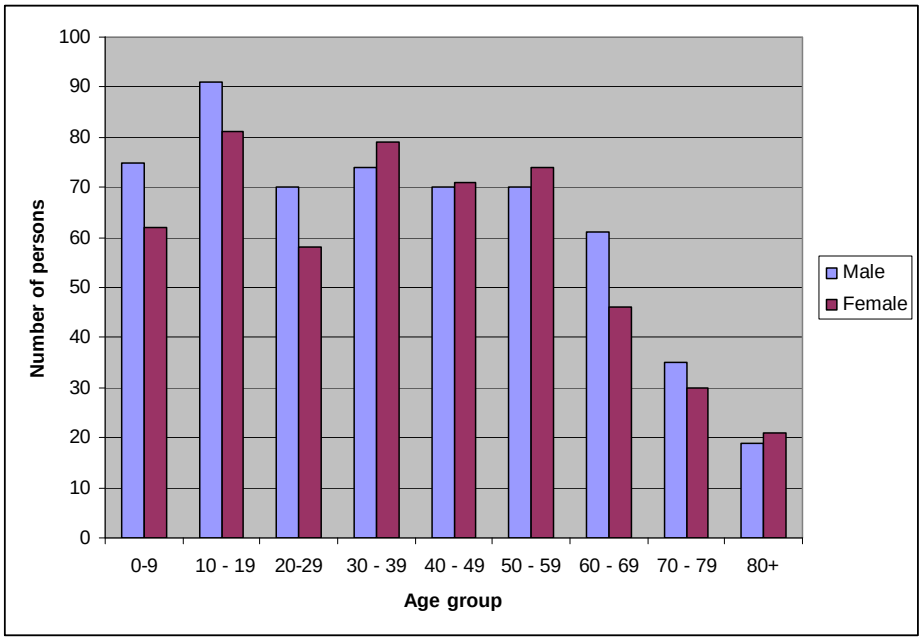
The graph below depicts the age structure of the Kilfinane Electoral Division in 2006. Unfortunately, at the time of publication of this LAP small area statistics were not available for Kilfinane from the 2011 Census with regard to the age profile of the population living in the town. The 2006 Census demonstrates that Kilfinane has a relatively young population with 28% of the total population under the age of 19 years. At 15% of the total population, the 10 - 19 years age group accounts for the highest category. This has implications in terms of housing provision, the size of the workforce, demand for education facilities, recreation amenities, and health services.

2.5.2 Age profile

The graph below depicts the age structure of the Kilfinane Electoral Division in 2006. This demonstrates that Kilfinane has a relatively young population with 28% of the total population under the age of 19 years. At 15% of the total population, the 10 - 19 years age group accounts for the highest category.

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

Figure 2.8 Age Profile, Kilfinane ED, Census 2006



2.5.3 Employment

Figure 2.9 indicates the numbers of people employed in each sector living in Kilfinane ED at the time of the census in 2006. The greatest numbers of males were employed in manufacturing, construction and agriculture. The greatest numbers of females were employed in the professional, sales and services sectors. However, it is envisaged that the 2011 Census will indicate that employment has decreased as jobs have been lost since 2006 in these and other sectors. As the manufacturing and construction sectors accounted

for the greatest numbers of male employees it can be deduced that the male workforce has been considerably negatively affected in terms of unemployment due to the downturn in the economy. According to the 2006 census the unemployment rate in the town was approximately 4% in Kilfinane which was similar to the national figure of the time.

Figure 2.9 Persons at work by sex and occupation, Kilfinane ED, Census 2006

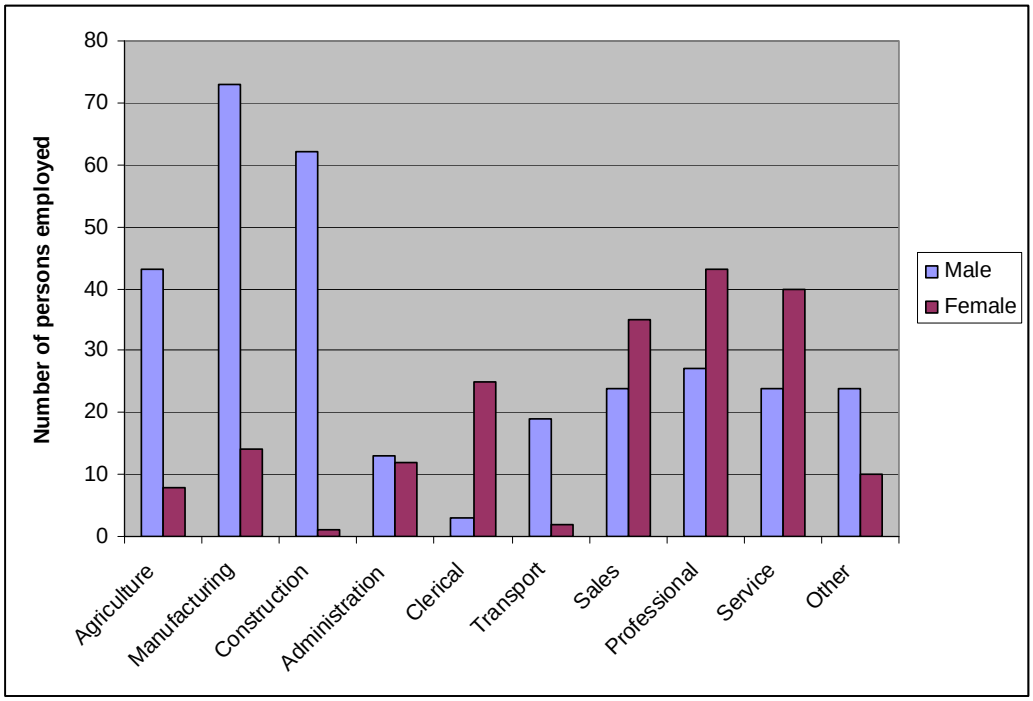
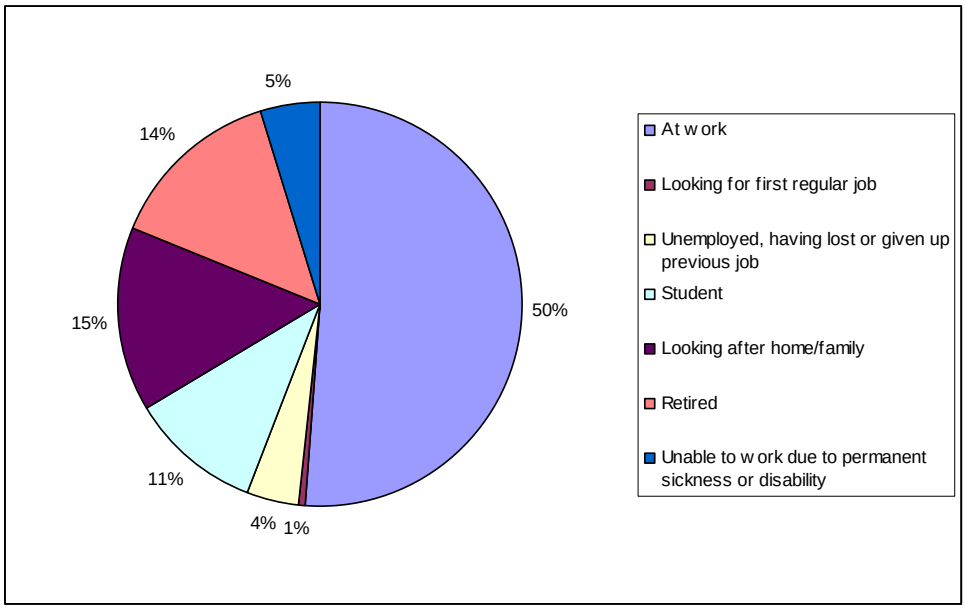


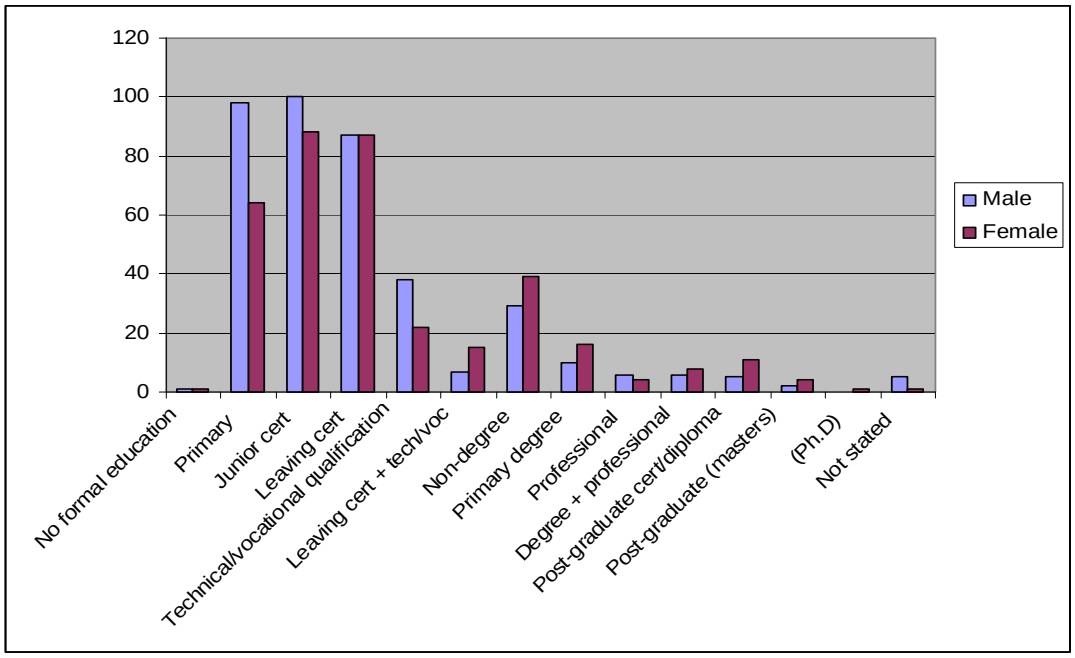
Figure 2.10 Persons aged 15 years and over by principal economic status, Kilfinane ED, Census 2006



2.5.4 Education

Analysis of the 2006 census shows that 23% of those over 15 years of age had completed the leaving certificate and 7.9% of those over the age of 15 years had a technical or vocational qualification. A greater number of males completed this level of education which may reflect the number of males that entered into apprenticeships in the construction sector. Approximately, 9.5% of the population completed a university degree or higher.

Figure 2.11 Persons aged 15 years and over by sex and education completed, Kilfinane ED, Census 2006



2.5.5 Travel Patterns

Kilfinane is within commuting distance of Limerick City, its environs, Kilmallock, Mitchelstown and Charleville. Figure 2.11 shows the percentage of persons aged 5+ by means of travel for their daily commute in the Kilfinane ED. Fifty percent of people rely on the car for their commute as driver or passenger, while only three percent rely on a bus service.

Figure 2.12 Percentage of persons aged 5 years and over by means of travel to work, school or college, Kilfinane ED, 2006

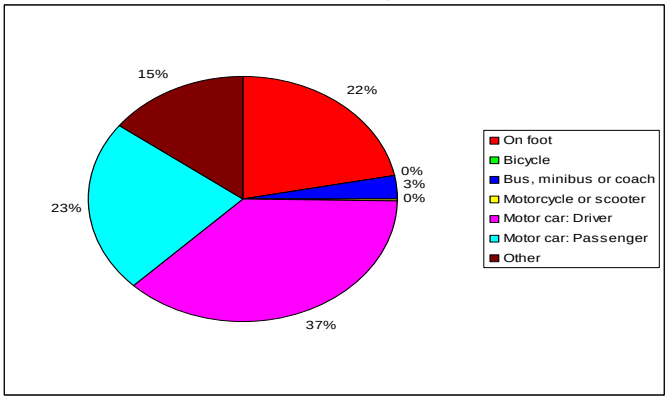
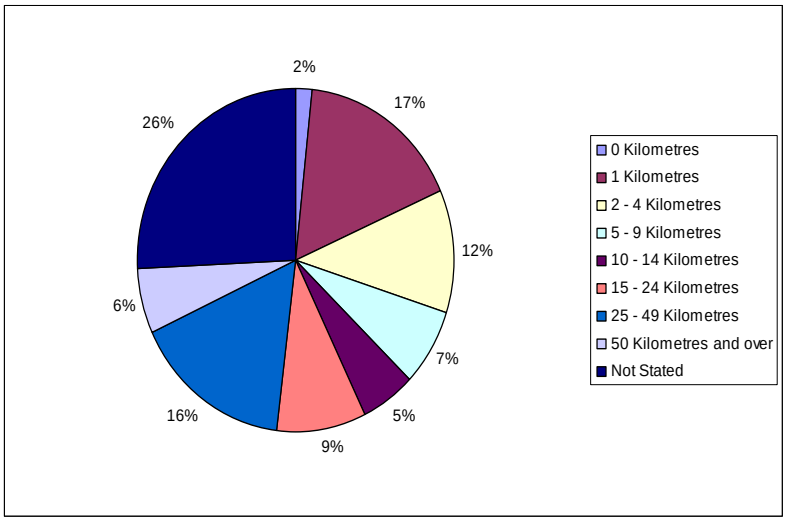


Figure 2.13 indicates distances traveled by persons commuting. According to the 2006 census 17% of persons aged 5 and over traveled a distance less that 1km, and a total of 31% traveled a distance less than 4km. Sixteen percent traveled a distance of 25 - 49 km which suggests commuting to Tipperary town, Mallow and Fermoy. Nine percent commute between 15-24km which suggests traveling to Mitchelstown and Charleville. Seven percent travel 10 – 14km which suggests commuting to Kilmallock.

Figure 2.13 Persons aged 5 years and over by distance traveled to work, school or college, Kilfinane ED, Census 2006



CHAPTER 3 PLAN STRATEGY

3.1 Policy Context

The proposed Kilfinane LAP 2012 – 2018 is made in accordance with the objectives as set out in the Limerick County Development Plan (CDP) 2010-2016, as adopted by the Councillors in November 2010 and varied December 2011.

The CDP contains the Council's policy to guide future development in County Limerick. This guidance includes placing settlements, towns and villages in a settlement hierarchy determined by the population of the settlement, and existing public and private services. The settlement hierarchy reflects the development role of each settlement within the county. Kilfinane is a Tier 4 settlement providing a wide range of services for its inhabitants and its hinterland. The County Development Plan also outlines the population projections for Kilfinane town up to 2018 and 2022. These projections are referred to as the core strategy in the CDP[1].

3.2 Vision Statement

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

To achieve this vision Kilfinane must develop in a manner that protects its rich cultural and natural heritage, accommodates a vibrant and balanced community, and provides good employment opportunities and quality local services and amenities. Good transport links are important, including improvements to public transport services to provide a genuine alternative to the car. Building on the existing strengths of the settlement, it is imperative that all stakeholders maximise any development opportunities in the town to secure progression and improved quality of life.

3.3 Strategic Policy

S1 Sustainable Development

It is the policy of the Council to support the sustainable development of Kilfinane.

S2 Compliance with the Limerick County Development Plan

It is the policy of the Council to ensure all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan, 2010 – 2016 as varied and the objectives of this local area plan.

[1] Refer to Limerick County Development Plan 2010 – 2016 as amended by Variation No.1, Chapter 2, Core Strategy and Chapter 3, Urban and Rural Settlement Strategy.

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

(a) Rationalising the residential land use in the town to comply with the population targets as set out in the County Development Plan core strategy.
(b) Ensuring development accommodates envisaged housing need and diversity to sustain vibrant, socially balanced communities.
(c) Ensuring that land use zones and objectives provide for adequate social and recreational facilities, in tandem with the growth of Kilfinane.
(d) Enhancement and development of the town centre.
(e) Ensuring that the town develops in a way that protects and enhances the richness and integrity of the town's natural, built and cultural heritage.
(f) Ensuring that the growth of the town is accompanied by adequate infrastructure.

3.4 Evaluation of the 2007 Kilfinane LAP

It is important to assess the strengths and limitations of the 2007 LAP and to determine what planning policies are relevant to the future development of the town.

There have been some significant developments by the public, private and voluntary sector since the adoption of the 2007 LAP. Works have been completed under the Urban Renewal Scheme in 2007 in the Market Square. These works included the provision of a split-level centre piece, footpaths, road reconstruction, public lighting, service diversions, landscaping, signage and road markings.

The sewage treatment plant was upgraded in 2006 by the Council in partnership with a private developer under the Serviced Town and Village Initiative.

Amenities have been improved by the development of the high quality playground and the construction of a modern community pre-school by the local community and other agencies. Construction of a new primary school has commenced in the town. The local voluntary sector with the support of other agencies has implemented a number of initiatives since 2006 including festivals, and a Christmas market in 2011. The visual amenity of the town has been maintained through planting and other works associated with entry in the Tidy Towns competition annually since 2006 and works to improve the appearance of the town by the local Community Council.

Housing development has taken place with the construction and completion of nineteen units at Radharc Cilin and the completion of five units at Glenduff Bridge lower.

There are a number of areas in which little or no progress has been made on the objectives in the 2006 Local Area Plan.

1. There has been very little development of the eleven key sites in the town that were identified by the 2007 LAP as having redevelopment potential. The 2007 LAP contained a design brief for each of these sites as a guide to potential developers. Only one site consisting of environmental improvements to the Market Square has been completed. These works were undertaken primarily by the County Council.
2. There has been no progress on the employment and economic development objectives of the Plan.
3. Vacancy of retail/commercial units and residences remains an issue throughout the town.
4. There has been no development of the residential serviced sites as an alternative housing option on larger plot sizes in the town despite locations identified through zoning in the 2007 LAP, and outline permission granted for sixteen serviced sites in 2008.

3.5 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.

Table 3.1 SWOT Analysis of Kilfinane

Strengths	Weaknesses	Opportunities	Threats
• Picturesque location on an elevated plateau south of the Ballyhoura mountains • Has a diverse range of local services • Increasing, relatively young population • Vibrant local voluntary sector • Upgraded sewage facilities • Has a strong service function for the surrounding	• High vacancy rate an associated neglect of buildings in the town centre • Lack of employment opportunities in the town • Increasing unemployment • Vacant enterprise centre • Comparatively isolated location means a greater dependency on the private car for commuting.	• Opportunities to develop niche tourism • Capitalise on recent investments in the town, eg. upgraded treatment plant, and works under the Urban Renewal Programme in Market Square • Relatively young population with 28% of the population under 19 • Attractive townscape with many examples of traditionally	• Employment losses associated with the downturn in the economy • Lack of monetary resources and consequent reduction in public service provision • Uncertainty regarding the release of zoned lands • Comparatively isolated location – not located on a major transport corridor

hinterland • Rich built fabric and traditional streetscape • Appropriate tourism development in the town		crafted shopfronts.	

3.6 Population Targets and Zoning Requirements

3.6.1 Population Targets

The core strategy of the Limerick County Development Plan 2010-2016, as varied, outlines population targets for county Limerick, which were allocated by the DoECLG at national level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines 2010-2022 have allocated a population target of an additional 32,800 people for county Limerick up to the year 2022.

Based on the population and housing targets contained in the Core Strategy targets for 2018 and 2022 have been allocated for Kilfinane. The housing land requirement was calculated by allocating 20% of housing units as serviced sites at a density of 10 units per hectare in accordance with the guidance contained in 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities'. A density of 22 units per hectare has been applied for the remaining 80%. The amount of zoned land required includes an additional 50% to allow for an element of choice.

According to the Core Strategy 166 additional housing units are required in Kilfinane to 2022. The 2018 additional housing requirement for the town is based on the 2022 additional housing figure applied on a pro-rata basis as follows:

166 additional housing units / 16 {the number of years 2006 – 2022} x 12 {the number of years 2006 – 2018} = 125 additional housing units required in Kilfinane by 2018.

The hectares required to accommodate the 125 additional units by 2018 at a percentage allocation of 20% serviced sites and 80% as new residential is determined as follows:

20% of 125 units = 25 units applied at a density of the 10 units per hectare = 2.26 hectares + 50% {headroom to allow for element of choice} = 3.75 hectares.

80% of 125 units = 100 units applied at a density of 22 units per hectare = 4.5 hectares + 50% {headroom to allow element of choice} = 6.8 hectares

The total area required for additional units in Kilfinane as serviced sites and new residential is 10.5 hectares by 2018.

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

	Census 2006	**Census 2011**	**2016**	**2018**	**2022**
Total population	727	778	920	960	1037
Additional Population	0	51	193	232	310
Additional housing units required	0		103	125	166
Zoned land required to accommodate additional housing units (including additional 50%) - hectares	0		8.7	10.5	14.03

Table 3.3 Residential unit and land requirements by 2018

	A Residential development areas	**B Serviced sites**	**Total (A+B)**
Additional Units required	100	25	125
Additional area required including headroom (ha)	6.8	3.7	10.5

3.6.2 Land Currently Available for Housing Development

This proposed LAP proposes a reduction in the amount of land zoned for residential development from that contained in the 2007 Kilfinane LAP in order to accommodate the population targets set out in the Regional Planning Guidelines for the Mid West Region, 2010-2022 and the Limerick County Development Plan, 2010-2016 as varied. Under the 2007 Kilfinane LAP there is approximately 24.14 hectares of undeveloped land zoned for residential purposes.

Table 3.4 outlines the amount of land in hectares that is zoned in the proposed plan in each phase. A total of 9.47 hectares are zoned as phase

one, which is expected to meet the population target for the proposed plan period.

Table 3.4 Residential land required and zoned

	Required by 2018 - hectares	**Required 2018 – 2022 hectares**	**Zoned Phase 1 hectares**	**Zoned Phase 2 hectares**
Residential development area - hectares	6.8	1.09	6.07	1.76
Serviced Sites- hectares	3.7	0.06	3.4	1.89
Total hectares	**10.5**	**1.15**	**9.47**	**3.65**

Chapter 4 Housing

Strategic Policy for Housing

Policy H1 It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Kilfinane town and to ensure that all residents can enjoy a safe and accessible environment.

Policy H 2 It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.

4.1 Introduction

Based on the population and household projections in Chapter 3, 10.5 hectares of land zoned for residential use is required to accommodate the population target of 960 persons by 2018. 6.07 hectares of land has been zoned 'Residential Development Area – Phase 1' in this Plan. 3.4 hectares of land is zoned for 'Residential Serviced Sites – Phase 1' which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 22 units to the hectare. Phase two will only be permitted when at least 50% of the housing in phase 1 has been completed. Chapter 3, Objective SSO01 in the County Development Plan outlines the Council's requirements for development within tier 4 settlements. The Council's objective is to ensure that development is in proportion to the pattern of existing development as close to the town centre as possible. It also requires that the town grows in a sequential, compact manner and avoids leap frogging of development. Within tier 4 settlements generally no one proposal for residential development shall increase the existing housing stock by more than 15% within the lifetime of this LAP.

4.2 Residential density, design, mix and phasing

Future residential development is required to be of a good quality design, accommodate a mixture of house types and integrate with the existing town. To assess future proposals for residential development, developers will be required to submit as part of the planning application, detailed design briefs, sustainability statement and social infrastructure assessment (SSSIA) as required by the County Development Plan.

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 policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016 as varied.

Objective H2: Residential Density, design, mix and phasing

It is an objective of the Council to:

a) Ensure that proposals for residential development are planned coherently through the use of design briefs, master plans for larger landholdings, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.

b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.

c) Require an average gross density of 22 units to the hectare on 'New Residential' zoned sites within the plan area.

d) Ensure that the density of housing in any one location is appropriate to the housing type.

e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.

f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.

4.3 Serviced and low density sites

Residential serviced sites offer an alternative to 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 meters or where the sites are of awkward configuration.

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

4.4 Infill Development – Residential

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 master plans involving contiguous plots.

f) Have regard to the guidelines on opportunity areas in Chapter 10 of this proposed LAP.

4.5 Social 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 to 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 to 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 to 2011.

b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

Figure 4.1 Radharc Cilin completed 2008

4.6 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 as varied outlines Limerick County Council's objective to provide housing accommodation for the Traveller Community in accordance with the Traveller Accommodation Programme and any subsequent document.

Chapter 5 Economic Development

Strategic Policy for Economic Development

Policy ED 1 It is the policy of the proposed Kilfinane LAP to zone dedicated areas for economic development recognising Kilfinane as an important local employment and service centre, in accordance with the settlement hierarchy of the County Development Plan.

5.1 Introduction

Kilfinane town is a service centre for its own community and the hinterland. There is a diverse range of businesses and services in the town as detailed previously in section 2.4 of this Plan. Services include retail, food and drink sectors, tourist accommodation, and professional services.

Shannon Development have an enterprise centre located off Captain's Lane. However, these have been vacant for some time.

There are a number of former ground floor commercial/retail premises with residences on upper floors vacant in the town. A preliminary assessment has found approximately 29% of buildings on Main Street to be vacant, with North Main Street particularly afflicted with vacancy. Some of these buildings have large street frontages and are focal points in the town having a very obvious negative impact on the amenity of the town. For example, McCarthy's Hardware on Main Street has a street frontage of approximately 17m, and Healy's/Hackett's at the junction of Main Street and High Street has a frontage of approximately 19m.

Kilfinane is in a unique situation comparatively with other towns in the area as Ballyhoura Development Ltd is based in the town and offers supports to diversify the economic base of communities in East County Limerick and North Cork. Its programme includes provision for training, marketing and capital supports for new and established businesses.

Policies and objectives in the County Development Plan 2010 of relevance to land use planning in relation to economic activity in Kilfinane, include:

a) a general policy to compliment the aims of the settlement strategy by facilitating a hierarchy of employment centres;
b) a commitment to work pro-actively with development agencies to secure an adequate range of locations for enterprise at key locations throughout the County.
c) an objective to support small manufacturing businesses through the Business Support Unit, a development company set up by the County Council and County Enterprise Board for this purpose, and
d) an objective to assist in area based renewal projects in urban and renewal areas selected for their potential for renewal and sustainable development.

In relation to retail, the County Development Plan is committed to the implementation of the Joint Retail Strategy for the Mid-West Region 2010-2016, as amended by the elected members. There is adequate scope in the existing town centre, to meet the envisaged convenience retail needs of the community. Priority should be given to the town centre as a location for retail business, but this must be coupled with improvements in public parking provision. It is important that sufficient land is zoned within the town to strengthen the service function of the town.

5.2 'Enterprise and Employment' Zoned Land

A total of 1.84 hectares of land was zoned for enterprise and employment in the 2007 Kilfinane LAP. These are located at Captain's Lane and on the Ballyorgan Road. The site off the Market Square at Captain's Lane is owned by Shannon Development and the two buildings have been unoccupied for some time. This zoning is to remain in the proposed Kilfinane LAP. The key considerations for the Planning Authority are the re-use of the existing units for small scale enterprises. These lands are envisaged to facilitate such economic development 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 food, furniture or crafts that can use local resources and exploit niche markets. It is important to ensure that the enterprise centre has the infrastructure to service the high needs of modern business and enterprise.

The site on the Ballyhoura Road is no longer within the revised boundary of the proposed 2012 – 2018 LAP. This is primarily due to the requirement of the Planning Authority to consider flood risk when zoning lands. Refer to section 7.5 Flood Risk Management. Other considerations taken into account are vehicular traffic generated on a designated walking route. Refer to Map 2 Kilfinane Amenity Map.

All development at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

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; and
(e) can be serviced efficiently and economically.

Objective ED 2: Boundary Treatment
It is the objective of the Council to ensure that where industrial, enterprise or distribution activities are proposed sufficient land shall be reserved around site boundaries, in both individual sites and industrial parks to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development thereby improving the quality of the environment.

5.3 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.

5.4 Retail and Commercial Development

In 2010 a retail strategy for the Midwest region, 2010 – 2016 was prepared on behalf of counties Limerick and Clare and Limerick City Council. The Limerick County Development Plan, 2010-2016 incorporates the policy recommendations from the Retail Strategy as they apply to County Limerick.

The Strategy's primary purpose is to ensure that adequate provision is made for new retail development in the most appropriate locations and that excessive provision of retail space is avoided in the county. The central key objective arising from the Retail Strategy is to support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres.

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

In Kilfinane town centre there is a wide range of businesses. The function of these businesses is extremely important locally. In order to protect the vitality and viability of the town centre new retail developments will only be permitted on lands which are zoned as town centre/mixed use. Kilfinane has significant potential for retail expansion by occupying vacant units in the town centre.

Objective ED 3: Retail Development
It is the objective of the Council to enhance the vitality and viability of Kilfinane as a retail service centre and to improve the quantity and quality of retail provision in the town by:
(a) Emphasising the core retail/commercial area is the primary retail location.

(b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre.
(c) Ensuring that proposals with significant retail development elements comply with the provisions of the County Retail Strategy and the Retail Planning Guidelines in reference to site suitability and the sequential approach.
(d) Ensure that proposals at ground floor level within the town centre are restricted to shopping and closely related uses such as banking. Storage use will not be permitted as the primary use in this location.
(e) Encouraging the use of upper floors in retail premises for commercial or residential use.
(f) Enhancing the physical environment of the town centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.
(g) Encourage the retention of traditional shop fronts to enhance the streetscape. Shopfront signage shall by reason of its scale, form and size shall not be visually detrimental to the appearance and character of the building or the streetscape. Internally illuminated signs will not be permitted.

Figure 5.1 Part of Kilfinane town centre – Main Street

5.5 Mixed use zoned land

This zoning is intended to facilitate renewal of these areas and are predominately in the town core. Sites are zoned mixed use to reflect their existing uses. These are:

1) A site at the junction of High Street and Hill Street, and
2) The formers Boy's School and the sites on Laght Street.

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.

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 Tourism

The local voluntary and business communities in Kilfinane have been very successful tapping into the tourism potential of the town. As early as 1983 the community took the initiative to establish a tourism co-operative. Other local initiatives have included festivals in recent times and temporary camping facilities were provided by the local community. Similarly, the local community took this opportunity to improve the appearance of the town by painting buildings in need of maintenance. Kilfinane has potential for further tourism development with many important resources in close proximity including: its location close to the Ballyhouras and its recreational forest amenities, the walled town of Kilmallock, Lough Gur, it's historic buildings, Kilfinane's local heritage, its traditional streetscape with many fine traditional shop fronts and its proven development in the niche outdoor recreational market. As a resource that is underdeveloped this plan seeks to ensure that the potential of tourism to contribute to Kilfinane's economy be harnessed**.**

Figure 5.2 Some Local Features Contributing to the Tourism Potential of Kilfinane

This Plan encourages the growth of the Kilfinane's tourism product while safeguarding the natural and built environment and local cultural heritage for the benefit of both tourists and the local community. It is recognised that there is a need for tourist accommodation in the town. This proposed LAP supports such provision subject to satisfying planning regarding public health and safety, existing amenity, location within the core of the town and sensitive to the status of Protected Structures and the Architectural Conservation Area.

This proposed LAP also provides for chalet, caravan and camping accommodation. The zoning matrix in Table 11.2 in Chapter 11 Land Use Zoning includes provisions for chalet, caravan and camping. In making an application for such a facility the applicant will be required to submit details inclusive of the following:

- Location and layout,
- Types and numbers of structures, - caravan, mobile homes, chalet, pitches, etc.
- Landscaping proposals.
- Water, sewerage, waste disposal proposals.

The period of occupation shall be limited by planning condition and will normally be restricted to a period of not more than 230 days in one calendar year. The Council will require camping sites to be designed in accordance with the standards of such facilities laid down by the Board Fáilte publication 'Guidelines for Development of Caravan and Camping Sites', 1982 or any subsequent advisory document.

Objective ED 5: Tourism

It is the objective of the Council to

a) Enhance the tourism potential of the town including the promotion of new tourism products in an environmentally sustainable manner in partnership with other agencies and the local community.
b) Encourage new development for the tourist industry to be located within the proposed LAP boundary to maximise existing services.
c) Protect the natural, built and cultural heritage features from unwarranted encroachment of unsuitable development.

Chapter 6 Transport

Strategic Policy for Transport

Policy T1 It is the policy of the Council to improve accessibility; reduce dependence on private car transport and encourage the use of energy efficient forms of transport and alternatives to the private car.

6.1 Introduction

The Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines, the Limerick County Development Plan 2010 - 2016, and the draft 30 year Mid-West Area Strategic Plan (MWASP) all point in the direction of improving existing transport infrastructure and designing new infrastructure that will make non-car transport modes more attractive.

At a national level, 'Smarter Travel' has as a target that by 2020 the percentage of those traveling to work by car will decrease from 65% to 45%. It recommends a range of actions, many to be implemented through the National Development Plan. This is a particular challenge in Kilfinane where, as noted in Chapter 2 of this Plan, where due to Kilfinane's rural isolation in the county, the majority of workers with fixed places of work, and not working from home travel to Fermoy, Mallow, Kilmallock, Charleville, and Limerick and there isn't a frequent public transport service serving the town. Bus Eireann runs a daily service from Kilfinane to Colbert Station in Limerick city. Rural Bus, the community bus company, operates a once weekly bus service to and from Kilfinane to Mitchelstown.

In 2007 the Council completed works under the Urban Renewal Scheme to improve the Market Square in terms of traffic safety and public realm. At a cost of €1.5million these works included split level centre-piece, paved footpath, road pavement resurfacing, paved pedestrian/vehicle shared surfaces, and landscaping, public lighting, undergrounding of wirescape, and road markings. The improvements were nominated for the UK National Transport Awards "Walking and Public Realm" in 2008.

Figure 6.1 Improvements to Market Square under the Urban Renewal Programme

A distributor road was indicated to the south of the town in the 2007 LAP. The proposed 2012 LAP removes the distributor road. The rationale for the

removal is the reduction of the area within the revised town boundary, reduction of amount of lands zoned for housing in the Plan area and flood risk considerations as outlined in Chapter 7 Infrastructure Section 7.5 Flood Risk Management. This does not preclude the provision of a distributor road in future local area plans for the town but given the current economic climate it is considered more prudent at this time to omit the distributor road.

6.2 Movement and accessibility

The Council is committed to the development of a network of access routes reflecting the requirements of personal safety, choice, and convenience to services and amenities. The access network should facilitate access for all, and should be socially inclusive. These requirements, and the desire to minimise dependence on the car for short journeys, means that a matrix type network is preferable to a network with long cul-de-sacs.

Objective T1: Movement and accessibility

It is the objective of the County Council to facilitate access to backlands 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.

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 encourage walking and cycling as more convenient, popular and safe methods of movement in Kilfinane, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities. This will be achieved by:

(a) Secure cycle parking facilities will be sought at appropriate locations as opportunities arise.
(b) Combined off-road footpath and cycle way links will be encouraged along the Glenduff stream.
(c) A pedestrian network will 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 T 3: Measures in support of public transport

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

Objective T 4: Car parking and traffic management

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

Chapter 7 Infrastructure

Water services, energy, telecommunications and waste

Strategic policy for Infrastructure

Policy IN 1 It is the policy of the Council to provide for adequate water, and sewerage facilities in Kilfinane; and raise awareness of energy efficiency, and waste management including the minimisation, re-use, recycling/recovery of waste.

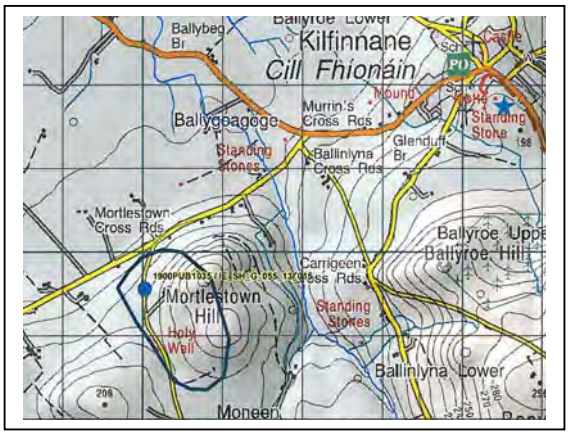
7.1 Introduction

A key consideration for the development of the town is the availability and quality of infrastructure. Infrastructure and land use should be managed and developed together while protecting the environment for future generations.

7.2 Water Supply

Public water is obtained from a well located approximately 2.3km southwest of the town on the western slopes of Mortelstown Hill between Kilfinane and Ardpatrick. There is an issue regarding inadequate 24 - 36 hour storage capacity of the reservoir at present.

Figure 7.1 Location of the source of water for Kilfinane



Objective IN 1 Water supply and storage

It is an objective of the Council to:

(a) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population.

(b) Ensure that development proposals provide adequate water infrastructure to facilitate proposed developments.

7.3 Foul Sewerage

The upgrade of the sewerage treatment plant was completed in 2006 under the Serviced Towns and Villages Initiative in partnership with a private developer. Prior to these works inadequate sewage treatment disposal was a constraint to development in the town. The upgrade is designed for a Population Equivalent (PE) of 1500 to the year 2015. There will be sufficient capacity in the treatment plant to cater for the projected population to 2022. It is important that development be phased and monitored for its impact on service capacity.

While zoning for Kilfinane includes serviced sites, these sites will be connected to the public sewer as sufficient spare capacity exists in the Kilfinane waste water treatment plant to cater for these individual sites. This means that these sites will not rely on individual treatment systems which would discharge to ground water. This reduces the risk to ground water.

Objective IN 2: Sewerage facilities

It is the objective of the Council to:

(a) Ensure adequate and appropriate waste water infrastructure is provided for prior to further development to avoid any deterioration in the receiving waters. In this regard, account shall also be taken of existing outstanding permissions in assessing impact.

(b) Ensure that development proposal provide adequate waste water infrastructure to facilitate the proposed development. This includes the separation of foul and surface water through the provision of separate sewerage networks.

7.4 Surface Water Drainage

Surface water drainage dealing with storm water is an issue in the town. The combined sewer network takes both storm water and foul water to the treatment plant which can cause serious strain on the treatment of effluent due to overflows caused by large volumes of rain. All proposals will have to give consideration to the issue and the Council will assess the cumulative effects of proposals.

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 system can accommodate an additional discharge generated by a proposed development(s).

(c) Require applicants to investigate the potential for the provision of porous surfaces where car parking and hard landscaping is proposed.

(d) Protect the surface water resources of the plan area, and in individual planning applications request the provision of sediment and grease traps, and pollution control measures where deemed necessary.

7.5 Flood Risk Management

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

A stage 1 flood risk assessment has been prepared for Kilfinane and is included as appendix 2 of this proposed LAP. OPW preliminary flood risk indicative maps are available for Kilfinane under the OPW's CFRAM study. Maps and additional analysis were available from JBA, a company that specialises in flooding matters**.**

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

It is an objective of the Council to:

a) Implement the recommendations of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management Guidance Documents (November 2009)', and any subsequent guidelines.

b) Require any development proposal in a location identified as being subject to flooding to:

1. Carry out a flood risk / catchment analysis for the development to assess the likely level of flood hazard that may affect the site to the satisfaction of the Council;

2. Design the development to avoid minimum flood levels, incorporating building design measures and materials to assist evacuation and minimise damage to property from flood waters;

3. Demonstrate that the proposal will not result in increased risk of flooding elsewhere, restrict flow across floodplains, where compensatory storage / storm water retention measures shall be provided on site; and

4. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable

materials and include of adequate measures to cope with the flood risk, e.g. sustainable drainage systems.

c) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and

d) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.

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

For areas with pre-existing uses that are deemed to be at risk of flooding only limited development such as extensions or modifications to the existing structures or dwellings will be permitted. Such development shall be limited in scale and be accompanied by appropriate flood risk assessment justifying such development.

The 'development management justification test' and the 'plan – making justification test' as detailed in The Planning System and Flood Risk Guidance document will guide Council responses to development proposals in areas at moderate or high risk of flooding.

7.6 Waste Management

In Kilfinane there is one bring bank which is located adjacent to the cemetery. The nearest civic recycling centre is located in Kilmallock providing recycling facilities for a comprehensive range of waste materials.

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 for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for:

(a) Adequate space must be given for waste to be segregated and stored in an appropriate manner.

(b) A multi-occupancy development will require a designated, ventilated waste storage area of sufficient size which allows for the segregation of waste.

(c) New and redesigned commercial buildings and apartment complexes should have waste facilities designed in a manner that waste can be collected directly from them and where possible waste and recyclables should not have to be collected on the street or at the front of the premises.

7.7 Energy and Electricity

Kilfinane is served by the ESB distribution network and the town itself is served by 110KV overhead electricity lines. The Council will work with Limerick-Clare Energy Agency to improve energy conservation and renewable energy use.

7.8 Access to Broadband and Telecommunications

Since 2008 the telephone exchange in Kilfinane has been enabled for DSL 9 (fixed line) which provides access to Broadband within a 3km radius of the exchange. It is important that adequate broadband service infrastructure is installed at the appropriate time into new development schemes

Objective IN 7 Broadband
It is the objective of the Council to ensure that all new development proposals where relevant, incorporate broadband service infrastructure on an open access basis.

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

Chapter 8 Environment and Heritage

Strategic policy for Environment and Heritage

Policy EH 1 It is the policy of the Council to ensure that the archaeological, architectural, natural and built heritage of Kilfinane is protected.

8.1 Introduction

The protection of the built, historic and natural environment is a keystone to the sustainable development of a 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 town 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 (R.P.S.) set out in Appendix 4 of this Plan. This list of structures is an abstract from the Record of Protected Structures, which is a statutory document maintained by Limerick County Council as part of the County Development Plan. As the Planning Act allows a Planning Authority to make additions to or deletions from the RPS the most recent edition of the RPS contained in the County Development Plan should be consulted. Exempted development regulations are not applicable to such structures where proposed development would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage.

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

8.2.2 Architectural Conservation Areas (ACA)

Kilfinane has a unique and distinctive built heritage whereby the town's location on top of a hill lends itself to its character. It has an imposing Villa style market house and former financial institutional buildings on the southern side of the square. The town fabric has largely remained intact since the 19th century. It is this along with other facets that give Kilfinane a sense of place.

Hence, any objectives over development in the town must be balanced against the need to protect and enhance the character of the town.

The collective arrangement of buildings on the Market Square and on Main Street 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 the Protected Structures and ACA Map 3. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA.[2]

8.2.3. Kilfinane Architectural Conservation Area (ACA)

The Kilfinane Architectural Conservation Area is centred on The Square and radiates eastwards along the streets and westwards towards the Ardpatrick Road. The building lines found in Kilfinane are the normal found in many Irish towns. Each individual building, be it for commercial or residential purposes, tended to have its own distinct plot of land. The buildings tended to be constructed as terraces, though this was not adhered to in all instances. In the centre of Kilfinane's historic 19th and early 20th century core the buildings, be they residential or commercial, tend to address the footpaths directly. At the extremities of Kilfinane's historic main thoroughfare are single storey dwellings, these rise to two-storey as the principle thoroughfare is formed and in the core of the town are found buildings of up to three-storeys in height. New developments proposed within the Architectural Conservation Area, should respect the existing building lines and the historic form of those buildings. Proposals for new buildings should not seek to dominate the historic core and should respect the historic fabric of the buildings and the morphology of their plots.

Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas. Where original or early surviving elements, such as windows and doors, rainwater goods of rolled mild steel or cast iron (or a combination of both), natural slate roofing and lime renders, and so forth, then these should be repaired sensitively. The guidance here is to "do as much as necessary, as little as possible". If replacement proves necessary, then they must be replaced on a "like-for-like" basis. In undertaking repairs or maintenance works to buildings in the Kilfinane ACA, property owners and their contractors should be aware of the materials traditionally used in the county, and more specifically, in the town itself and its immediate surrounds. Refer to Appendix 4 of this Plan.

[2] Refer to section 7.6.4, Chapter 7 of the Limerick County Development Plan, 2010 – 2016 as varied

In replacing elements that were installed as replacements in recent decades, such as aluminium windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original materials, such as timber windows and natural slate. These reasons include the compatibility of traditional materials with one another and the fact that the historic material allows the building to breathe, thereby providing a healthier internal atmosphere for those using the buildings. Refer to Appendix 4 of this Plan.

Figure 8.1 Part of the ACA on Westend

Objective EH 1 Architectural Conservation Area (ACA)
It is the objective of the Council to protect, conserve and where appropriate, enhance the ACA as identified in Map 3.

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

Objective EH 2 Protected Structures
It is the objective of the Council to protect structures entered onto the Record of protected structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration. The Council shall resist;
a) Demolition of protected structures, in whole or in part;
b) Removal or modification of features of architectural importance;
c) Development that would adversely affect the setting of the protected structure.

8.3 Archaeological Heritage

Kilfinane has a significant cluster of early and medieval monuments, suggesting that the area was the nucleus of a settlement at least from medieval times. The location of each archaeological monument is provided in the Record of Monuments and Places (see Appendix 5) which is maintained and up-dated by the Archaeological Survey of Ireland, a branch of the National Monuments Service. The 1994 amendment to the National Monuments Act established the Record of Monument and Places on a statutory basis with a set of maps and a catalogue of sites. Copies are available for public consultation in the Council's Planning Department and in all the county libraries. Under the provisions of the National Monuments Act Section 12, 1994 Amendment any person proposing any works (this includes exempted development) 'at or in relation to such a monument' has to give two month's notice to the National Monuments Service. Sites continue to be discovered, some of those found subsequent to the publication (1997) have been included in the Site and Monuments Database which is available on the website www.archaeology.ie.

At present there are 5 Recorded Monuments within the boundary of the LAP with an additional 2 monuments proposed to be entered.

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.[3]

Objective EH 3: Archaeology

It is the objective of the Council to:

(a) seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994.

(b) protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.

(c) ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.

(d) the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development but should be additional to the required open spaces, and

(e) if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development.

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

Objective EH 4 Special Control Area – Kilfinane Motte
It is the objective of the Council to protect the integrity of the motte which is considered to be an area of high natural and historical value. Any proposals shall:

- Contribute to or enhance the environment and character of the SCA;
- Not include measures that will detract from the overall qualities of the SCA area;
- Protect any natural features or landscape elements that contribute to the area's special character.
- Ensure preservation in situ of any potential subterranean archaeological remains associated with the motte.

There will be a presumption against development that may detract from the special architectural, archaeological, historical, social, cultural and ecological character of the zoned area and the important amenity that it provides.

8.4 Natural Environment

Kilfinane is set on a plateau north of the Ballyhoura's, and south of the Golden Vale, in the Agricultural Lowlands Landscape Character Area as determined by the Limerick County Development Plan 2010-2016 as varied. The pastoral nature of the agricultural landscape around Kilfinane reflects the function of the town as a service centre for the agricultural sector, primarily dairying. Capitalising on Kilfinane's location on the slopes of the Ballyhoura mountains and associated outdoor recreational activities, the town has become increasingly important to service tourism.

The Glenduff stream and the River Loobagh (although the latter is located outside the LAP boundary) are recognised as an important amenity and are valued as a natural habitat. The designation of lands by the stream as open space and recreation recognises the importance of the natural habitat of the river. Indicative Walkways have been indicated on the zoning maps in the plan. These contribute to the role of the river as an amenity and can also help to reinforce the idea of a buffer zone between the river and any form of development.

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.

Objective EH5: 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 EH6: Designated Sites and Nature Conservation

It is the objective of the Council to:

a) Protect the integrity of the downstream Lower River Shannon Special Area of Conservation (SAC) site, through the establishment of buffer zones around the river.

b) Ensure that appropriate waste water infrastructure is provided in advance of new developments thus ensuring that discharges to the river are within correct environmental limits.

No projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of the plan (either individually or in combination with other plans or projects).

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

8.5 Climate Change

Promoting land use patterns and economic activity that minimises 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 Kilfinane.

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

Objective EH7: Adaptation to Climate Change

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

Chapter 9 Community and Recreation

Strategic Policy for Community and Recreation

Policy C1 Community and Recreational Facilities
It is the policy of the Council to ensure that the education, health facilities, recreation, open space and community needs of residents, both new and existing, can be provided for by suitably zoning lands for these purposes. The Council will require future development in Kilfinane to be accompanied by a corresponding expansion of these facilities and amenities.

9.1 Introduction

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

9.2 Community and Recreation

Kilfinane has a vibrant voluntary community with many local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. In recent times the local community in co-operation with other agencies have provided a modern pre-school and playground in the town.

The Council will endeavor to work with the community to identify the most suitable location for community facilities and the identification of possible amenity walkways and cycle routes also forms an important part of this LAP.

Figure 9.1 Kilfinane Community Pre-School and Kifinnane Playground

Objective C 1 Open space hierarchy and playground provision
It is the objective of the Council to seek the provision of well designed, high quality, accessible and useable open space in all residential development in accordance with the development management standards of the County Development Plan.

Objective C 2 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) Co-operate with other agencies to enhance and provide recreational and amenity facilities in the town.

Objective C 3 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 and Childcare Facilities

The town is currently served by a community play school, a national school and a secondary school. Construction of a new national school is underway beside Vale View on Castle Lane, and will replace the substandard accommodation of the national school located on Church Lane.

There is an outdoor education centre operated by Limerick County VEC. Training is provided in a number of outdoor pursuits including kayaking, raft building, hill walking, rock climbing, abseiling, orienteering and team building. Such a facility is crucial to supporting tourism development in the town and is an important asset in the town in a competitive market.

Based on the envisaged population projections to 2018 outlined in Chapter 3, demand for educational facilities will continue to rise in Kilfinane in the lifetime of this Plan.

Objective C 4 Educational Facilities
It is the objective of the County Council to:
a) Ensure that there are sufficient educational places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.
b) Require the provision of childcare facilities in suitable locations in the town, in particular in residential areas (existing and proposed), and adjacent to community facilities.
c) All proposals for childcare facilities shall comply with the development management standards of the County Development Plan.

9.4 Health

There is a part time HSE (West) clinic in Westend. The primary role of the Planning Authority with regard to healthcare is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands, should additional services be required.

Objective C 5 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.

Chapter 10 Urban Design

Strategic Policy for Urban Design in Kilfinane

Policy UD1 Urban Design in Kilfinane
It is the policy of the Council to promote high quality design throughout the Plan area and ensure that future development in Kilfinane is guided by principles of best practice and sustainability.

10.1 Introduction

Good urban design is essential in creating attractive places for people to live in, work in and relax in. It is achieved by the arrangement of streets and spaces, the scale, and design of buildings, the materials used, the colour scheme and finishes of buildings, and the layout of roads and footpaths. A well designed urban area has a clear and distinct sense of place instilling a sense of community and pride with a clearly defined centre which is desirable to walk around and feels safe. The town fabric of Kilfinane has largely remained intact since the 19th century. It is this along with other facets that give Kilfinane a sense of place.

A successfully designed urban area would generally take the following into consideration:

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

This Chapter provides general guidance to assist prospective applicants by outlining the aspects of planning and design that the planning authority will be taking into account when assessing applications for future development in the town.

Since the adoption of the Kilfinane Local Area Plan in 2007 there has been a number of guidance documents issued which deal with urban design. These are as follows:

- DEHLG (2009) 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' and the accompanying 'Urban Design Manual',
- DEHLG (2009) 'Government Policy on Architecture 2009 – 2015,
- DEHLG (2009)Towards a Sustainable Future: Delivering Quality within the Built Environment', and
- DEHLG (2007) Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities.

The DEHLG also recommends using the UK's "Manual for Streets" (Dept of Communities and Local Government, 2007) in designing residential streets. Other influential documents effecting the design of proposals include the guidelines on flood risk management published by the DEHLG in 2009, and the government's policy on transport 'Smarter Travel – A Sustainable Transport Future 2009 – 2020', published by the Department of Transport.

On a local level the Limerick County Development Plan 2010 – 2016 as varied has placed greater emphasis on appropriate design in its development management guidelines than previous county plans. 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.[4]

Kilfinane successfully secured funding under the Urban Renewal Scheme, for improvement works in the Market Square. The works which were completed in 2007 included split level centre-piece, paved footpath, road pavement resurfacing, paved pedestrian / vehicle shared surfaces, landscaping, public lighting, undergrounding of wirescape, and road markings. These works contribute to the public realm in the town. Public realm refers to any publicly owned street, pathway, right of way, park, publicly accessible open spaces and any public and civic building and facilities. The quality of public realm is vital if we are to be successful in creating environments that people want to live in, work in and visit. Kilfinane must now capitalise on the infrastructural investment in the Square to advance economic improvements in terms of business on the Market Square and Main Street, and tourism in the town.

The Council wants to guide urban design in Kilfinane so that it is not about simply filling the gaps on a streetscape or redesigning the existing townscape. Rather is it about consolidating the distinctive character of Kilfinane as an Irish small town respecting the traditional design of buildings and shopfronts.

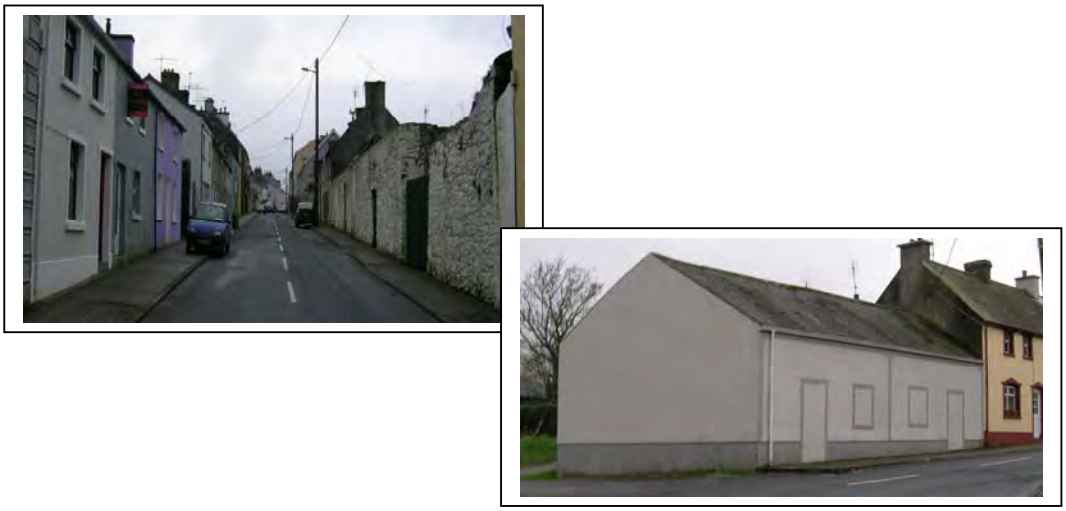
[4] Refer to Limerick County Development Plan 2010-1016, Variation No.1 Section 10.4, Design Statement.

10.2 Derelict and Vacant sites

Currently, there are 10 sites on the Derelict Sites Register established under Section 8 of the Derelict Sites Act 1990. These are located on Lower Main Street and the Square. Since the 2007 LAP, the Market House has been deemed a dangerous structure under Sections 2 and 3 of the Local Government (Sanitary Services) Act 1964.

There are many buildings in the town which are vacant, neglected, dilapidated and of poor appearance. Vacancy can be found throughout the town but is particularly clustered midway on Lower Main Street and on High Street which is particularly affected with an estimated 47% of the buildings appearing to be vacant. Lower Main Street is also suffering from a number of dead frontages consisting of high walls, or garage doors along the street front. A number of these vacant buildings are focal buildings having relatively large street frontages and are visually prominent in the town. Such examples include McCarthy's hardware and Healy's / Hackett's on Main Street and the Market House.

Figure 10.1 Examples of dead frontages on Lower Main Street, Kilfinane



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

a) outstanding planning permissions,
b) evidence of efforts to address vacancy and dereliction;
c) security, safety to the public and condition of the site,
d) the conservation value of the building and requirement for remedial restoration works, and
e) the feasibility of various actions to make good the site, and find viable uses for the site.

10.3 Kilfinane Opportunity Areas

The purpose of the opportunity sites identified by this proposed LAP is to encourage the restoration, consolidation and improvement of these sites. The appropriate development of these sites could provide for significant improvements in the town. The site is located in the town core and thus, sensitive development of the site would consolidate the centre of the town whereby amenities are within walking distance. Developers are strongly advised at an early stage to engage with the planning authority and avail of a pre-planning meeting to discuss their proposal. There are 7 opportunity sites in this Plan. These are:

Area 1 Market House – Captain's Lane
Area 2 Backlands of Main Street – High Street
Area 3 Maple Ballroom
Area 4 Lower Main Street
Area 5 Backlands of Mill Street, Laght Street and Lower Main Street
Area 6 Outbuildings on Castle Lane
Area 7 Chapel Street

Figure 10.2 Location of the Opportunity Areas

Not to scale

Opportunity Area 1 Market House- Captains Lane

Site area, zoning and location
The site area is approximately 0.23 hectares. The site is zoned Mixed Use, Town Centre, Education and Community and Enterprise and Employment. It has building frontage onto Market Square and Captain's Lane. Access is from Market Square and Captain's Lane.

Description and characteristics
The existing buildings on site consist of an occupied residence, a community hall, storage sheds, the former creamery, and the Market House which is deemed a Dangerous Structure under Local Government (Sanitary Services) Act 1964. The Market House is also a Protected Structure. Refer to PS 1324 Appendix 4. The site is located in the ACA.

Rationale for choosing this site
The site is located at a focal point in the town core at the Market Square. The buildings on Captain's Lane give an important 'first impression' as one approaches the town. There is a need to capitalise on the works completed under the urban renewal programme whereby public realm has been improved at Market Square.

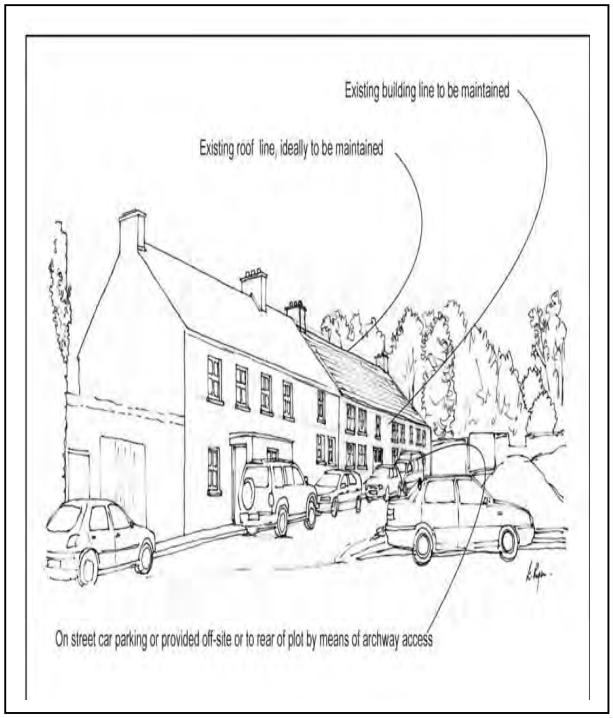
This area is historically important with buildings dating from c1790 on site, and in particular, the Market House having an important civic and historic function in times past. It is desirable that this structure be returned to a civic/community function. The streetscape character of some of the buildings on the site are special ranging from a traditional style 2 storey house on Captain's Lane to the more ornate design of the Market House with its cut sandstone walls and its arcaded front façade.

Development Potential

- Given the restricted size of the Market House with a plot area of approximately 116 square meters, and the conservation requirements of being a Protected Structure in an ACA it is acknowledged that the re-development is restricted. However, it is desirable that any re-development should return the site to a civic function. Opportunities should be considered to open opes on the façade, subject to making the structure safe with the possibility of public seating and market pitches provided for a

weekly market. Any proposals should seek to address, integrate and complement the design of public open space at the Market Square.

- All future development on Captain's Lane shall provide active frontage addressing the road.
- Any proposals shall be sensitive to the protective status of the buildings as Protected Structures and as part of the ACA.
- Vehicular access shall be from Captain's Lane. The existing right of way shall be respected from Market Square. Pedestrian access only is permitted onto Market Square.
- New buildings shall generally be single storey or two storey, simple and consistent in design with the traditional streetscape. Sensitive contemporary design is open to consideration. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer.



- As part of any proposal the visual impact of the development on its architectural context should be assessed as part of a planning application. It is advised to engage the services of an architectural conservation architect accredited by the Royal Institute of Architects of Ireland.
- Desirable re-development of the site includes, a mix of small craft shops, coffee shops, tourist related services, and small scale tourist accommodation, and small scale office development.

Opportunity Area 2 Backlands on Main Street – High Street

Area, zoning and location

The area is approximately 0.7 hectares. The site is zoned residential. The area is located to the rear of the Main Street and High Street, north of Kilfinane Motte.

Description and characteristics

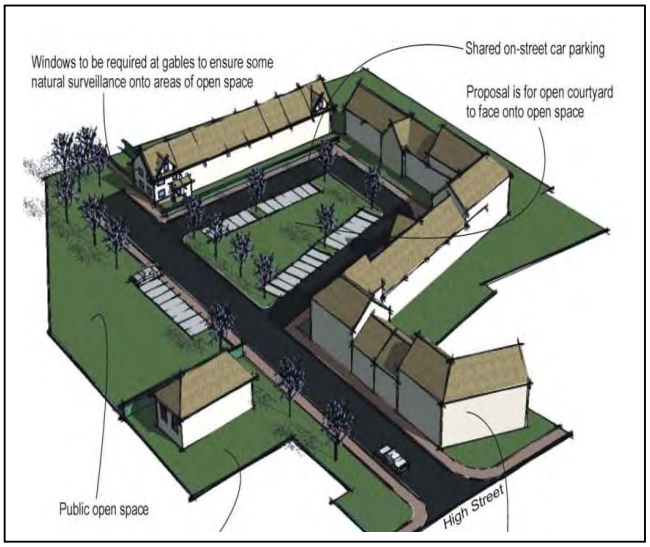
The site consists of a greenfield site and the backlands of properties on Main Street and High Street. The lands are part of the ACA and the motte to the south is a Recorded Monument.

Development Potential

- A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid

piecemeal development which could inhibit the future potential of the site.

- Any proposals shall be sensitive to the protective status of Recorded Monument on adjoining lands and as part of the ACA.
- Amalgamation of plots is encouraged. Vehicular access shall be from High Street. The design of the proposal shall incorporate a pedestrian walk way as indicated on Map 2 Amenity.



Opportunity Area 3 Maple Ballroom, Barrack Street

Area, zoning and location:
The site area is approximately 0.06 hectares. The site is zoned Education and Community.

Description and characteristics:
The former ballroom is currently uses as a community hall but is in poor condition and in need of refurbishment. There is a local desire to keep this site as a community hall and upgrade the facility. The site is a relatively small plot for a community hall and is restricted in terms of providing off-street parking.

Development Potential

- All future development on shall provide active frontage addressing the road.
- Footpath shall be provided to the front.
- Building line shall with aligned with that of the adjacent buildings.
- New build shall generally be single storey or two storey and simple in design. Sensitive contemporary design is open to consideration.

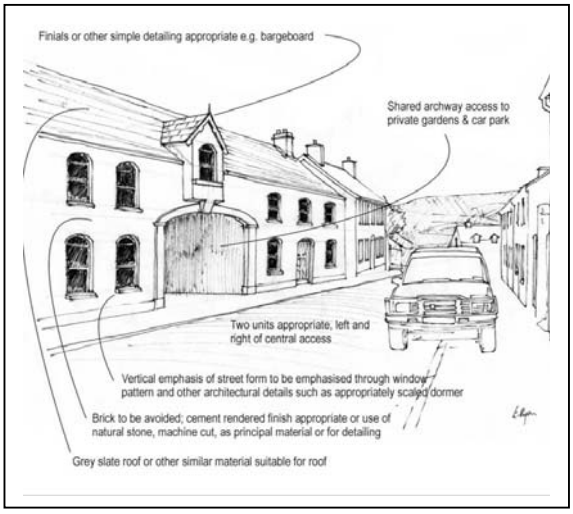
Opportunity Area 4 Lower Main Street

Area, zoning and location:

The site area is approximately 0.9 hectares. It is zoned residential. This site is deemed a derelict site under the Derelict Sites Act 1990. The site is in the ACA. The extensive street frontage of approximately 30m gives a poor impression of this area of the town.

Development Potential

- A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development which could inhibit the future potential of the site.
- Proposed development shall seek to reflect traditional 19th century streetscape design. Proposals shall avoid front elevations with excessive horizontal emphasis. Windows shall be vertical. Any proposals shall be sensitive to the location of the site in the ACA.



- Off- street parking shall be provided to the rear. In the event that an archway is proposed for access to the rear, the scale shall not be a prominent feature on the front façade.

Opportunity Area 5 Backlands of Mill Hill, Laght Street and Lower Main Street

Area, zoning and location

The site area is approximately 0.68 hectares. The site is zoned Existing Residential.

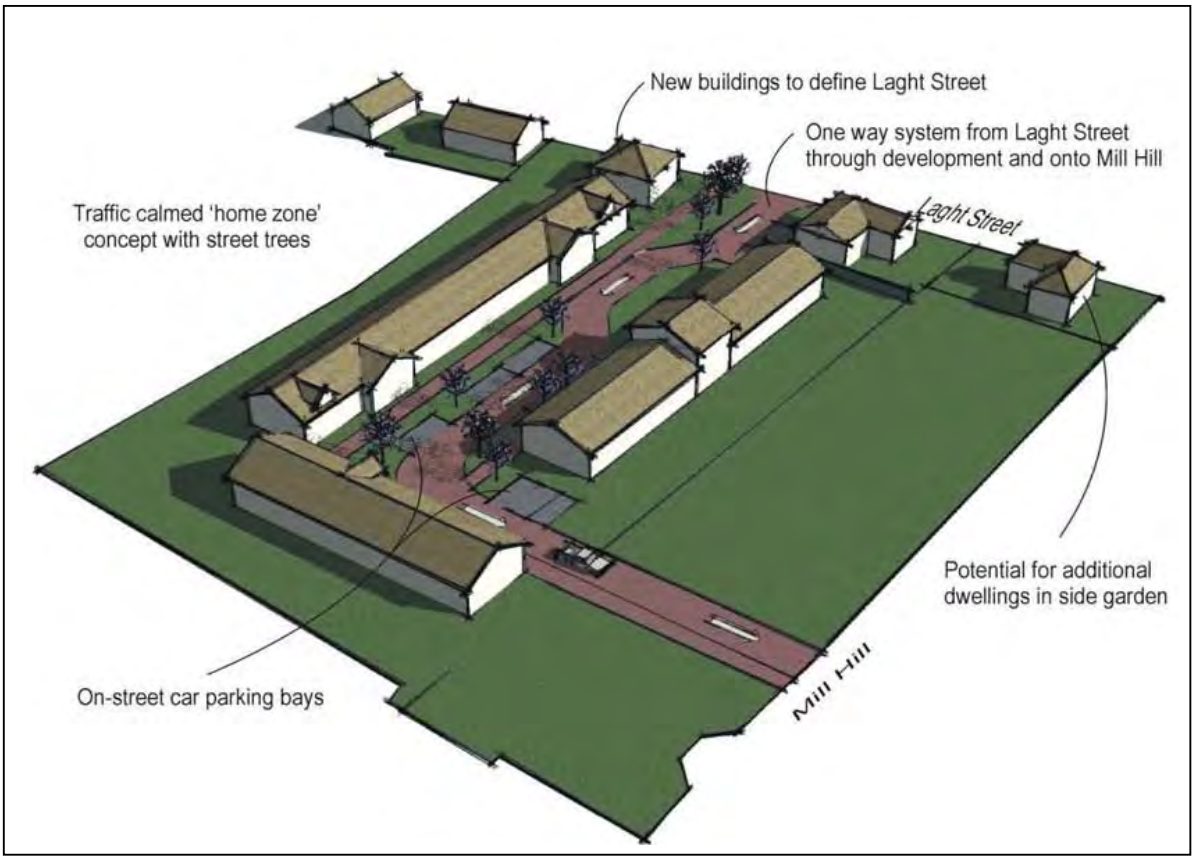
Description and characteristics

The most extensive frontage of this site is on Laght Street. There is an existing access point onto Mill Street. At the corner of Lower Main Street and Laght Street there is a disused single storey end of terrace building with closed opes. Refer to figure 10.1 previously in this chapter. The frontage on Laght Street consists of the stone wall. The site is in the ACA.

Development Potential

- A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development which could inhibit the future potential of the site.
- Any proposals shall be sensitive to the location of the site in the ACA. The reuse of the corner building at the Laght Street and Lower Main Street shall be part of any proposal.

- Amalgamation of plots is encouraged. The layout of the proposal shall provide for a one way flow of traffic entering the site from Laght Street and exiting on Mill Hill. Traffic management features of the design will be an important consideration for any proposal.
- New buildings shall generally be a mix of single storey or two storey. Single storey dwellings are considered most suitable to the rear of the properties on Mill Hill. Sensitive contemporary design is open to consideration. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer.
- Where possible the existing stone wall on Laght Street should be incorporated into the proposal, and a footpath shall be provided along the frontage.

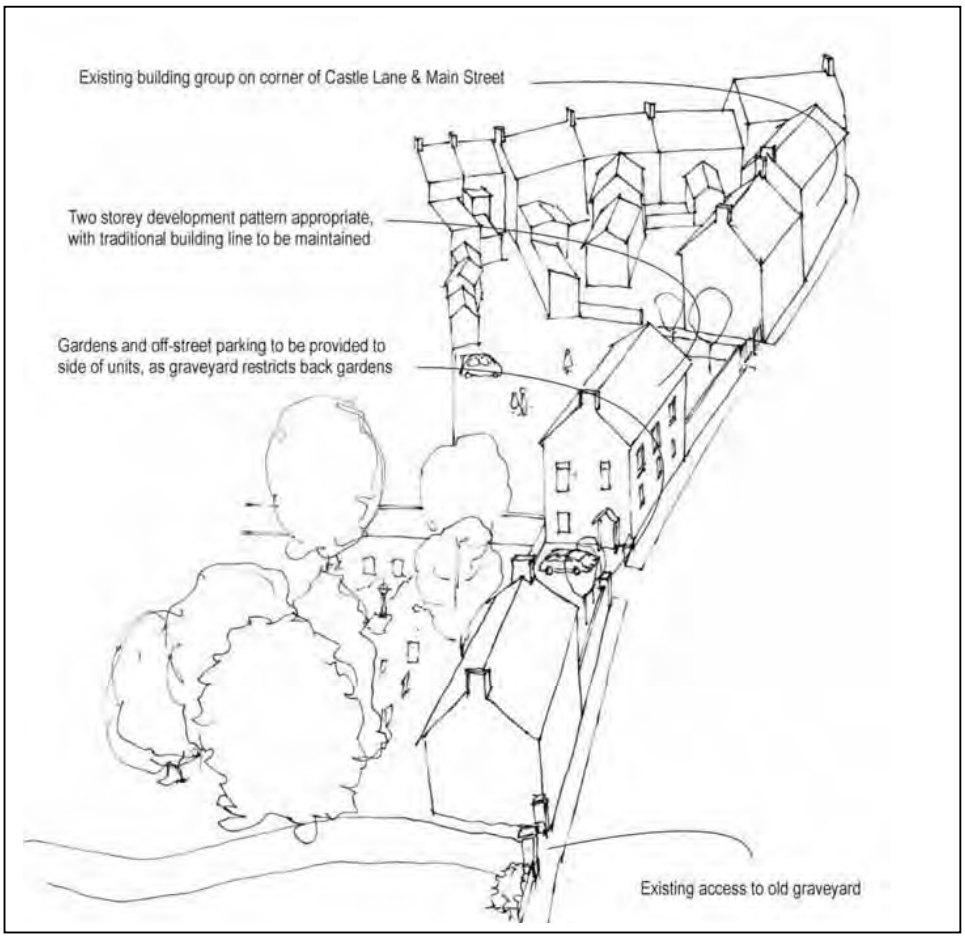


Opportunity Area 6 Outbuildings on Castle Lane

Area, zoning and location
The site area is approximately 0.2 hectares. The site is zoned town centre.

Potential Development

- Any proposals shall be sensitive to the location of the site in the ACA.
- New buildings shall generally be a single storey or two storey. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer.
- Due to the location of the graveyard to the rear of the site gardens and off-street parking will be provided to the side of units. A footpath will be required on the road frontage.

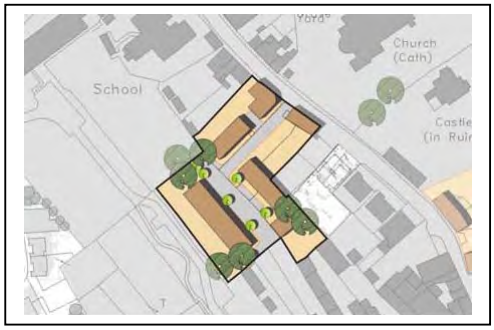


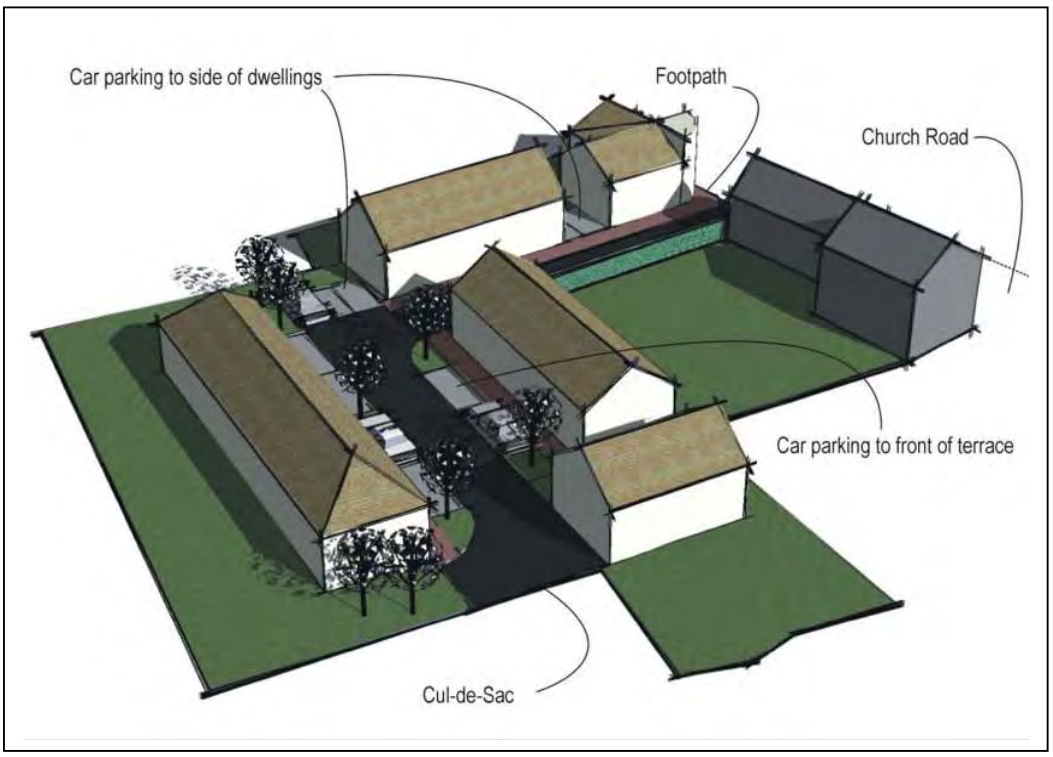
Opportunity Area 7 Chapel Street

Area, zoning and location
The site area is approximately 0.2 hectares. The site is zoned residential.

Development Potential

- New buildings shall generally be a mix of single storey or two storey. Sensitive contemporary design is open to consideration. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer.





Chapter 11 Land Use Zoning

11.1 Purpose of Land Use Zoning

The land use zoning map of this proposed LAP guides development to appropriate locations in the town and should be read in conjunction with both the zoning matrix of this LAP and the Limerick County Development Plan 2010 – 2016 as varied, Chapter 10: Development Management Guidelines. The purpose of the land use zones is to indicate the types of development that are considered most appropriate in each area and to avoid competing and incompatible land uses. The zoning objectives allow developers to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the proposed LAP.

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 Kilfinane within and beyond the lifetime of the Plan;
- Encouraging the development of Kilfinane as a compact and coherent settlement;
- Ensuring an acceptable balance of land uses in proximity to one another;
- Supporting the principles of proper planning and sustainable development of the area; and
- Identifying the characteristics of various primary land use categories in order to provide a broad planning framework, which guides development to appropriate locations.

The following table sets out the total zoned land for the various zoning categories in this plan compared with the totals designated in the 2007 LAP. Refer to Map 1, Appendix 1.

Table 11.1 Total Zoned Lands

Zoning	Total Area proposed 2012 LAP - ha	Area designated in 2007 LAP - ha	% change
Agriculture	10.532	0	+100
*Enterprise and employment	0.72	1.84	-61
Education and community facilities	10.107	8.54	+16
Utilities	0.014	0	+100
New residential Phase 1**	6.07	19	-66
New Residential Phase 2	1.76	0	+100
Existing residential	18.626	21.36	-15

Residential Serviced Sites – Phase 1**	3.4	12.41	-71
Residential Serviced Sites – Phase 2**	1.892	0	+100
Open space & Recreation	8.178	10.15	-20
Mixed use	1.108	7.72	-86
Town Centre***	1.91	0	+100
Special Control Area	1.24	0	+100

* There was no zoning for enterprise and employment in the 2007 LAP. There was a zoning for industrial.

** There was no phasing in the 2007 LAP for new residential land or serviced sites.

****There was no zone for Town Centre in the 2007 LAP. A Primary Retail Centre was delineated on Main Street.

11.2 Non Conforming Uses

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

11.3 Land Use Zoning Categories

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

Town Centre

The purpose of this zoning is to protect and enhance the character of Kilfinane town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the town centre. Any proposed retail development shall be in accordance with the provisions of the Retail Strategy for the Mid West Region, 2010-2016.

Mixed Use

This zoning is intended to facilitate renewal of these areas which are close to the town core. It is important that any redevelopment of these sites should not result in undermining of the town centre's primacy as a retail centre.

Existing Residential

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

New Residential

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

preservation of existing 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 4.2 Chapter 4 Housing of this proposed LAP.

Residential Serviced Sites
Residential serviced sites offer an 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 section 4.3 in Chapter 4 Housing of this proposed LAP.

Open Space and Recreation
The purpose of this zoning is to protect, improve and maintain open space and recreational areas. The Council will generally not permit development that would result in a loss of open space in the town.

Education and Community Facilities
The purpose of this zoning is to facilitate the necessary development of these facilities. Community facilities would include nursing homes, cemeteries, community halls/resource centres and any other community facilities which would provide for a local community gain. Education where the land would be primarily teaching and training at primary, secondary, post secondary level, and evening courses, language courses and training in business and new technologies.

Enterprise and Employment
It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale. Desirable development would include business incubator units for new start-up business, community businesses or locally developed micro-business. Occupants would avail of business supports such as office space, business training facilities and associated business infrastructure such as telephones and broadband. Other suitable enterprises may include artisan craft, food production and tourism support services such as bike hire and repair.

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 2010 – 2016 as varied.

Special Control Area
Lands around the motte have been designated open space and as a special control area (SCA) in order to safeguard the integrity of the motte which has a high historical and natural value. The Council will generally not permit future development in the SCA other than appropriate recreational development in particular a walkway sensitively designed to avoid any negative impact visually or physically on the motte.

Utilities
The purpose of this zoning is to provide for essential public services, existing and planned, such as waste water treatment plants. The waste water treatment plant serving Kilfinane is located outside the town boundary. The site zoned in the zoning map refers to telecommunications.

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).

Table 11.2 KILFINANE Land Use Zoning Matrix 2012-2018

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

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: Kilfinane Zoning Map
Map 2: Amenity Map
Map 3: Protected Structures Map
Map 4: Predictive Flood Zones

LEGEND

- Agriculture
- Existing Residential
- Residential Development Area
- Residential Development Area - phase 2
- Residential Service Sites
- Residential Service Sites - phase 2
- Education & Community Facilities
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreation
- Utilities

- Kilfinnane LAP Boundary
- Area of Special Development Control
- Indicative Access

Limerick County Council
Kilfinnane Local Area Plan
2012 - 2018

N

Kilfinnane Zoning Map

Ordnance Survey Ireland
CCMA Limerick County Council 2011/10

November 2012

Map No. 1

LEGEND

- Kilfinane LAP Boundary
- Open Space & Recreation
- Potential Pedestrian/Cycle Routes/Links

Limerick County Council Kilfinnane Local Area Plan 2012 - 2018	N	Kilfinnane Amenity Map Ordnance Survey Ireland CCMA Limerick County Council 2011/10	November 2012	Map No. 2

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1,324

LEGEND

- Kilfinane LAP Boundary
- Protected Structures
- Architectural Conservation Area

Limerick County Council Kilfinnane Local Area Plan 2012 - 2018	N	Kilfinane Protected Structures & Architectural Conservation Area Map Ordnance Survey Ireland CCMA Limerick County Council 2011/10		November 2012	Map No. 3

LEGEND

- Agriculture
- Existing Residential
- Residential Development Area
- Residential Development Area - phase 2
- Residential Service Sites
- Residential Service Sites - phase 2
- Education & Community Facilities
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreation
- Utilities

- Kilfinnane LAP Boundary
- Predictive Flood Zone A
- Predictive Flood Zone B

Limerick County Council
Kilfinnane Local Area Plan
2012 - 2018

Kilfinnane Predictive Flood Zones Map

Ordnance Survey Ireland
CCMA Limerick County Council 2011/10

November 2012

Map No. 4

Appendix 2

Flood Risk Assessment

2.1 Introduction: Flood risk In Kilfinane

This is the stage 1 flood risk identification for the changes suggested following the decision to begin the review of the Kilfinane Local Area Plan 2007. It should be read in conjunction with the attached zoning map which incorporates the changes made following the recent pre-draft public display process. Please note that the zoning pattern may change as the review process progresses.

2.2 Stage 1: Flood Risk Identification

The Technical Appendices of the *Planning and Flood Risk Management Guidelines (November 2009 p.9)* identify the following sources of information:

1 OPW Preliminary flood risk assessment indicative fluvial flood maps.
2 National Coastal Protection strategy study flood and coastal erosion risk maps.
3 Predictive and historic flood maps and benefiting land maps.
4 Predictive flood maps produced under CFRAM studies.
5 River Basin Management Plan and reports.
6 Indicative assessment of existing flood risk under Preliminary flood risk assessment.
7 Previous flood risk assessments
8 Advice from Office of Public Works.
9 Internal consultation with Local Authority personnel, in particular water services engineers.
10 Topographical maps- in particular LIDAR
11 Information on flood defence condition and performance.
12 Alluvial deposition maps.
13 Liable to flood markings on old 6 inch maps. In addition these maps particularly the first edition, contain information on landscape features and infrastructure such as mills and weirs that can indicate hydrological features.
14 Local Libraries and newspaper reports.
15 Local consultation e.g. local groups.
16 Walkover surveys to assess potential sources of flooding and likely routes of flood waters and flood defences.
17 National, regional and local spatial plans and previous planning applications.

1. OPW preliminary flood risk assessment indicative fluvial flood maps

These maps are available for the Kilfinane Area and indicate potential risk from the Loobagh river and the Glenduff stream. The Loobagh lies outside the LAP boundary and is not likely to have any implications for zoning patterns. The Glenduff stream is also indicated as being a source of risk. Maps and additional analysis were commissioned from JBA, a company that specialises in flooding matters. These indicated that part of the south eastern portion of the town along the Glenduff stream is in Flood Zone A. Most types of development would be

considered vulnerable in this zone. However this needs to be interpreted with caution in that Kilfinane is located on a hill which of course greatly reduces the chances of flooding. Local sources indicate that this stream is not a flood risk and will not have implications for zoning in the plan. In addition, the soil maps- see below, do not show any alluvial soils in the area, which would have been deposited in the area should overtopping of river banks have taken place. For this reason it is considered appropriate to retain the residential zoning on an area of land located within flood zone A, north east of the Glenduff stream. This land is zoned as residential sites ie. low density sites.

Part of the changes to the plan has reduced the zoned area by using the Glenduff stream as a natural boundary, ie. land to the south of Glenduff stream has been de-zoned. Other lands, south west of the town and which are located in flood zone A have also been de-zoned. This area is for higher density development and as such would have a higher potential population. With this is mind, and taking into the account the precautionary principle it is considered best to de-zone this land.

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 Kilfinane.

3. Predictive and historic flood maps and benefiting land maps (flood maps.ie)
These maps were consulted. No benefiting lands were shown within the plan boundaries. 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.

4. Predictive flood maps produced under CFRAM studies
Preliminary flood maps have recently been made available under the CFRAM study by the OPW for public consultation. The public consultation period closed in early November 2011.

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 in the south eastern portion of the plan area, in particular those areas along the south eastern portion of the town. These lie within Flood Zone A. However, as outlined above these need to be interpreted with caution as they are not supported by other evidence such as alluvial soil distribution and flood events on the OPW website. The removal of zoning to the south of the Glenduff stream removes any risk to development which might have existed in this area. Lands south west of the town which are located within flood zone A are also de-zoned as outlined above

7. Previous flood risk assessments
None submitted.

8. OPW advice
This will be sought as the review progresses.

9. Internal consultations with Council personnel
Discussions regarding drainage and flooding issues took place with council engineers, which did not indicate any particular issues.

10. Information on flood defences and condition
No flood defences exist within the plan area.

11. LIDAR maps: the council has purchased LIDAR mapping which has been used with the JBA study to provide more accurate information in relation to flooding risk.

12. 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) show areas prone to flooding. The soils maps show alluvial soils in a corridor along the Loobagh river, but this is outside the plan area and as such would not have implications for the zoning patterns within the town.

13. Liable to flood markings on old 6 inch maps
Areas liable to flood were not shown on the 6 inch maps (maps 48 and 56 revised in 1923-24) and the editions dating from 1938. No such areas are shown in the plan area.

14. Local libraries and reports
No Flooding reports were present on the OPW website.

15. Local consultations
Discussion took place during the pre-draft public consultation period.

16. Walkover surveys
Walk over surveys were an important part of the groundwork associated with the plan. Such surveys helped to indicate the extent of vegetation associated with wetter ground conditions and local topography. It showed that the Glenduff stream, the water course within the plan area is small in scale and in parts of the plan area is well contained within steeply sloping banks.

17. National, regional and local spatial plans
Insufficient detail was present in other plans or strategies in order to inform the current survey.

18. Previous planning applications
No relevant information was found in planning application files**.**

2.3 Conclusion
The zoning system within the plan has been updated with zoning to the south of the Glenduff stream being removed, which removes any residual risk to development that might have occurred in the area.

Policies in relation to flood risk have been updated to take into account the measures outlined in the “The Planning System and Flood Risk Management” guidelines issued in November 2009. Objective IN4 Flood risk management has been updated accordingly.

The issue of development within areas that are now indicated as being subject to flood risk but have pre-existing uses on them is to be addressed. This is particularly true for residential zonings. It is judged best to limit development in such areas in order to limit the overall number of people in areas that are subject to flood risk, existing uses notwithstanding. The inclusion of the following wording is recommended in Objective IN4.

For areas with pre-existing uses that are now deemed to be at risk of flooding only limited development such as extension or modifications to existing structures or dwellings will be permitted. Such development will be limited in scale and be accompanied by appropriate flood risk assessments justifying such developments.

For any development proposal in flood zone A developers will be required to provide adequate flood risk assessment data to support larger scale development. Such assessments will be comply with the current flood risk guidelines and relevant CFRAM and OPW flood risk assessments.

Appendix 3

SEA/AA Screening Report

SEA

1. Introduction

This screening document is prepared following the pre draft public display period in early 2012 in which submissions were received from the public regarding the proposed Kilfinane Local Area Plan 2012 - 2018. This screening report should be read with the proposed zoning map for the town and the Stage 1 Flood Risk Assessment, in appendix 2. A number of changes have been made to the 2007 LAP plan by the proposed LAP for 2012 – 2018. These changes include the following:

- A reduction in the amount of residentially zoned land from 31.4 hectares in 2007 to 13.12 hectares. This is phased to ensure that the provision of residentially zoned lands is in accordance with the Core Strategy of the Limerick County Development Plan 2010 – 2016 as varied.

- The removal of the distributor road to the south of the town.

- The lands to the south west of the town have been removed from within the development boundary of the town due to their distance from the town core and the natural boundary of the town is taken to be the Glenduff Stream.

- Lands zoned for mixed use have been reduced in area and has been altered to reflect existing land usage such as previously existing commercial development. By concentrating mixed use zoning on carefully selected sites it is considered that these will better serve as enterprise growth areas within the town.

- A special control area has been put in place around the monument in the south east of the town, LI1048-24, a motte.

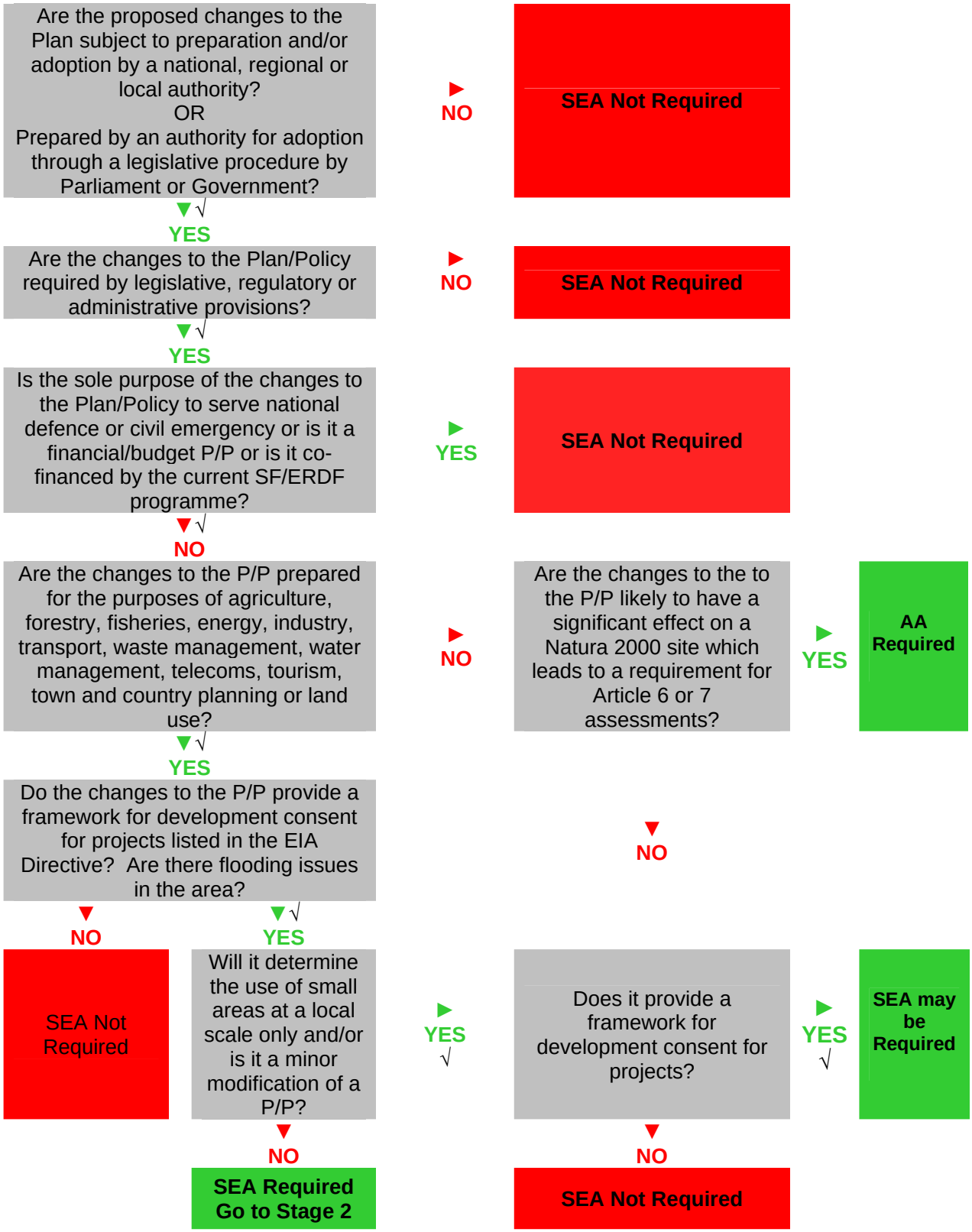
2. Screening Statement

The Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 (S.I. No. 436 of 2004, SI 201 of 2011) require case by case screening of individual plans and programmes based on the criteria in Schedule 2A to the Planning and Development Regulations 2001. These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

Stage One Pre-Screening

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

Figure 2 Pre-Screening Decision Tree



Stage Two - (A) Environmental Significance Screening

The application of environmental significance criteria is important in determining whether an SEA is required for small plans/policies or modifications to Plans/Policies. Annex II (2) of Directive 2001/42/EC sets out the "statutory" criteria that should be addressed when undertaking this stage.

Criteria for Determining the Likely Significance of Environmental Effects

Characteristics of the Plan/Programme

i. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;

The Local Area Plan guides development within the settlement boundaries of Kilfinane as defined by the plan. The proposed changes to the plan reduces the overall area zoned in the plan and sets residential zoning at levels that correspond with population figures laid down by the Core Strategy.

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

The proposed Kilfinane LAP is set within the context of the Limerick County Development Plan 2010-16, as varied, the Mid West Regional Planning Guidelines (MWRPG) 2010 and the provisions of relevant planning guidelines issued by the DECLG and the National Spatial Strategy. These tend to influence the contents of the Kilfinane LAP rather than the other way around.

The Plan has been modified to take into account the contents of the MWRPGs and the associated core strategy.

iii the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

The Kilfinane LAP and the proposed significant changes are being prepared under the Planning and Development Acts 2000- 2011 and takes into account relevant environmental considerations, in particular that of the core strategy which has resulted in an altered and reduced zoning pattern in the town. Circular letter PSSP 6/2010 *Core Strategies under the Planning and Development (Amendment) Act 2010* and the accompanying Guidance Note on Core Strategies November 2010 (pp. 2-3), mentions that the incorporation of the core strategy *"must integrate relevant EU directive related considerations that development plans must comply with*", amongst them the SEA Directive, Water Framework Directive and the Habitats Directive. In addition the Planning Acts state that a development plan shall include objectives for:

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

The reduction in the zoned area and the use of the Glenduff stream as the southern boundary for the settlement prevents the encroachment of development on what is both a local amenity and an important natural feature in the town.

iv environmental problems relevant to the plan or programme;

The underlying environmental issues of the Kilfinane LAP relate to the following:

- Sensitive development of the historic townscape of Kilfinane .
- Avoidance of pollution to the Glenduff Stream and the Loobagh River which is an important trout river.
- Preservation of key features of the town's natural environment and protected structures and listed buildings.

The reduction in zoning as part of the proposed changes lessens the overall impact of development on the existing town and its surroundings and as such provides an additional buffer between potential development and river sites such as the Glenduff stream. Reduction in residentially zoned lands also means that the potential loadings on the treatment plant for the town are reduced during the time frame of the plan.

iii. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

See Guidance Note on Core Strategies referred to in (iii) above.

Characteristics of the Effects and of the Area Likely to be Affected

i. the probability, duration, frequency and reversibility of the effects

By reducing the zoning pattern the overall effects of developments would be reduced during the time frame of the plan.

ii. the cumulative nature of the effects

Cumulative negative environmental effects are likely to be localised within the plan boundaries and limited in nature. The reduction in zoning would lessen cumulative negative effects.

iii. the trans-boundary nature of the effects

There are no trans-boundary effects.

iv. the risks to human health or the environment (e.g. due to accidents)

None. The waste water treatment plant (WWTP) has a population equivalent of 1500 and as such is adequate for the population and as indicated above the reduction in zoned land will further decrease pressure on the WWTP during the time frame of the plan.

v. *the magnitude and spatial extent of the affects (geographical area and size of the population likely to be affected)*

The area that will be affected is that within the development boundary of Kilfinane was 93.79 ha and has been further reduced by a total of 21 ha to 72 ha. This is below the 50Km2 area that is the mandatory SEA threshold.

vi. *the value and vulnerability of the area likely to be affected due to*

- *special natural characteristics or cultural heritage;*

The County Development Plan and the proposed Local Area Plan, with its proposed changes identify the following protected areas/elements of the natural/cultural heritage:

- Protected Structures
- Architectural Conservation Areas
- Sites of Archaeological Significance
- Areas with natural history designations
- Proposed Tree Protection Areas.
- Proposed landscape Structure and Reinforcement Policies.

The town of Kilfinane is of particular architectural interest. Of note is the streetscape and the built environment contributing to the creation of a series of unique views and prospects both along and beyond the streets of the town. The changes to the plan reduce the development pressure on the town and aid in the conservation of the towns setting and its distinct built and natural heritage features.

- *exceeded environmental quality standards or limit values;*

It is not expected that any environmental quality standards will be exceeded as a result of the changes to the plan as the reduction of zoning has reduced development pressure.

- *intensive land-use;*

The reduction of the zoned area has lessened the intensity of development pressure in the town.

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

No effects, none located within the development boundaries of the plan area.

Stage Two – Summary, Conclusions and Recommendation
At this stage in the plan process, no strategically significant environmental problems can be identified in relation to the above issues.

Following the screening process whereby the specific context of the review to the Kilfinane LAP has been assessed against the environmental significance criteria as contained in Annex II (2) of the SEA Directive**, it is concluded that a Strategic Environmental Assessment is not required for the proposed Kilfinane Local Area Plan 2012 – 2018.**

Appropriate Assessment Screening

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

The proposed significant changes are being screened for 'Appropriate Assessment'. Based on the *Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed. The conclusions were that the revision to the LAP **did not require** an Appropriate Assessment.

In this case the proposed changes have resulted in de-zoning and the consolidation of the development boundary which in turn would reduce pressure on the Wastewater Treatment Plant which further reduces the chances of ex-situ effects on the Lower River Shannon system which is 40km downstream. The removal of development zoning to the south of the Glenduff Stream removes potential development pressure to the south and preserves the ability of the stream and its banks to act as an ecological corridor on the boundary of the plan area.

The principal consideration for an Appropriate Assessment would be if the LAP were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation and Special Protection Areas (SACs and SPAs) are Natura sites. There is no SAC or SPA within the boundaries of the Kilfinane LAP. The LAP has been formulated to ensure that land uses, developments and effects arising from permissions based upon this Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of any Natura sites, having regard to their conservation objectives.

The following text has been added to the plan*: No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects)* and is included in Objective EH6. This provides additional safeguards for areas of natural history significance. This policy together with the

reduction in zoning ensures that infrastructural capacity such as sewage infrastructure is not exceeded and should help to prevent ex-situ effects on the Lower River Shannon SAC site.

The conclusion at this stage is that the review of the LAP **does not require** an Appropriate Assessment.

Screening Matrix

Brief description of the project or plan:
The changes to the LAP are intended to update the policy content to take into account the Core strategy of the CDP and the RPGs and to consolidate the development boundary of town and reduce zoning in line with Core Strategy population projections.
Brief description of the Natura 2000 sites:
There are no Natura sites within the town. The Lower River Shannon SAC site is approximately 40km to the north west of the town. This SAC site has been selected because of a range of riparian habitats and species such as wet woodlands, tidal mudflats, estuaries and for species such as otter, salmon and lamprey. Maintenance of high water quality is an important factor in ensuring the preservation of these habitats. The Ballyhoura mountain SAC (002036) site is 8.5km to the south west of the town and has heath and blanket bog habitats. Relict oak stands also exist on the site The Galtee Mountain SAC (00464) site is about 18km to the east and is designated because of heath habitats, and blanket bog and a variety of upland habitats.
Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site: The main way in which ex-situ impacts could be created is through pollution that would affect water quality downstream in the Lower River Shannon SAC site. The addition of text referred to above to objective EH6 which takes into account the requirements of article 6 of the Habitats Directive by seeking to minimise any chances of ex-situ impacts lessens the possibility of such effects on the designated sites. The reduction in residential zoning will also reduce development pressure and pressure on the WWTP during the time frame of the plan and will still further reduce the risk of downstream contamination of the Lower River Shannon SAC site. Given the distance from the Ballyhouras and the Galtee SAC sites it is not considered that the changes to the plan would have any effects on them.
Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

There are no designated sites within the town boundary. Ex-situ impacts are taken into account by amending Objective EH6. The reduction in zoned areas will reduce pressure on facilities such as wastewater infrastructure.

- **Land-take;**

It is not proposed to further expand the development boundaries of the Local Area Plan which have contracted as a result of the proposed changes. No Natura 2000 sites lie within or adjacent to the plan area.

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

The River Shannon SAC site lies approximately 40km to the north west, the Ballyhoura SAC site 8.5km to the south east and the Galtees 18km to the east.

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

No policies within the plan indicate the need for abstraction of water from the Loobagh River which might affect downstream flows to the Shannon catchment.

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

In the plan there will be policies designed to ensure that the pace of development does not over-reach the capacity of the available treatment systems.

- **Excavation requirements;**

Any excavation which may be permitted under the scope of the plan will take place within the LAP boundaries that are sufficiently distant from the designated sites so as to ensure that there will be no effect on the sites. Note the addition of the special control area in the south east of the town, which further limits potential extraction.

- **Transportation requirements;**

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

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

No Construction projects within the plan area will encroach upon designated sites.

- **Other**

None.

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

- **reduction of habitat area:**

As indicated above de-zoning has taken place within the plan area.

- **disturbance to key species;**

No projects giving rise to disturbance to key species for Natura 2000 sites are likely within the boundaries of the plan as no such sites exist. The inclusion of policies (EH6) avoiding effects on natura 2000 sites futher helps in this regard.

- **habitat or species fragmentation;**

The absence of designated sites, and the presumption in the plan against development that would cause ex-situ effects will help to prevent fragmentation of

non –designated habitats and the species that are contained within them.

- **reduction in species density;**

It is not envisaged that any reductions in species density would take place both through the fact that policies ensure that potential discharges to any water course are controlled and that the integrity of natural features within the boundary are respected. Policies exist within the current County Development Plan to conserve tree stocks within the plan boundary and also to ensure that emphasis is placed on the use of native species in landscaping.

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

No projects giving rise to significant adverse changes in key indicators of conservation value for Natura 2000 sites are likely given that policies are in place to control possible ex-situ effects and the absence of Natura sites within the plan boundaries.

- **Climate change:**

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

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

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

None-see Objective EH6.

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

With the consolidation of development by the updating of the plan and the overall conservation objectives set out by the County Development Plan it is not expected that the various factors that help designated sites function as particular habitats will be affected.

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

- **loss;**

Not applicable.

- **Fragmentation;**

Not applicable.

- **Disruption;**

Not applicable.

- **Disturbance;**

Not applicable.

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

Not applicable.

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

Finding of No Significant Effects Matrix

Name of Project or Plan:	*Kilfinane LAP 2007 revision*
Name and location of Natura 2000 sites:	*Lower River Shannon SAC (Site Code 002165)* *40km to the northwest. The Ballyhoura mountain SAC (002036) site is 8.5km to the south west of the town and has heath and blanket bog habitats. Relict oak stands also exist on the site* *The Galtee Mountain SAC (00464) site is about 18km to the east and is designated because of heath habitats, and blanket bog and a variety of upland habitats.*
Description of the Project or Plan	*As given in Screening Matrix above.*
Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ?	*The revision of the LAP is intended to provide for the proper planning and sustainable development of Kilfinane and includes policies and objectives to protect and manage in a suitable manner the natural heritage of the town.*
Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)?	*The LAP has been formulated to ensure that the uses, developments and effects arising from proposals and/or permissions based upon the policies and objectives of the Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of Natura 2000 sites, having regard to their conservation objectives.* *These concerns are also reflected in the County Development Plan.*
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:	*The revised Kilfinane LAP is not likely to affect the designated sites as the development boundary has contracted and zoning has been reduced.*
Explain why these effects are not considered significant:	*No Natura 2000 sites exist within the plan boundaries and policies, including those set out in the CDP (2010), for the prevention of pollution, nuisance or other*

	environmental effects likely to significantly and adversely affect the integrity of the Natura 2000 sites.
List of Agencies Consulted: Provide contact name and telephone or email address:	*AA Screening Reports were sent to:* *The Manager, Development Applications Unit* *Newtown Road, Wexford.* *(T: 053 9117382)*
Response to consultation	*Response received from:* *Cian O'Mahony, Scientific Officer* *SEA/AA Section* *EPA – Regional Inspectorate* *Inniscarra, County Cork.*

Data Collected to Carry out the Assessment			
Who carried out the Assessment?	**Sources of Data**	**Level of assessment Completed**	**Where can the full results of the assessment be accessed and viewed**
Heritage Officer, Forward Planning Section, Limerick County Council.	*Existing NPWS Site Synopses* *Site visits during plan preparation process.*	*Desktop study, site visits*	*With plan documentation on request.*

Appendix 4

Protected Structures

and

List of Traditional Building Materials found in County Limerick

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 R.P.S. is an integral part of Limerick County Council's Development Plan. The listing provided here is an extract from the current Development Plan 2010 – 2016 as varied 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 emphasised that alterations to protected structures are not prohibited. However, they should be considered interventions- all alternatives should be explored and the proposed changes must demonstrate that they are justifiable in the context of the structure's significance and the owner's needs. Furthermore, interventions that are made should be capable of being reversible without loss of historic fabric or damage to the structure. Limerick County Council's Conservation Officer is available to provide a general advice service to owners and occupiers. However, the planning authority recommends that those proposing to make changes engage the services of an appropriately qualified advisor to act on their behalf. The Royal Institute of the Architects of Ireland has instituted an accreditation programme for conservation architects.

List of Protected Structures in Kilfinane

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
156	McCarthy's	Ballyroe Lower	Thatched house	
Built c.1800. Detached single storey, thatched, hipped roof dwelling. Notable features include thatch, rough cast rendered walls, rendered eaves and plinth courses, limestone sills, timber sliding sash windows. Entered on the NIAH as ref: 21812023. Note this building is located immediately outside the proposed LAP boundary.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1293	Kilfinane Rectory	Kilfinane	Dwelling – former rectory	
Built c.1830. Detached 2 storey building with basement and outbuilding. Notable features include rubble sandstone walls with quoins, limestone sill, outbuilding cast iron rain water goods, elliptical-headed carriage arch, double wrought iron gates, sandstone piers with carved caps, and plinths. Entered on the NIAH as ref: 21812024.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1294	Convent School	Kilfinane	Former Boys School	
Detached gable fronted single storey former school built 1908. Notable features include; limestone copings and sills, red brick chimney stacks, terracotta ridge tiles, line and ruled rendered walls, red brick quoins, limestone plaque. Entered on NIAH as ref:21812025.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1295	Convent	Kilfinane	Convent	
Built 1905, 5 bay two storey building, projecting bays to the front, architecturally designed. Notable features include pointed arch niches, plinths, block-and-start surrounds and statues, limestone sills, timber sliding sash windows. Entered on NIAH as ref:21812015.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1296	St. Andrew's Church RC	Kilfinane	Religious institution	
Gothic revival church architecturally designed by Joseph Welland, constructed late eighteenth century. Many notable features including limestone walls and coping, sandstone walls and buttresses, cast iron wind vane, natural slate roof, stained glass windows. Entered on the NIAH ref: as ref: 21812006.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1297	Presbytery	Castle Lane, Kilfinane	Dwelling – parochial house	
Built c.1880. Many notable features including turret with lead roof, cast iron rain water goods, sandstone walls with brick quoins and limestone stringcourse, buttress to front, bipartite and tripartite openings with limestone surrounds and sills. Entered on the NIAH as ref:21812013.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1299	Churchyard	Castle Lane Kilfinane	Church yard	
Church yard containing ruins of church and tower possibly seventeenth or eighteenth century.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1300	VEC Educational Centre	Church Road/ Kilfinane	Education	
Former VEC building, notable features include cast iron rain water goods, and original timber windows.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1301	Kilfinane National School	Church Road/ Chapel Lane	Former girls school	
Built 1901. Notable features include limestone coping, date plaque and sills, red brick eaves, quoins, and plinth, course and rendered chimney, glazed over lights. Entered in the NIAH ref. 21812022.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1302	Spring Lodge	Mill Road Kilfinane	Dwelling	
Country house built c. 1790. Notable features include timber sash windows, limestone sills, timber pilasters with entablature and cornice over timber paneled door, limestone steps to entrance. Entered in the NIAH as ref: 21812027.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1303	'Fitzell's Shop	Main Street Kilfinane	Terraced shop and dwelling	
End of terrace, two storey building built c. 1820. Notable features include, rendered shop front with pilasters, consoles and moulded cornices, double leaf door, slate roof, quoins, tripartite timber sash windows. Entered in the NIAH as ref:21812010				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1304	McCarthy's pub	Main Street	Public house	
End of terrace, 3 storey building built c. 1800 retaining much of its original form including tripartite timber shopfront with consoles and pilasters, half glazed timber paneled double-leaf doors. Entered in the NIAH as ref:21812011.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1305	'Morrissey's'	Main Street	Dwelling and commerical	
Detached three storey, gabled building subdivided into two units. Notable features include natural slate roof, ceramic ridge tiles, and rendered chimneys on ridgeline, iron rainwater goods, sash windows.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1307	O'Connell's	Main Street	Terraced commercial premises	
Three storey, single bay, terraced building. Notable features include natural slate roof, iron rain water goods, well maintained traditional shopfront.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1308	Fitzgerald's	Main Street	Terraced commercial premises	
Terraced, three storey building built c.1830. Notable features include decorative traditional shopfront with timber pilasters, ornate consoles, raised lettering and cornices, timber sliding sash windows, and cast iron rainwater goods. Entered on NIAH as ref: 21812009.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1309	Grotto	Laught Street	Marian shrine	
Grotto dedicated to the Blessed Virgin Mary. Constructed with local stone and capped with concrete. Constructed c.1954 as part of the Marian Year declared by Pope Pius.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1310	Molly's	High Street	Commercial premises	
Terraced 3 bay former dwelling with timber shopfront on ground floor. Built c.1810. Notable features include, sandstone walls, square-headed openings having red brick block-and-start surrounds, limestone keystones. Entered into NIAH as ref:21812012.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1311	Duff's	High Street	commercial premises and dwelling	
Terraced 5 bay two storey building with slate roof with plain ridge tiles, two chimneys on ridgeline with render finish, wooden sash windows on first floor, stringcourse mouldings over opes.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1312	Healy's/Hacket's	High Street/Main Street	Commercial premises	
Four bay, two storey end of terrace building, render finish and quoin detail, slate roof, built c.1800.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1313	PD Healy's/Hartnett	Main Street	Commercial premises	
Three storey, two bay terraced building built c.1800. Notable features include timber shopfront with fluted pilasters, ornate caps, scrolled consoles with acanthus leaf motifs, fascia and decorative cornice, glazed overlight over half-glazed timber double leaf doors limestone sills and timber sliding sash windows. Entered on NIAH 21812017.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1314	Doherty's	The Square	Commercial premises	
Terraced three – bay two storey building, former hotel built c.1820. Notable features include decorative window surrounds, timber sliding sash windows, ornate door surround, fluted pilasters and scrolled consoles, slate roof. Entered into NIAH as ref: 21812020.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1315	Doctors Surgery	The Square	Commercial premises	
Building retains original form constructed c.1820. Notable features include rendered walls, quoins, sills, chimneys, eaves course, rendered surrounds on windows and door, slate roof and timber sliding sash windows. Entered into NIAH as ref: 2182018.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1316	McCarthy's	The Square	Commercial premises	
Terraced pair of two-bay three-storey buildings, built c. 1810. Many notable features including timber shopfronts with pilasters, recessed panels, decorated consoles, limestone plinth, cast-iron rainwater goods, timber sliding sash windows, raised timber lettering to fascia. Display windows have timber mullions with carved spandrels and cast-iron sill guards, Entered into to NIAH as ref: 21812008.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1317	Former AIB	The Square	Commercial premises	
Former bank, built c. 1820. Notable features including lined-and-ruled rendered walls, timber sash windows continuous render sill and impost courses, ornate canopy with scrolled consoles, timber. Entrance flanked by decorative render engaged columns. Entered into NIAH as ref: 21812021.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1318	O' Ceallachair	The Square	Commercial premises	
Built 1830, end of terrace, 6 bay, two storey dwelling and commercial premises with traditional timber shop front. Notable features include cast iron rainwater goods, lined and ruled render walls, render plinth course, decorated rendered surrounds, ornate scrolled consoles and timber mullions on shop front. The well crafted tripartite timber shop front is considered to be increasingly rare in Ireland according to the NIAH ref:21812007.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1319	Crowley's	The Square	Commercial premises	
Three storey terrace building built c. 1830. Notable features include examples of traditional shop fronts on ground floor.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1322	Hosford's A	The Square	Commercial premises	
Two bay, three storey terraced building. Notable features include natural slate roof, cast iron rainwater goods, traditional stucco shopfront, sash windows.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1323	Hosford's B	The Square	Commercial premises	
End of terrace, two bay, three storey terraced building. Notable features include natural slate roof, cast iron rainwater goods, sash windows, mid 19th century shopfront with facsia consisting of vertical boards.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1324	Market House	The Square	Commercial premises	
End of terrace two storey building built c.1790 having important commercial, civic and social functions in the past. Connections with Staker Wallis and Reverend John Wesley, founder of the Methodist Church. Many notable features including the cut sandstone walls, and arcaded front façade. This building is part of the Opportunity Area. Refer to Chapter 10. Entered into NIAH as ref:21812005.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1325	Bowle's	West End	Terraced cottage	
Single storey terraced 2 bay building. Notable features include natural slate roof, cast iron rain water goods, and sash windows.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1326	DJ Hayes	West End	Terraced dwelling	
Four bay two storey terrace building. Notable features include natural slate roof, iron rainwater goods, stucco quoins				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1327	Lohan's	West End	Commercial premises	
Terraced two-bay two-storey building, built c. 1830, Notable feature include shopfront, lined-and-ruled rendered walls, limestone sills and one-over-one pane timber sliding sash windows. Entered into NIAH ref: 21812004.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1328	The Priory	Ardpatrick Road, Ballyroe Upper	Dwelling	
Three bay, t-shaped, two storey over basement gabled building with natural slate roof.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1329	Cleary's	Ardpatrick Road, Ballyroe Upper	Dwelling	
Three bay, single storey hip-roofed building with natural slate roof.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1330	Old Bridewell	Ardpatrick Road, Ballyroe Upper	Dwelling – former jail	
Detached three-bay two-storey former bridewell, built c. 1828. Notable features include hipped slated roof, rendered chimneystacks, cast-iron rainwater goods, sandstone walls, quoins, limestone sills, timber sliding sash windows, concrete sills and rubble sandstone boundary walls. Entered into NIAH as ref:21812003				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1331	Kilfinane motte	Kilfinane	Medieval structure	
Earthen mound 30ft high believed to date to the 13th Century. Evidence suggests that in early medieval times Kilfinane may have served as the royal seat of the Kings of Munster.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1333	Murphy's	Ballyroe Upper	Dwelling	
Single storey hipped roof building. Notable features include rise and fall sash windows.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1334	Glendove House	, Ballyroe Upper	Dwelling	
Detached three-bay two-storey, built c. 1870. Many notable features including cast-iron rainwater goods, lined-and-ruled rendered walls with render string and plinth courses, camber-headed openings having limestone sills, render surrounds, timber sliding sash windows. Entered into NIAH as ref:21812002.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1335	Ashbrook House	Ballyroe Upper	Dwelling	
Two storey, symmetrical three bay dwelling with gabled roof and chimney set into the gables.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1336	Spahill House	Kilfinane	Dwelling	
Two-storey country house, built c. 1790. Notable features include: cast-iron rainwater goods, limestone sills, timber sliding sash windows, cast-iron sill guards, glazed overlight over timber panelled door, cut limestone steps to entrance, outbuildings to rear with cobblestones to courtyard, elliptical-headed carriage arches, Entered into NIAH as ref:21812028.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1337		Kilfinane	Dwelling	
Single storey semi-detached 3 bay gabled building associated with the estate of Spahill. Notable features include natural slate roof, timber sliding sash windows, white wash masonry finish.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1338	O'Sullivan	Kilfinane	Spahill associated estate house	
Single storey semi-detached 3 bay gabled building associated with the estate of Spahill. Notable features include natural slate roof, white wash masonry finish.				
RPS ref	**Building name/ Title**	**Location/ Townland**	**Description**	**Picture**
1339	Glenduff Bridge - Lower	Kilfinane	Bridge	
Single-arch sandstone road bridge over the River Loobagh, built c. 1820. Entered on NIAH as ref: 21812812.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1340	Glenduff Bridge - Upper	Kilfinane	Bridge	
Single-arch sandstone road bridge over the River Loobagh, built c. 1820.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1341	Barracks	Kilfinane	Garda Barracks	
Detached two-storey former hospital, built c. 1830. Notable features include hipped slate roof, iron rainwater goods, roughcast rendered walls, square-headed openings with limestone sills, timber sash windows, sandstone door surround. Entered on NIAH as ref: 21812029.				

Considerations when undertaking works on Protected Structures
In undertaking repairs or maintenance works to buildings in the Kilfinane Architectural Conservation Area, property owners and their contractors should be aware of the materials traditionally used in the county, and more specifically, in the town itself and its immediate surrounds.

Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas. Where original or early surviving elements, such as windows and doors, rainwater goods of rolled mild steel or cast iron (or a combination of both), natural slate roofing and lime renders, and so forth, then these should be repaired sensitively. The guidance here is to “do as much as is necessary, as little as possible”. If replacement proves necessary, then they must be replaced on a “like-for-like” basis.

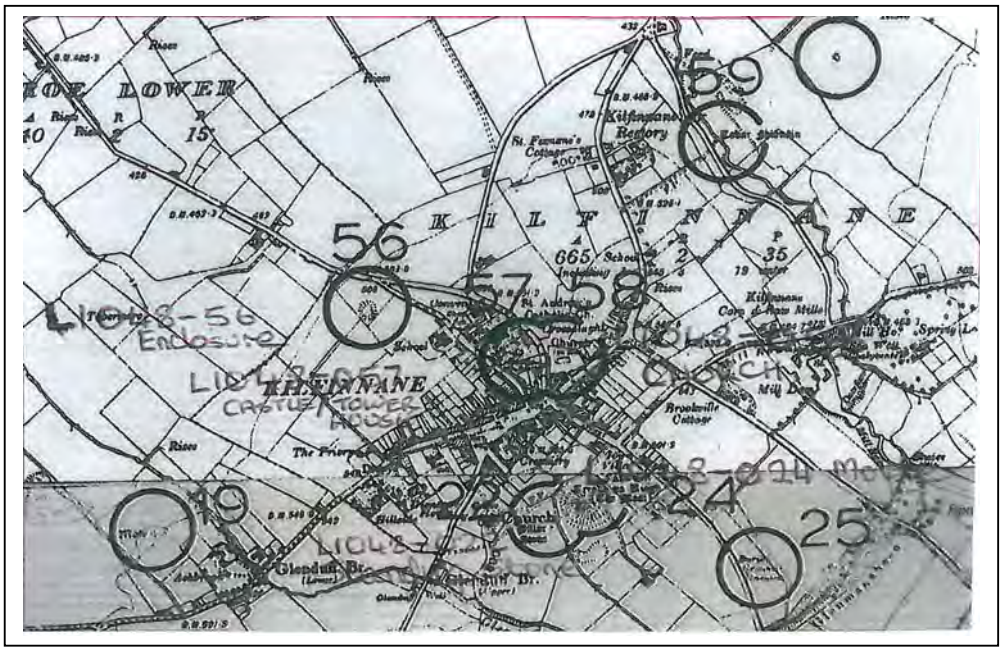
In replacing elements that were installed as replacements in recent decades, such as aluminium windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original materials, such as timber windows and natural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

List of Traditional Building Materials found in County Limerick

Fabric:	Limestone, brownstone, sandstone or brick, bound with lime mortars
Roofing:	Natural Slate, Reed or Straws, with certain exceptions found in some areas
Rainwater Goods:	Cast iron or galvanised sheet iron / mild steel
Windows:	Primarily Sash windows of varying patterns and designs, with some exceptions
Finishes:	Painted lime renders, often with stucco detailing at returns, along floor lines and roof level, and on window or door opes; Alternatively either well-worked or quality rubble stone, with appropriate joints in both cases were left bare or were or have had multiple layers of limewash applied over the generations.
Paint:	The use of any paints or other materials of modern composition, which seal the surfaces to which they are applied, should be avoided as they have a deleterious impact on lime based materials, whether used in renders or other finishes. The use of garish colours on walls or details of structures (such as quoins), which clash with the traditional range of pigments must be avoided as they impact negatively on the cohesiveness of the streetscape. If individuality is sought, it can be imparted to a building through highlighting the timberwork of doors and their frames, windows and gates- features which are recessed slightly and out of direct view of those looking along the length of the conservation area.

Appendix 5

Recorded Monuments in the Kilfinane LAP area



Not to scale – extract from OS sheet 48 and 56, 6 inch map, OS 1923

RMP Number	Classification	Townland
LI048 - 056	Enclosure	Kilfinane
LI048 - 057	Castle and Tower House	Kilfinane
LI048 - 058	Church	Kilfinane
LI048 – 024	Motte	Kilfinane
LI048 – 022	Standing Stone	Kilfinane
LI048-105001	Excavation	Kilfinane
LI048-105002	Excavation	Kilfinane

Appendix 6

Abbreviations and Glossary

Abbreviation	Details
AA	Appropriate Assessment
ACA	Architectural Conservation Area
BATNEEC	Best Available Technology Not Exceeding Unreasonable Cost
CDP	County Development Plan
CFRAM	Catchment Flood Risk and Management Studies
CSO	Central Statistics Office
DEHLG	Department of Environment, Heritage and Local Government
ED	Electoral Division
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
DED	District Electoral Division
HSE	Health Service Executive
LAP	Local Area Plan
MWASP	Mid-West Area Strategic Plan
NATURA 2000	European Network of Special Areas of Conservation and Special Protection Areas
NDA	National Disability Authority
NDP	National Development Plan
NSS	National Spatial Strategy 2002-2020, People Places and Potential
OPW	Office of Public Works
RPS	Record of Protected Structures
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SuDS	Sustainable Drainage System

Appropriate Assessment
An evaluation of the potential impacts of the plan on the conservation objectives of a Natura 200 site as required under Article 6(3) of the Habitats Directive.

Architectural Conservation Area
A place, area, group of structures or townscape, taking account of building lines and heights, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contributes to the appreciation of protected structures.

Backland Development: Development which takes place to the rear of existing structures fronting a street or roadway.

Biodiversity: The variety of life (wildlife and plant life) on earth.

Brownfield Sites: An urban development site that has been previously built on but is currently unused.

Convenience Goods Goods required on a daily or weekly basis by individuals and households (such as food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods).

Dangerous Structure The Local Government (Sanitary Services) Act 1964 defines a dangerous structure as (*a*) any building, wall or other structure of any kind, or (*b*) any part of, or anything attached to, a building, wall or other structure of any kind, that, in the opinion of the sanitary authority in whose sanitary district it is situate, is, or is likely to be, dangerous to any person or property.

Derelict Site Any land (in this section referred to as "*the land in question*") which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of—(*a*) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or (b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by statute or by common law. *Source: Derelict Sites Act 1990*

Development Charges Levies placed on developers relating to the cost of services and utilities, which are provided by Limerick County Council.

Environmental Impact Assessment
The process by which we measure anticipated effects on the environment of a proposed development or project. If the likely effects are unacceptable, design measures or other steps can be taken to reduce or repair those effects.

Greenfield Sites: A piece of open land that has not been built on and is therefore a vacant lot.
.
Hedgerows: A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary. Hedgerows help define places, act as shelterbelts, and add to biodiversity. They also offer significant wildlife habitat, including wildlife corridors which allow wild animals to move across open countryside, and provide food, nesting and roosting places.

Household: One or more persons occupying a dwelling which has kitchen and bathroom facilities.

Infill Development: Development taking place on a vacant or undeveloped site between other developments, i.e. an infill site.

Infill Site: Small gap sites, unused or derelict land usually located in urban areas.

Infrastructure
Drainage, water supplies, sewage treatment plants, sewerage networks, lighting, telecommunications networks, electricity and energy network, railways, roads, buildings, schools, community facilities and recreational facilities.

Manager's Report
A document outlining the submissions made during the preparation of the Development Plan, the Manager's comments and recommendations on the submissions.

Monument (Recorded Monument): An archaeological monument protected under Section 12 of the National Monuments (Amendments) Act, 1994.

National Spatial Strategy (NSS)
The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

Protected Structure: A building, feature, site, or structure identified in the Development Plan as worthy of protection or preservation in accordance with Part IV of the Planning and Development Acts 2000 to 2011.

Public Realm Any publicly owned street, pathway, right of way, park, publicly accessible open spaces and any public and civic building and facilities.

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

Social Housing: Housing provided for persons who are registered with the Local Authority on the Social Housing Waiting List, and assessed as being eligible for social housing. The broad categories of households who are eligible for social housing are set out in Section 9(2) of the 1988 Housing Act and include the homeless, travellers, persons living in unfit or overcrowded accommodation, the elderly, persons with disabilities, persons who cannot reasonably afford to provide their own accommodation.

Social Impact Assessment
This is a systematic documented analysis of the availability of social facilities in a community/settlement. The purpose of a SIA is:

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site.
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

Some planning applications are required to submit an SIA as part of their application as required by Section 10.3 of the Limerick County Development Plan 2010 – 2016 as varied.