

Kilmallock

C o u n t y L i m e r i c k



Local Area Plan

2009-2015



Limerick County Council

Forward Planning

May 2009
Extended until June 2019

This Local Area Plan for Kilmallock was deemed to be made on
25th May 2009.

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



Limerick County Council

Forward Planning



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- 1 INTRODUCTION..... 1
 - 1.1 How to Use this Plan..... 1
 - 1.2 The Basis and Purpose of the Local Area Plan..... 2
 - 1.3 The 2002 Local Area Plan 3
 - 1.4 Related Conservation and Tourism Strategies..... 4
 - 1.5 Relationship with other Plans and Strategies..... 6
- 2 PLANNING CONTEXT 11
 - 2.1 Locational Context..... 11
 - 2.2 Function 12
 - 2.3 Principal Demographics..... 12
- 3. CHARACTER AND LAND USE APPRAISAL..... 17
 - 3.1 Historical Development..... 17
 - 3.2 Urban Structure..... 20
 - 3.3 Community Structure 21
 - 3.4 Natural Heritage 22
 - 3.5 Built Heritage 25
 - 3.6 Archaeology..... 27
 - 3.7 Access and Movement 28
 - 3.8 Retail 30
 - 3.9 Infrastructure / Water Supply and Sewerage 30
 - 3.10 Waste Management..... 31
 - 3.11 Broadband..... 31
 - 3.12 Summary of Main Planning Issues..... 31
 - 3.13 SWOT Analysis 32
- 4. CORE STRATEGY 33
 - 4.1 The Vision for Kilmallock 33
 - 4.2 Strategic Objectives 34
 - 4.3 Core Policies..... 36
 - 4.4 Land Use Zoning 39
 - 4.5 Land Use Zoning Categories..... 39
- 5. DEVELOPMENT MANAGEMENT POLICIES 45
 - 5.1 Housing..... 45
 - 5.2 Built Environment and Heritage 51
 - 5.3 Tourism 59
 - 5.4 Local Economic Development 60
 - 5.5 Community and Education 62
 - 5.6 Amenity and Passive Recreation 63
 - 5.7 Transport and Accessibility 64
 - 5.8 Water Services..... 67
 - 5.9 Flood Risk Management..... 68
 - 5.10 Waste Management..... 70
 - 5.11 Energy Consumption and Efficiency..... 70
- 6. URBAN DEVELOPMENT FRAMEWORK 73
 - 6.1 Purpose of the Development Framework 73
 - 6.2 Sustainable Residential Development in Urban Areas (2008)..... 74
 - 6.3 Town Centre Sites 75
 - 6.4 Built Heritage 75
 - 6.5 New Infill or Replacement Buildings 77
 - 6.6 Opportunity Sites..... 83

6.7	Edge of Centre Sites.....	86
6.8	Edge of Town Sites.....	92
6.9	Shop Fronts and Advertising.....	92
6.10	Road and Estate Names.....	93
6.11	Services.....	94
6.12	Apartments/Duplex Style.....	94
6.13	Access for People with Disabilities.....	94
6.14	Car parking and Loading.....	95
6.15	Public Utilities.....	98
6.16	Residential Sites.....	98
7.	IMPLEMENTATION.....	107
7.1	Planning Context.....	107
7.2	How The LAP Will Be Implemented.....	107
7.3	Development Contribution Scheme.....	107
7.4	Monitoring.....	108
7.5	Community Participation.....	108
7.6	Pre-Planning Advice.....	108
8.	STRATEGIC ENVIRONMENTAL ASSESSMENT.....	109
	APPENDICES.....	110

1 INTRODUCTION

1.1 How to Use this Plan

This Local Area Plan (LAP) for Kilmallock puts forward ideas and proposals to guide the physical land use development of your town over the six-year plan period. It is an important statutory document and will affect all those who live in Kilmallock or have an interest in its development. This plan is the main public statement of local planning policies for Kilmallock and from it you will be able to find out:

- Where certain types of development should take place within the town;
- The standards that are required for such development;
- Guidance on the appropriate form of new development;
- How the unique heritage character of the town will be safeguarded and enhanced; and
- Which buildings, trees, views or sites are protected and/ or proposed to be protected.

The LAP is prepared under a number of section headings as follows:

Section 1 identifies the plan area and considers the relationship between this LAP and other relevant plans and strategies.

Section 2 sets out the context of the town in terms of its geographical location, its physical setting and function, and the principal socio-economic factors influencing its future development.

Section 3 presents an analysis of the historical background of the town and existing land use activities including the settlement structure, access and movement, community services, amenities and recreation, and the resultant planning issues.

Section 4 sets out a 'vision' for Kilmallock based on the detailed analysis of issues identified in the previous sections. This also includes a number of core development strategies, which seek to achieve the consolidation of the urban area, encourage a diverse and vibrant local economy, respond to a strong sense of community, safeguard and enhance the heritage value of the town, and facilitate an easily accessible town and a sustainable community.

Section 5 provides detailed development management policies which aim to achieve the aspirations set out in the Core Strategy and Objectives described in Section 4, under the main headings of – Housing; Built Environment and Heritage; Tourism; Local Economic Development; Community and Education; Amenity and Passive Recreation; Transport and Accessibility, Water Services; Flood Risk Management; Waste Management; and Energy Consumption and Efficiency.

Section 6 introduces the proposed Urban Development Framework and the principles of development promoted for the town, and sets out general guidelines for key development areas. This section also introduces specific site development briefs where opportunities for urban renewal or strategic development opportunities have been identified through the consultation and plan review process.

Section 7 sets out how the plan will be implemented over its six-year period.

The Appendix includes the Land Use Zoning Plan (Map 1), an Amenities Plan (Map 2), details of the Record of Protected Structures, and the Record of Archaeological Monuments and Places.

The main purposes of the LAP:
<ul style="list-style-type: none"> • To identify key development issues informed by statutory requirements, issues from the Council's perspective and community and stakeholder participation; • To develop policy objectives for the proper planning and sustainable development of the town that are consistent as far as possible with the County Development Plan 2005 – 2011, National Plans, Strategies, Guidelines and Policies; • To provide a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions; • To provide a basis for co-ordinating public and private development throughout the area; • To ensure public participation through the statutory process governing its preparation; and • To inform local communities on how their interests will be affected.

1.2 The Basis and Purpose of the Local Area Plan

This LAP for Kilmallock is a statutory document that has been prepared in accordance with the requirements of Section 18 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001.

The Kilmallock LAP 2009 is a successor to the Kilmallock LAP 2002 and previous plans that have guided the growth of Kilmallock. The policies and objectives set out in the new LAP will remain in effect for a six year period but can be subject to amendment or review during this time where Limerick County Council consider relevant in the interests of proper planning and sustainable development of the town.

The purpose of the LAP is to take a long-term view of the future development of Kilmallock in order to manage change in the physical environment and provide for new development that contributes to and enhances the existing qualities of the town - ensuring that development is planned in a comprehensive and coordinated manner.

Although the development policies and objectives set out in this LAP are for the next six years, the Development Strategy is also intended to provide the foundation that will shape the future development of Kilmallock beyond 2015. The LAP therefore sets out planning policies and objectives that also articulate the vision for the longer term future of the town (+9 years). These objectives have regard to national, regional and county policy and guidance, as well as the aspirations and views of the community of Kilmallock as articulated through public consultation exercises held in May 2008.

The plan consists of a written statement, maps and other supporting graphics and images. The written statement contains analysis of statistics, projections, and development policy and objectives. General development and design guidance is provided in the form of an Urban Development Framework, with related maps and illustrations.

Where conflict arises between the written statement and the maps, the written statement shall take precedence.

1.3 The 2002 Local Area Plan

The previous LAP identified that Kilmallock has the potential to be one of the most interesting and historic small towns in the Mid-West region. It has a range of outstanding architecture that could be further developed to facilitate a vibrant cultural tourist industry in the town. The LAP stresses the importance of developing a partnership approach in promoting Kilmallock as a tourist destination.

Specific tourism-related objectives of the Council at that time included to:

- *Improve the signposting to Kilmallock to guide people into the town and to erect signposts within the town, signifying important buildings and walkways;*
- *Facilitate the development of a walk around the town wall and designate an area extending 15 metres from the wall as open space;*
- *Utilisation of the powers under the Derelict Sites Act 1990, to remove blight from the town centre; and*
- *Discuss and liaise with Dúchas (now The National Monuments Service, DoEMLG) the possibility of providing public access to the medieval monuments in Kilmallock.*

Much has since been achieved towards meeting these objectives, including public realm improvements comprising paved footpaths with limestone kerbs, under-grounding of services, new street lighting and road signs, as part of UVR Programme 1996, improved interpretation of the main historic monuments, and, most of all, establishment of a protective 15m to 20m buffer zone around the town wall.

It is the goal of this LAP to build upon the objectives and successes of earlier plans in protecting and enhancing the significant archaeological heritage of the town and in further establishing Kilmallock as a major tourism destination in the Mid-West region.

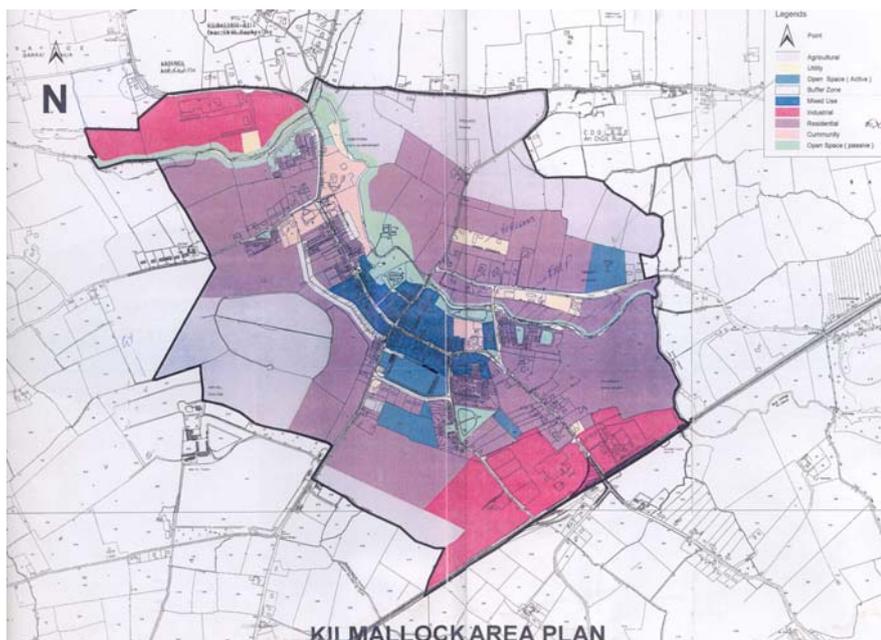


Figure 1: Kilmallock LAP 2002 Land Use Zoning Plan

1.4 Related Conservation and Tourism Strategies

Irish Walled Towns Network and the IWTN Fund 2008

Kilmallock is one of the 20 towns in the Irish Walled Towns Network (IWTN), established by the Heritage Council in April 2005 to unite and co-ordinate the strategic efforts of local authorities involved in the management and conservation of historic walled towns in Ireland, both north and south. The IWTN is formally linked to the International Walled Towns Friendship Circle (WTFC), (which Kilmallock is a member of as well), which is the international association for the sustainable development of walled towns, walled cities and fortified historic towns.

The IWTN Fund in 2008 aims to support the implementation of the suite of Conservation and Management Plans (CMPs) prepared in 2007, through capital works (including interpretation/signage) to conserve, preserve and promote the historic town walls.

Kilmallock Town Walls Conservation and Management Plan 2008

This study was undertaken as part of the IWTN initiative and provides a detailed understanding of the town walls and their setting, an assessment of why the town walls are significant, and how they are vulnerable or sensitive to change now and in the future. The plan also identifies conservation requirements and defines policies to protect and manage the town walls.

The Management Plan is therefore to be used as a guide for:

- Improving public awareness, knowledge and appreciation of the town walls;
- Day to day and long-term management of the walls;
- Clear guiding principles against which any new development proposals or new ways of using the walls can be evaluated;
- Identification, following a condition survey, of areas of the walls in need of attention (with recommendations for the repair, conservation and protection of the walls within a phased programme; and
- The preparation of initiatives for access, interpretation and education related to the walls and their setting.

Kilmallock Town Public Realm Plan 2008

Prepared in tandem with the Kilmallock Town Walls Conservation and Management Plan, the main aim of this study was to develop and deliver a plan for the most effective presentation, management and development of Kilmallock Walled Town. The three strands of the Public Realm Plan comprised:

A. The Concept

The primary means for retaining and reinforcing the Town's sense of place, not only for visitors but also for local residents and businesses. This entailed the articulation of a concept for how Kilmallock should best present itself, including consideration of:

- First impressions and the welcome towards the visitor;
- Identity and local distinctiveness as expressed through building materials, local craftsmanship and building morphology;
- Orientation and interpretation (effective signage);
- Legibility and ease of movement;
- Enhancing the sense of place; and
- Reinforcing the perception of safety and well-being.

B. The Design Template

Translation of the concept into a template/tool kit/design palette for the development, management and presentation of the public realm, including identifying opportunities for public realm improvements and providing a common 'kit of parts' for all those involved with the development of Kilmallock (both public and private agencies) to ensure consistency, high quality materials and presentation techniques and associated maintenance standards for all materials and products to be used throughout the Town.

C. Specific Initiatives

The identification of specific initiatives/schemes/projects that can be implemented on the ground, with particular emphasis on:

- Signage and visitor orientation (including artworks where appropriate) at strategic locations within and on the approaches to the Town;
- Interpretation facilities and lighting; and
- Outline proposals to improve the appreciation of key public spaces throughout the Town.

Preparation of National/All-Island Guidelines for the Sustainable Management, Protection, Conservation and Enhancement of Historic Walled Towns in Ireland

These National/All-island Guidelines are to be formulated in partnership with the Environment and Heritage Service of Northern Ireland and others dealing specifically with the long-term sustainable management, protection, conservation and enhancement of historic Walled Towns in Ireland, both north and south.

The guidelines will comprise aims, objectives and policies in relation to the sustainable management, protection, conservation and enhancement of Ireland's historic walled towns, to be included within statutory development plans and strategies at a regional, county and local level. The guidelines will be set out in two parts: first, to examine the conservation and preservation of remaining town and city walls/monuments; and second, to set out a clear framework for future planning and development within Irish walled towns.

It is recommended that the guidelines be prepared in accordance with the International Council of Monuments and Sites' (ICOMOS) Bruges Resolutions, which have specific relevance "*to historic towns where distinctive qualities and value are deemed as being worthy of retention and enhancement*".

In addition, the Guidelines will be prepared in accordance with the *International Walled Towns Friendship Circle's Piran Declaration 2003*, which is endorsed in the Irish Walled Towns Network Draft Action Plan 2006-2008.

The Piran Declaration states that:

'Walled Towns are unique inheritances from times long past and should be treasured, maintained and safeguarded from neglect and destruction and passed on to perpetuity as irreplaceable Time-stones of History'.

At this stage of the conception phase, it is envisaged that the study will involve the following main packages, as follows:

- Project Management (PM) and Quality Assurance (QA);
- Legislative and Planning Context Review (International/UNESCO, European, National, Regional and Local);
- Review of International Best Practice Models, e.g. Italy and France, e.g. review use of *cordons sanitaires* in French Walled Towns, etc.;
- Desk-Top Review (Review of Sites and Monuments Record (SMR), Record of Monuments and Places (RMP), Register of Historic Monuments (RHM), Record of Protected Structures (RPS), etc.) – GIS capabilities;
- Key Stakeholder Consultation;
- Formulation of Draft Guidelines and GIS model for consultation including methodology for monitoring and controlling;
- Public Consultation of Draft Guidelines; and
- Formulation of Final Guidelines – Launch of Guidelines.

Ballyhoura Attractions Cluster Development Strategy 2003

Prepared by Ballyhoura Development Ltd., this strategy is aimed at establishing a complementary attractions cluster based on recreation and heritage in this highly regarded rural tourism area. The Ballyhoura Heritage Initiative is intended to secure an authentic rural heritage and cultural experience based on a 'hub and spoke' system. The concept promoted is that Kilmallock should be developed as the interpretative hub of Ballyhoura's heritage product.

Kilmallock is strategically located in the centre of the region and has a very strong built heritage appeal. Uniquely in the region it is a walled town. Kilmallock is intended to become a tourism hub, but equally important will be the radiating 'spokes' to other important sites such as Lough Gur.

1.5 Relationship with other Plans and Strategies

The framework of Planning Policy Documents within the Irish Planning system is hierarchical. For the purposes of this LAP all policies contained within the County Development Plan will continue to apply within the Kilmallock plan area. Policies contained within this LAP are specific to the Kilmallock plan Area.

Limerick County Development Plan 2005-2011

The County Development Plan (CDP) acknowledges the effects of urban generated rural housing and indicates that small towns and villages have a key role for catering for much of this demand. The plan therefore seeks to promote rural towns and villages as the most suitable locations for proposals for multiple dwellings.

The Settlement Strategy for the County stresses that the development of settlements will be promoted in a planned and sustainable manner. Urban sprawl on the edges of towns and villages will be avoided. A clear character distinction between the built-up areas and the open countryside will be maintained by means of Local Area Plans in the main settlements and development boundaries elsewhere. The plan stresses that the strengthening of rural communities can only be achieved in the long term through making settlements more attractive places to live and providing employment opportunities.

The CDP classifies Kilmallock as a 'Key Town' within the county, acting as a significant provider of services and a 'local development hub around which other towns and villages can also expand and develop' in a collaborative manner. It also represents a base for high quality transport links to the Limerick/Ennis/Shannon Gateway.

The CDP sets out an important agenda on Community and Rural Development. It highlights the tradition of living in towns and villages and how the general decline of these settlements has been reflected in the change in physical character of the areas. Traditionally compact towns and villages have grown in a manner that has tended to take the form of either ribbon development or loosely scattered development. The plan recognises the importance of the commercial and social aspects of towns and villages to their surrounding hinterland, hence the significance of their development to ensure long-term viability.

The LAP seeks to implement the strategic objectives of the CDP by recognising the potential to accommodate new development suitable in scale and character to its position in the settlement hierarchy while providing for the planned expansion to facilitate that growth.

The strategic and detailed policies and objectives of the LAP also seek to diversify from its traditional agriculture base and to contribute to the economic and sustainable provision of services and infrastructure to support its populations.

This LAP further supports the planning authority's strategy that encourages development into the existing settlements, promotes the redevelopment of derelict areas within the urban fabric, supports local development groups' involvement in regeneration, and its commitment to a partnership approach to community issues.

Retail Strategy

The County Retail Hierarchy, as defined in the Limerick County Development Plan (CDP) 2005-2011 classifies Kilmallock as "Tier 3 Level 2 Town Centre" of the Hinterland Area. Retail development and expansion of the town centre functions will be encouraged by the Council to

facilitate its role as a strategic growth centre in the county (Policy ED 19). The Retail Strategy also identifies securing additional convenience floorspace as a priority.

Mid-West Regional Strategy (2004)

This document provides a regional framework for the formulation of the policies and strategy in the CDP and is intended to ensure the proper balance between the different settlements in the region with regard to development, population and services.

It demonstrates that the region features a strong central core, embracing Limerick City and the nearby centres of Shannon and Ennis. Together they create an urban agglomeration that is centrally located within the region and that has the potential to be accessed from all its parts. This area has also experienced considerable development and population growth during the past twenty years, with new facilities and services being provided during this period.

The Regional Planning Guidelines set out the likely maximum population growth that can be anticipated, with the Mid West population potentially growing from 340,000 in 2002 to almost 380,000 by 2020. However, the added impact of the National Spatial Strategy has suggested a population target for the Region of 400,000. Most of the growth would be accounted for by natural increase of births minus deaths, with some small level of inward migration.

Future population distribution targets are proposed with several goals in mind - to ensure the creation of a regional core area with sufficient mass to act as a development node; facilitate the creation of other service centres; maintain sustainable rural communities; ensure environmental quality; and provide public transport links to the main centres.

Kilmallock lies within Zone 9 (South Limerick), defined in the Mid West Regional Guidelines as "land of moderate agricultural quality, with considerable tourism potential and a strong community development history". The current distribution of population within this zone in 2004 was 16,300, with Kilmallock as the principal town. The Regional Planning Guidelines set a minimum population threshold of 5000 for Kilmallock, due to its role as a service town centre.

The strategy outlines the following potentials of Zone 9:

- Support area for foreign direct investment;
- Base for medium and smaller-sized indigenous enterprise with particular reference to local resources;
- Tourism development based on Galtee / Ballyhoura mountains;
- Alternative agricultural enterprise development;
- High-quality residential location for those working in Limerick / Ennis / Shannon and in the adjacent employment centres of Charleville, Mallow and Mitchelstown; and
- Development of niche services for Limerick / Ennis / Shannon, e.g. recreational activity.

Limerick County Development Board - Strategy for Economic, Social and Cultural Development 2002 – 2011

The vision of this document prepared by the County Development Board is to ensure that Limerick County will be an attractive place for people to live and work in with access to quality services, where the collaborative focus of communities and service providers can facilitate a good quality of life.

Quality of life is a key issue arising from this document and it is considered that the long-term development of Kilmallock can satisfactorily achieve this through the provision of high quality, well-designed houses, in an attractive setting within the boundary of a rural town at an affordable price.

In an attempt to achieve balanced geographic development, the County Development Board has divided the county into four main areas, with Kilmallock being classified as 'large town outside of the areas of urban influence' (Limerick environs). The goal for this category is to 'develop the large towns in the county to become stronger centres for residential, commercial and industrial development'.

Planning Land Use and Transportation Strategy

The Limerick Planning, Land Use and Transport Strategy (PLUTS) is a strategic plan, prepared and agreed by Limerick City Council and the County Councils of Limerick, Clare and Tipperary. Its purpose is to guide and coordinate the planning and control of land use developments and the investment in and operation of, the transport systems within the Limerick Region. This region is centred on Limerick and extends to a radius of about 40km. It includes Ennis, Shannon, Nenagh and Newcastle West.

Kilmallock is identified in this plan as 'Key Centre outside of the Transportation Corridor'.

The Limerick County Housing Strategy

The Housing Strategy 2005-2011 sets out current and future housing requirements within the county and the requirement for social and affordable housing. It is a requirement under Section 95 (1) (b) of the Planning and Development Act 2000 that a planning authority shall include objectives in the development plan to secure the implementation of the 'Housing Strategy'. An objective of the Strategy is to have a land-use zoning plan prepared for Kilmallock.

Limerick Clare Climate Change Strategy

Following International (Kyoto Protocol 2008) and National measures (Ireland National Climate Change Strategy 2007-2012), Clare and Shannon County Councils have taken initiatives to lower carbon emissions in their territory. The Limerick Clare Energy Agency (LCEA) has been created in partnership between the two counties in order to coordinate sustainable actions on a local scale. This LAP must ensure sustainable solutions for existing and new developments of residential, commercial or industrial nature.

Limerick County Council Accommodation Programme for the Traveller Community 2009-2013 Draft

This document is currently being finalized and will follow the existing Accommodation Programme for the Traveller Community 2009-2013. It outlines the Limerick County Council's housing policy for the Traveller Community which is required under the 1998 Housing (Traveller Accommodation) Act. The main brief of the document aims to provide appropriate accommodation for indigenous Traveller families in accordance with the Housing Act 1998. Two bay halting sites have been completed over the 2005-2008 period, and temporary halting site services have been provided.

2 PLANNING CONTEXT

2.1 Locational Context

Kilmallock (Cill Mocheallóg in Irish) is a small town whose name refers to a monastery founded there by St. Mocheallog in the early 7th century.

Located approximately 40km from the major urban centres of Limerick and Tipperary, and in close proximity to the N20 (Limerick-Cork), Kilmallock is crossed by the R515, linking to Charleville and Tipperary, and by the R512, linking to Fermoy and Bruff. It can also be accessed from Bruree by the R518.

The town is set in the valley of the River Loobagh, an area of natural beauty, and the original settlement would have been located between the river and a lake (Ash Hill). The Ballyhoura and Galtee mountain ranges are to the south and east. Large tracts of flat agricultural land lie to the west. It is evident that the town occupied a strategic location, guarding the passes between the mountains and as a communications centre between Cork and Limerick.

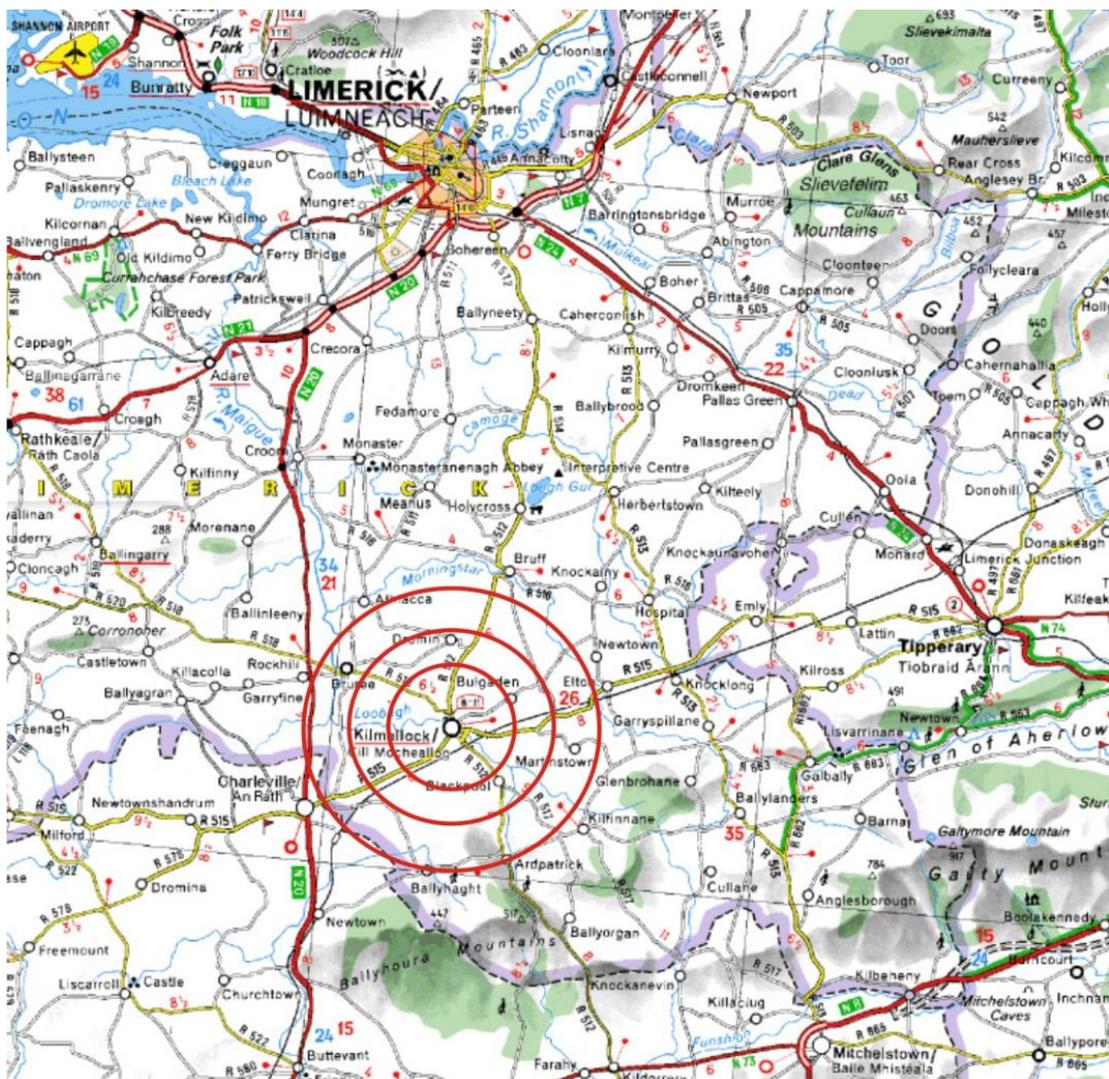


Figure 2: Kilmallock Location in County Limerick

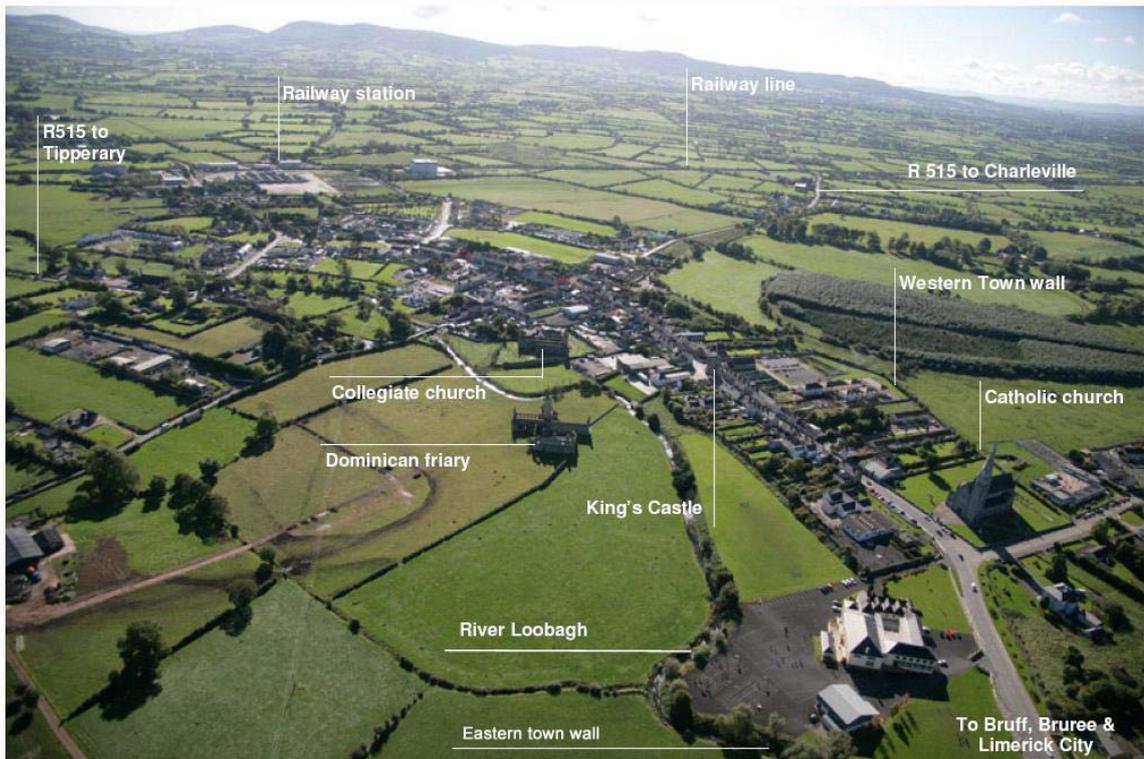


Figure 3: Aerial Photograph of Kilmallock from the north-east.

2.2 Function

Kilmallock's geographic location is central to a productive farming district and the town performs essential functions as a market, service and employment centre for the southern part of the county. The town has a good range of community services that include churches, schools, medical facilities, shops, library, post office and pubs. It is also within commuting distance of most of the urban centres in the Mid-west, such as Limerick, Tipperary, Charleville and Mallow.

Also in close proximity to Kilmallock is Lough Gur, a major recreational resource in County Limerick and one of Ireland's most important archaeological sites. Lough Gur and Kilmallock form part of the 'Tourism Cluster' envisaged in the Ballyhoura Strategy for south east County Limerick.

2.3 Principal Demographics

Kilmallock is the fourth largest town in County Limerick; the population of the town increased by almost 1.5% over the last census period from 1,362 persons to 1,443 persons (2002-2006). The surrounding Rural ED of Kilmallock (which includes the town) was subject to higher growth (5.4%) between 2002 and 2006, with a total 2,201 persons at the last census. The Rural ED population growth was slightly higher than that of Limerick County and Limerick City (and its growing suburbs), at 5% over the same census period.

The following population projections are based on an averaging of past trends projected forward and the application of the population ratio of Kilmallock to the total county population. The analysis integrates an adjustment for mortality, fertility and migration based on the "Demographic

Component Method” and based on CSO data. The figures are broadly in line with the targets put forward for County Limerick by the Department of the Environment & Local Government in 2007 which updated the national & regional population projections from the earlier NSS & CSO forecasts which formed the basis of the Regional Planning Guidelines adopted in 2004.

	Projected population
Year	
2006	1,443
2007	1,471
2008	1,499
2009	1,528
2010	1,557
2011	1,586
2012	1,611
2013	1,636
2014	1,661
2015	1,686
2016	1,711
2017	1,731
2018	1,752

Table 1: Population Projection up to 2018

Age Profile

The age profile of Kilmallock shows that its population is relatively young, with 30% of the residents being between 5 and 24 years old, which is very similar to the rest of the county (29.7% of the county’s population is between 5 and 24 years old). It is likely that many young people will seek full-time employment in the near future and be faced with the decision to either move out of or commute from the area. Many will also move into the first-time-buyer age bracket during the lifetime of this LAP, having important implications in terms of housing provision.

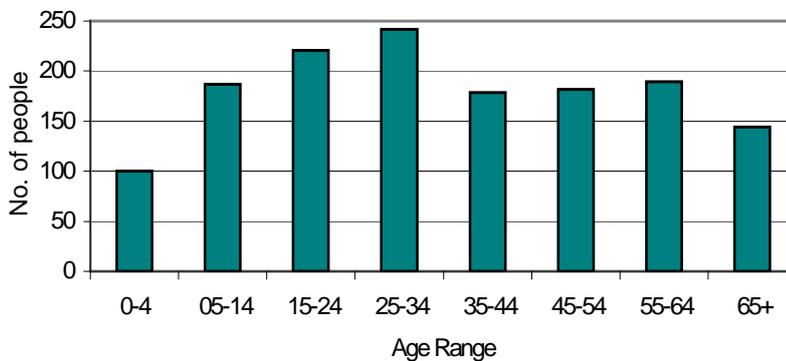


Figure 4: The Age Profile of Kilmallock (Census 2006)

Employment

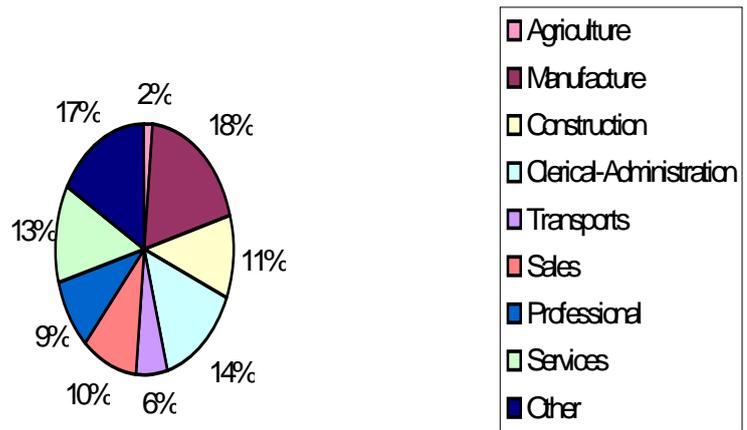


Figure 5: Employment Sectors of Kilmallock (Census 2006)

Of the over 15-year-old population of Kilmallock, approximately 52% were employed at the time of the 2006 Census. The dominant sector in Kilmallock is manufacturing at 18%. Few people (2%) are now employed in agriculture, in spite of Kilmallock’s rural background.

Kilmallock’s unemployment rate of 7.8% in 2006 was relatively high, compared to 3.6% in Limerick County. The development of new employment opportunities within the town is therefore an important objective of the LAP and essential to the future success and sustainability of Kilmallock.

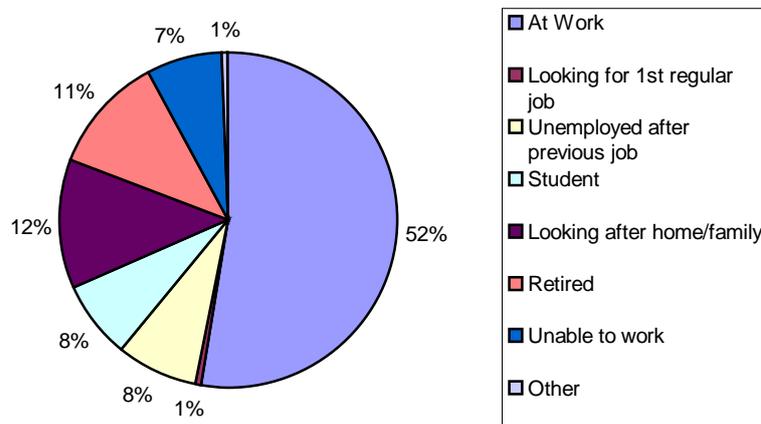


Figure 6: Economic status of over 15 year olds in Kilmallock (Census 2006)

Travel Patterns

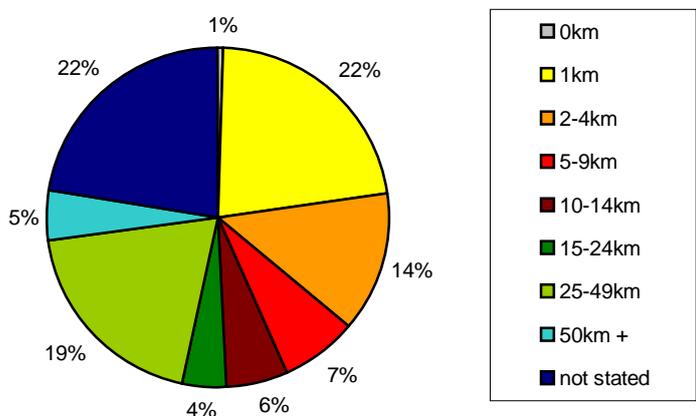


Figure 7: Distance to work of over 15 year olds in Kilmallock (Census 2006)

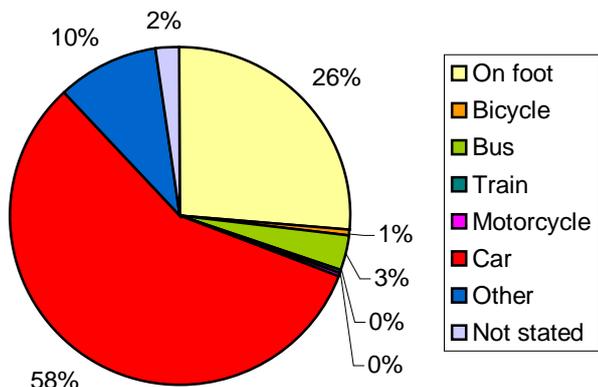


Figure 8: Means of transportation of over 15 year olds in Kilmallock (Census 2006)

The function of Kilmallock as a commuter town is reflected in the 2006 Census figures which show that 19% of the students or workers travel between 25 and 49km to reach their college or work place. The most likely destinations are Charleville, Limerick City and Tipperary Town.

23% of the population travel less than 2km daily; it is likely that a significant portion of this figure consists of school runs given the relatively small amount of employment generated by the town itself.

The main mode of transport to work or education is the private car (58%). Public transport is rarely used with bus travel representing only 3% of the total. Although the railway passes through the town, it does not currently stop in Kilmallock.

Previous discussions have been held with Bus Eireann and Iarnrod Eireann to increase the number of daily buses to Limerick, Charleville or Tipperary, and to reopen the train station on the Cork-Tipperary Railway. In order to reduce car dependency, these public transport options are an important objective of the LAP.



Kilmallock Railway Station

3. CHARACTER AND LAND USE APPRAISAL

3.1 Historical Development

Kilmallock gets its name from a seventh century monastery dedicated to St. Mocheallóg. The original foundation was on a hill to the north west of the town but it seems to have relocated to the site now occupied by the Collegiate Church. The town therefore, may be among a handful in Ireland that owe its origin and certainly its location to a monastic foundation. When the Anglo-Normans arrived, Kilmallock formed part of the estate of the Bishop of Limerick who may even have been responsible for founding the town. It grew in importance after the arrival of the Anglo Normans to become second only in the region to Limerick City. There is a mention of a castle at Kilmallock by 1206. Fairs were licensed in 1221. The Collegiate Church was built by 1251. The Dominican Priory was founded in 1291. By the end of the thirteenth century the street plan, the town defences, a market cross, stone houses and many burgage plots were established.



The Dominican Friary



King's Castle

Kilmallock's corporation was created by a very early charter, possibly dating to before the end of the 13th century. In the later middle ages it became the chief stronghold and town of the Desmond family particularly the branch known as the White Knights.

By the 14th and 15th centuries the town, protected by five gates and high walls, consisted of four streets converging at a central crossroads, a location that still remains today. King's Castle was built in the 15th century. Kilmallock became one of the most important settlements in North Munster, a town with ecclesiastical and civil powers, as well as a thriving market place, on the main route between the cities of Cork and Limerick.

Between the 15th and 17th centuries three-storey stone-built 'tower houses' and merchants houses appeared on the main streets. Kilmallock became the key point for government rule in North Munster up to the end of the 17th century, largely due to its strategic position between Cork and Limerick. The town suffered during the rebellions of the 16th century, most famously when it was burned by James FitzMaurice FitzGerald on 2nd March 1571. It was rapidly repaired by Sir John Perrott. A charter of 1584 recognised the corporation as 'The Sovereign and Burgesses of the Town of Kilmallock'. It became a borough in 1585 and gained Parliamentary representation. Cromwellian forces dismantled the walls following the surrender of the town in 1645 but these were re-built by the Corporation. They were partially destroyed again in the Williamite Wars of 1690-91. Although the town continued to return two members of Parliament until the Act of Union

in 1800, the 18th to the 19th century was a period of stagnation, partially due to the opening up of an alternative route to Cork via Charleville.

Kilmallock began to develop again in the 19th century, with some houses of grand style such as the Bank building appearing amongst lines of traditional single-storey stone-built cottages with thatched roofs.

The streets of Kilmallock were renamed after eminent characters of Irish history: Water Street became Wolfe Tone Street, High Street became Sarsfield Street, Ivy Street became Lord Edward Street, Blae Street became Emmet Street, and John's Street became Sheare's Street. Many historic features remain within the town today, and contribute significantly to Kilmallock's distinctive townscape. Historic maps show that the town centre structure has changed little since the 19th century. The remains of the town walls, the many stone buildings incorporated in the urban fabric, the medieval street pattern and the surviving burgage plots combine to give Kilmallock its special character.

A detailed description of the historical development of the town is given in the 'Kilmallock Town Walls Conservation and Management Plan', 2008.



Figure 9: Kilmallock Historic Mapping (1597) (Source: Trinity College Dublin Map Library)

3.2 Urban Structure

The existing urban form of Kilmallock can be identified by the following character areas:

The Medieval Town Core

The core of the town is distinguished by the medieval layout consisting of Sheare's Street, Sarsfield Street, Emmet Street, Lord Edward Street and Wolfe Tone Street. Continuous facades of 2 and 3-storey traditional buildings in a variety of styles reinforce the urban pattern, including more recent buildings of good quality, such as the stone terrace on Sheare's Street, the AIB Bank, and the terrace by the Post Office.

Particularly distinctive townscape elements include:

- Consistent building lines;
- Narrow burgage plots extending to town walls;
- Traditional proportions and detailing of windows, doors and shop fronts;
- Variations in building heights;
- Interesting roofscapes;
- Underlying late medieval fabric affecting amongst other things windows size and style; and
- Use of traditional materials and building techniques, generally: plastered and painted facades, timber windows and doors (recessed), and dark slated roofs.

Building uses within the town centre are varied, comprising mostly retail, pubs and offices at ground level, with either residential or storage above. A distinctive feature of the townscape is the rear burgage plots, often with views to the town walls or surrounding countryside.

The inner core is clearly defined by King's Castle to the north, Blossom Gate to the west, the River Loobagh (Water Gate) to the east, and the site of Ivy Gate to the south. Beyond the inner core, but still within the walled town, the buildings in Sheare's Street tend to be two-storey and more residential in character.

Located outside the town walls, the new Kilmallock Area Office, Library and Courts Services, currently under construction, will comprise a Civic Precinct of public buildings, and will be located at the southern end of Lord Edward Street, arranged to reinforce the vista along the street to the existing workhouse building.

Suburban Fringes

More recent residential developments have occurred to the north and south of the town centre, at Glenfield and Milmount respectively, comprising low-density housing estates with two-storey mostly semi-detached buildings of uniform types. Other residential developments recently built or under construction include Ash Hill and Glengrove on the Charleville Road and Belview on the Glenfield Road.

Development to the east of the town is severely constrained by the presence of historic buildings within the Loobagh river valley, and to the west by views of the town walls and the presence of

Ash Hill woodland (former lough). The approach from Railway road in particular shows noticeable Edwardian and later detached, strong character buildings.

Town Approaches

Individual dwellings and farmhouses are scattered along the road running along the northern boundary of the LAP, in the Proonts, Ardkilmartin and Coolroe areas. Though contributing to ribbon development, these one-off developments are mostly of good architectural quality and make a positive contribution to the landscape, with well-maintained gardens and hedges enhancing their surroundings.



Figure 12: Kilmallock's urban form and landmark buildings

3.3 Community Structure

Kilmallock has a good range of community services that meet the need of the local population as well as those of the rural catchment area. The town has two national schools, whose short term aim is to amalgamate into one single building, a VEC college (Colaiste Iosef), and an Institute of Further Education and Training that provides, in particular, training schemes for unemployed people wishing to go back to full-time education. The "Tiny Tots" Crèche and Montessori school located in Bellview caters for children from 12 weeks to 5 years old.

Health services are provided by a Day Hospital, the Mid-Western Health Board, a dentist and a doctor from Shannodoc cooperative. The latter provides enhanced out-of-hours services as well as general practice for the urban and rural community.

There are numerous organisations (Gardening, Bingo, Historical Society etc.) and different sports clubs within the town. The Kilmallock GAA club is the largest such organisation, with more than 15 teams. The GAA grounds are currently not sufficient to cater for the large volume of activity practiced there, with the issue of the need for expansion and additional facilities being raised at the early stages of this plan process. A children's playground has recently been built in the town centre.

The Church of SS Peter and Paul (Kilmallock) and the Church of Ireland (Deebert) offer religious services. Kilmallock also benefits from a public library adjacent to the schools, and a post office and Garda station in the town centre, though this does not operate out of hours (the main Garda station is in Bruff).

In order to celebrate the town's medieval origins and rich history, Kilmallock Partnership organizes the Kilmallock's Medieval Festival every year in August, which is one of Ireland's largest multi-period battle re-enactment events, and which has increased in popularity over the years.

3.4 Natural Heritage

Biodiversity

Kilmallock is located within a predominantly rural, agricultural area, comprising low lying open fields with intermittent hedgerows and scattered woodland, partially enclosed by stone walls. The ecological appraisal undertaken as part of the Town Walls Conservation and Management Plan identified that, in addition to the town walls, Kilmallock supports mainly urban habitats – buildings and hard landscaping, although there are areas of green open space such as the park adjacent to King's Castle, around the Priory and Collegiate Church, along the River Loobagh, together with the fields around the walls.

There are no designated ecological sites, such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), or Natural Heritage Areas (NHAs) located in Kilmallock or within 100m of the town. Following a record search and consultation, no records of rare or protected species were noted by the ecological appraisal.

Species associated with the walls were found to be common throughout Ireland and none considered to be of significant ecological value in their own right. Based on the 'Habitat Guidelines for Ireland' (Fossitt, 2000), the habitats of the walls were classified as 'stone walls and other stonework'.

Several mature trees are located in the immediate vicinity of the walls, and some small examples were noted growing on the walls. No significant stands of woodland occur close to the walls, so there is little or no understory vegetation. A large mixed woodland is located approximately 200m west of the town, providing important shelter, food and protection for invertebrates, birds and bats, and therefore a valuable element of the local ecology.

Gardens backing onto the walls potentially provide an ecological resource supporting bird species, invertebrates and small mammals, supporting biodiversity through the number of habitats present.

The Catholic Church and the Collegiate Church have small areas of amenity grassland within the walls. A children's play area, located along the western wall, has a small un-maintained area comprising rough, semi-improved grassland. There is also green space and a river walk by the River Loobagh.

The ruins of the Dominican Priory are surrounded by semi-improved grassland, while the College grounds have large areas of amenity grassland (playing fields).

The ecological value of the green spaces is considered to be low, but the areas do provide suitable habitats for invertebrates, small mammals and birds.

Fauna

There are no records of rare or protected species in Kilmallock. The walls, gates and vegetation on the walls have the potential to provide suitable roosting sites for bats, as well as potential for roosting in trees close to the walls. The River Loobagh also has the potential to be used as a 'flyway' for bats foraging and commuting to roost sites. All bat species are protected under the National Wildlife (Amendment) Act (2000) and are classified as European protected species under the Conservation (Natural Habitats, etc.) Regulations (1994).

The Town Park

The Famine Memorial Park, of approximately one hectare is located on Gerard Road. In the centre of the Park stands a tall limestone structure, with a large limestone cross inset in it, built in remembrance of the numerous victims of the Famine.

The River Loobagh

The low lying lands of the River Loobagh valley to the east of the town are very important to the landscape setting of medieval Kilmallock, as well as providing an appropriate open foreground to the historic monuments of the Dominican Friary and the Collegiate Church. From longer distance vantage points, especially from the Bruff road approach, the towers and spires of the historic monuments combine to form an impressive view of the medieval town against the backdrop of the Ballyhoura Mountains. In closer views, such as approaching the bridge over the river at Water Gate, and from glimpses between buildings on Sarsfield Street, the monuments can be clearly appreciated within the riparian landscape of the river valley. It is a main objective of this LAP to safeguard such views from inappropriate development that would detract the unique composition of landscape and townscape elements.



River Loobagh

Beyond the river valley, the landscape pattern of small irregular fields defined by hedgerows is of equal importance in securing an appropriate arrival experience to the town. Within these areas, development management objectives will be rigorously applied to ensure that the distinctive transition between the built form of the medieval town and the surrounding countryside is not diminished by inappropriate development.



View from the Bruff/Limerick Road towards the town

The Western Setting

The stature of the surviving walls is most evident from the west, but much of the area from where they can be appreciated is presently inaccessible to the public. The continuous length and height of the western walls presents an impressive, un-breached edge to the town rising from the open foreground. Safeguarding and enhancing this prospect needs to be considered as an integral part of the overall presentation of the town.



The Western Walls

3.5 Built Heritage

Kilmallock is distinguished by its built heritage and, in particular, the town walls which are recognised as one of the most striking examples of medieval walls in Ireland. The walls are a prominent feature of the built heritage, due to their near-completeness, their function as property boundaries and their effectiveness in defining the medieval character.

The walled defences are preserved for almost the entire circuit of the town. They are particularly impressive along the west side where the walls survive for nearly 600m. Elsewhere they remain at ground level, or exist as low walls rebuilt by succeeding generations.

Within the walls there are several considerable monuments, including Blossom Gate, King's Castle, the 13th century Collegiate Church of SS Peter and Paul, a late medieval stone mansion fronting the main street, as well as the remains of many stone buildings incorporated into the fabric of later structures. The Dominican Priory, established in 1291, is located outside the walls to the east of the river Loobagh.

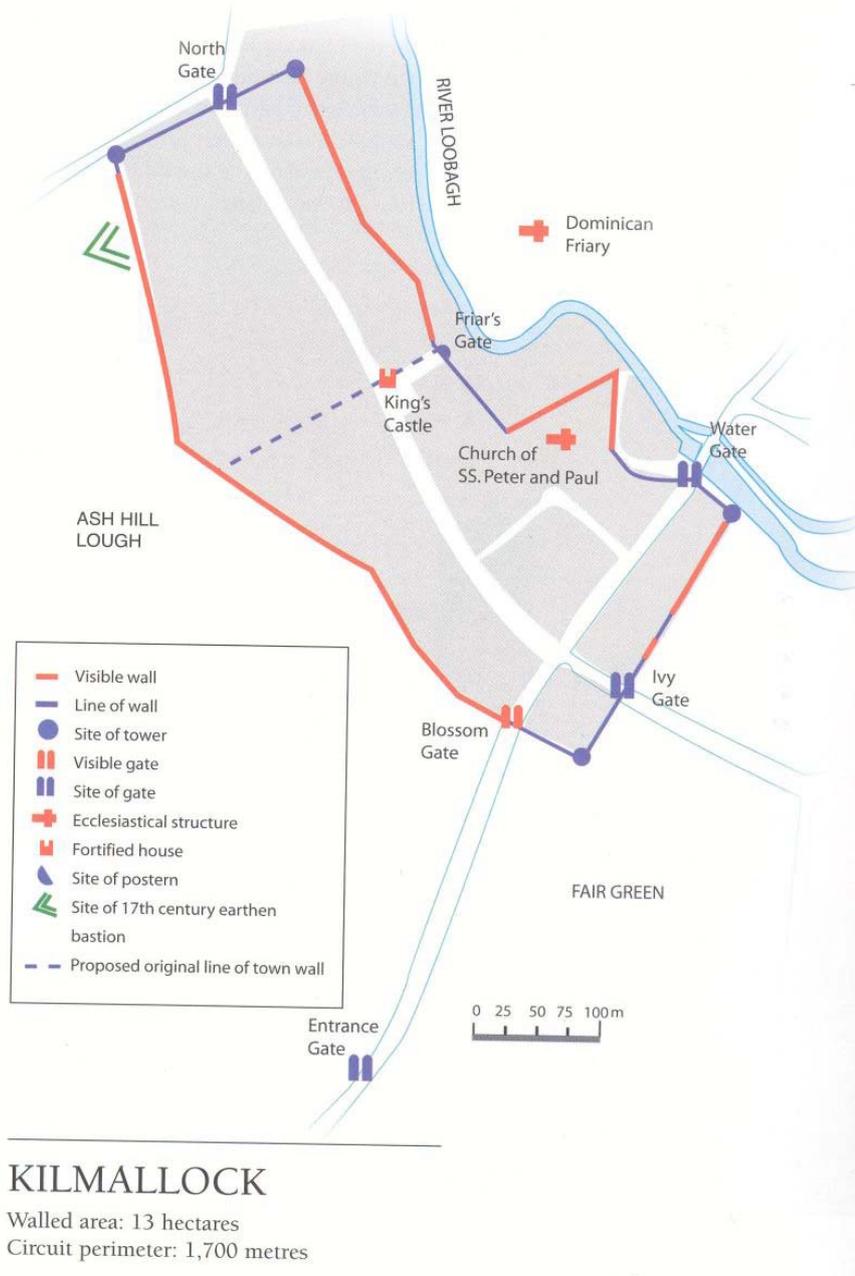


Figure 13: Kilmallock Town Walls (Source: ITWN)

Protected Structures

Forty-eight structures are listed in the Record of Protected Structures in the County Development Plan 2005-2011 – refer Appendix 4.

Architectural Conservation Area

The medieval core of Kilmallock is defined as an Architectural Conservation Area in the 2002 LAP, and in the County Development Plan 2005-2011.

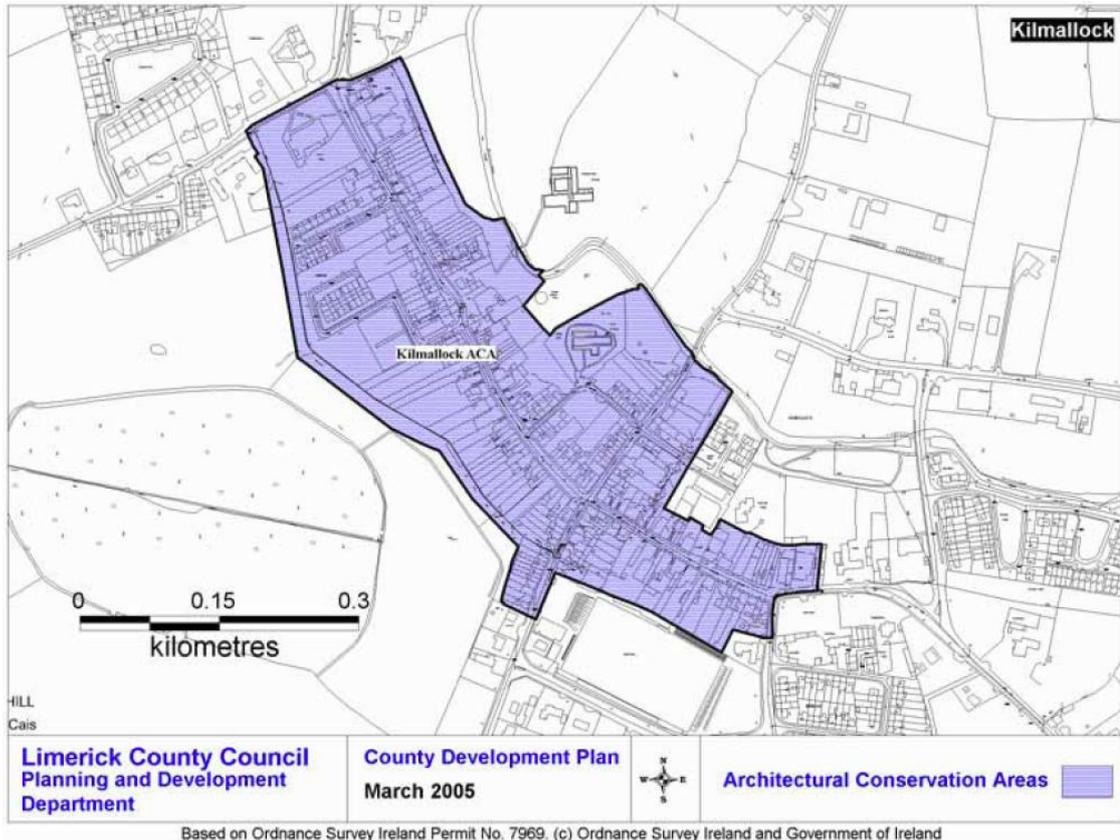


Figure 14: Kilmallock Architectural Conservation Area

3.6 Archaeology

The value of archaeological sites and monuments in Kilmallock is recognised by the planning authority as areas of archaeological importance. Where a development site coincides with an area of archaeological potential the planning application will be referred to the Department of Arts, Culture, Gaeltacht and the Islands for their recommendation. Their views together with the views and concerns of other interested bodies will be taken into account when assessing the planning application.

In cases where it is deemed that archaeology would be affected by a development, the planning authority will require archaeological investigations to be carried out either prior to a decision on a planning application or prior to commencement of development on site. Developers are also advised of additional requirements under the National Monuments (Amendment) Act, 1994.

Twenty-seven buildings are listed as **National Monuments** within the LAP Boundary in Kilmallock and are protected under the National Monuments (Amendment) Act 1994. See Appendices.

3.7 Access and Movement

Vehicle Circulation

Kilmallock is linked to a relatively good road network comprising:

- R515 Charleville – Tipperary
- R512 Limerick - Bruff - Fermoy
- R518 from Bruree
- R517 from Mitchelstown
- R18(R520) – Bruree/Newcastle West

The N20 can be accessed from Kilmallock through Bruree or Charleville (approximately 9.5km in both directions). Though no traffic study has yet been prepared, it is evident that the town suffers from congestion due to heavy through traffic accessing the Limerick-Charleville regional road.



Traffic on Sheare's Street

Parking

On-street parking is prevalent throughout the town centre, often contributing to traffic congestion and restricting available pedestrian space. A large public car-park (90 spaces) is located to the rear of Sarsfield Street, and a smaller public car park (20 spaces) at the corner of Railway Road and Milmount, off Wolfe Tone Street.

Public Transport

The level of public transport to and from the town is extremely inadequate and developing future services was seen as a key issue during public consultation for enhancing accessibility to Kilmallock for both residents and visitors.

Presently Bus Eireann provides:

- Two Monday to Friday services from Limerick to Kilfinnane, departing at 4.15pm and 7.40pm, stopping in Kilmallock ;
- Two weekday services from Kilmallock to Limerick departing at 7.45am and 12.15am;
- Service from Kilmallock to Kilfinnane on Saturdays, departing at 3.00pm.
(These times may vary and should be checked with Bus Eireann.)

The County Limerick and North Cork Transport Group Ltd operates a Rural Bus from Kilmallock to Charleville and Knocklong (Friday only, one service per day each way). These services are not suitable for commuting to education / work due to their frequency and length of trip time (55 min one way with Bus Eireann).

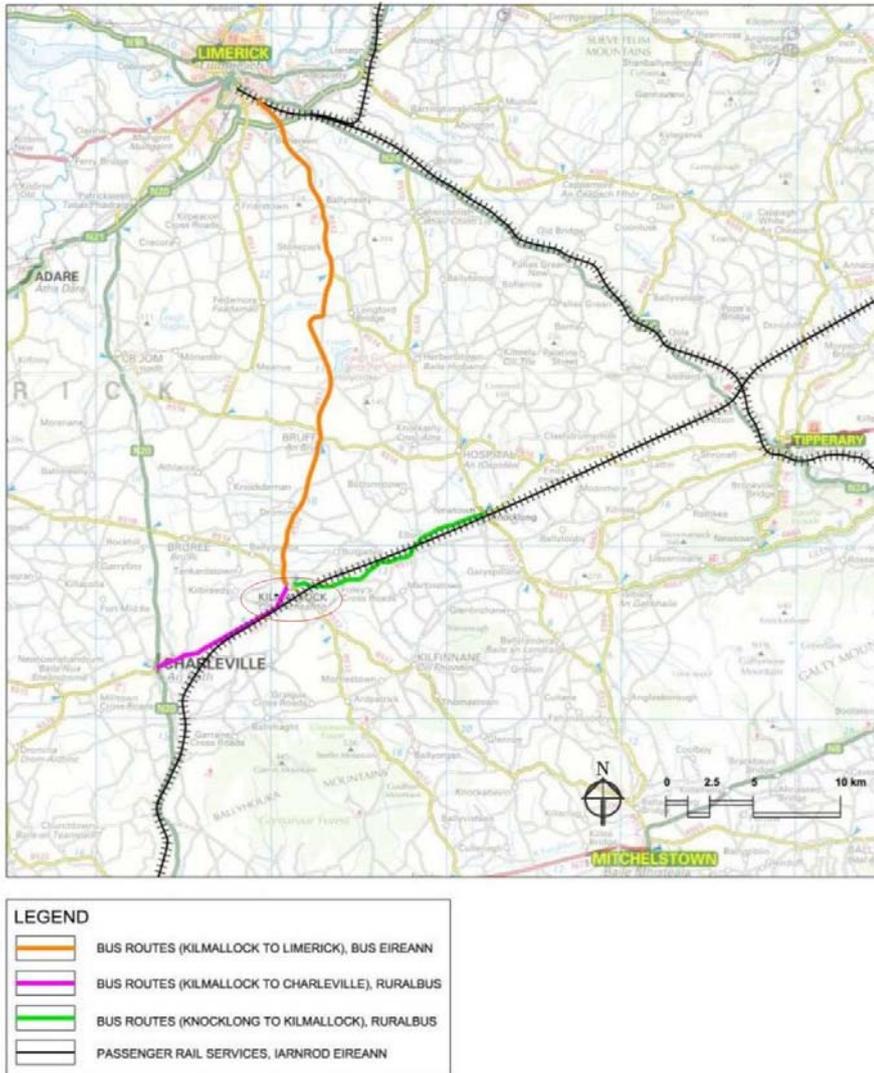


Figure 15: Existing Rail and Bus Routes

Kilmallock is located on the main Cork-Dublin railway line which serves Mallow, Cork, Charleville and Tipperary, however the Kilmallock Station is now disused. The closest stations are Charleville (10km) and Limerick Junction (36km).

Whereas it is understood that Iarnrod Eireann do not intend to reopen the railway station in the foreseeable future, the existing building and its surroundings need to be maintained clear from inappropriate development in order to allow future reopening opportunities. Providing a wider range of means of transportation for commuters and visitors is one of the key objectives of Sustainable Development, by reducing the dependence on private cars.

3.8 Retail

The majority of retail uses are concentrated in the centre of Kilmallock, on Sarsfield Street and Lord Edward Street, comprising relatively small units, with the exception of a supermarket (Supervalu). A few shops are located at the junction of Bruree and Limerick Roads, as part of the petrol station. There are two other petrol stations; one in the centre of the town, on Lord Edward Street, and the other at the junction of Charleville and New road (Gortboy), on the outskirts of the core, the latter of which also provide convenience shopping.

The national and regional Planning Policy Documents seek to consolidate the function of Kilmallock as a local hub, with particular emphasis on the commercial sector:

Document	Hierarchy	Goal
County Retail Hierarchy	"Tier 3 Level 2 Town Centre" of the Hinterland Area	Retail development Expansion of Town centre functions
County Retail Strategy	'Large town outside of the areas of urban influence'	Develop the town to make it a stronger centre for residential, commercial and industrial development'.

3.9 Infrastructure / Water Supply and Sewerage

A new Sewerage Scheme for Kilmallock is proposed and is currently awaiting approval from the DoEHLG. It includes :

- Wastewater Treatment Works (WwTW), catering for a Population Equivalent of 5,000, with associated outfall at the River Loobagh. The unit is located on Glenfield, at least at 150m from nearby dwellings. A Phase 2 extension of the WwTW is forecast for the period 2026-2046 to make it cater for 8,000 PE. Treated effluent is discharged into the River Loobagh;
- Main Lift Pumping Station (PS) and storm water holding tank at Glenfield ;
- Satellite pumping station in Deebert, with an emergency overflow outfall to the River Loobagh;
- Satellite pumping station in Ash Hill, with an emergency overflow outfall to the nearby stream;
- Satellite pumping station in Milmount, with an emergency overflow outfall to the nearby stream;
- Surface water pipeline from outside the Golden Vale Mart to the bridge beside the Riverview Estate with an associated outfall to the River Loobagh.

The existing treatment plan has a capacity of 2,200PE and is currently at capacity.

Drinking water for Kilmallock is extracted from the River Loobagh and treated at Ballingady water treatment. It is envisaged that there is sufficient water supply capacity to cater for the requirements of the Local Area Plan.

3.10 Waste Management

Opened in 2004 on Bruree Road, the Kilmallock Civic Amenity Facility is one of the three household waste recycling centres in County Limerick, providing a range of recycling facilities.

3.11 Broadband

Broadband connectivity is a necessity for any town to attract new industries and new residents. The Department of Communications, Marine and Natural Resources indicates that a large choice of broadband providers is available in Kilmallock through DSL, Mobile or Satellite systems.

3.12 Summary of Main Planning Issues

The public consultation has revealed the following planning issues for Kilmallock:

1. Conservation and protection of natural and built heritage;
2. Realisation of the recommendations of the Town Walls Conservation and Management and the Public Realm Plans 2008;
3. Development of employment opportunities;
4. Promotion of the town as a regional tourism destination;
5. Strengthening of the retail core; and
6. Securing effective traffic management within the town centre.

This LAP seeks to address these issues by directing and coordinating new development through the formulation of Core Strategy Objectives and Policies, Development Management Policies and the Urban Development Framework.



The Catholic Church and Collegiate Church as viewed from the River Loobagh bridge

3.13 SWOT Analysis

The following table summarises the strengths, weaknesses, opportunities and threats as identified through the site appraisals and public consultation process:

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Good location on regional road network • Good access to Limerick and Tipperary • Important historical features, with town walls in particular • Attractive natural amenities • Good provision of housing opportunities 	<ul style="list-style-type: none"> • Heavy traffic through town centre • Congestion from on street parking • Poor public realm and inadequate public spaces • Limited employment opportunities • Poor development of retail • Poor public transport facilities 	<ul style="list-style-type: none"> • Potential for new distributor road to west of town • Strong potential of development of the tourist industry • Enhancement of public realm and public spaces • Enhancement of the River Loobagh surroundings • Town centre enhancement and off street parking • Reopening of the railway station 	<ul style="list-style-type: none"> • Recent developments with few facilities and poor urban form • Lack of employment for local community • Loss of natural and historical features that contribute to townscape character, and of the town walls in particular

Table 2: SWOT Analysis

4. CORE STRATEGY

The Core Strategy sets out the vision, strategic objectives and core policies for the future development of Kilmallock. The Development Framework translates these objectives and policies into a spatial strategy for the town, as well as providing the foundation that will shape the future development of Kilmallock beyond 2015.

4.1 The Vision for Kilmallock

The overall goal for the future of the town is:

- To conserve and enhance the unique historic aspects of Kilmallock to give a quality environment for the continued benefit of the local community and visitors; and
- To realise the potential contribution of tourism and leisure to the economy of Kilmallock, building on the role of the town both as a destination in its own right and also as the regional tourism hub of south-east County Limerick.

In addition the town should continue to develop as a good place to live, with high quality housing meeting local needs and with a good quality of life, and where leisure and recreational activities are available to all.

Limerick County Council is committed to delivering this vision through working in partnership with local people and organisations, and through promoting the objectives and policies contained within this LAP.

LAP Vision:
<p>To improve the quality of life for both residents and visitors, both now and in future generations, it is necessary for Kilmallock to build upon its strengths by promoting:</p> <ul style="list-style-type: none">• An enhanced and sustainable tourism industry developed around the heritage and natural features, with provision of visitor accommodation and activities;• An enhanced town centre, easily accessible by cars and pedestrians. This will follow the measures taken through the Public Realm Plan, and will be guided by a Development Framework Plan as part of this LAP.• A compact settlement of adequate size or critical mass;• A pedestrian-friendly environment;• A good mix of uses and opportunities for employment;• A high standard architecture and a sustainable urban form;• A dynamic retail core; and• A reinforced public transport network.

4.2 Strategic Objectives

The County Development Plan (CDP) emphasises that the development of settlements must be promoted in a planned and sustainable manner. Urban sprawl on the edge of towns and villages should be avoided and a clear distinction between built up areas and the open countryside maintained. Strengthening the fabric of towns and villages through public-private collaboration and encouraging the regeneration of derelict and obsolete areas should also support the long-term viability of settlements in rural areas. In particular, it is acknowledged that the proliferation of one-off rural houses does not strengthen rural communities in the long term. This can only be achieved through making settlements more attractive places to live and providing employment opportunities.

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

In addition, the LAP includes specific objectives for safeguarding the town walls and for improving their physical condition, presentation and appreciation.

In order to achieve these aims, the following Strategic Objectives have been established to underpin the LAP, and aims and methods to achieve the objectives have been identified:

Objective 1:

An enhanced Physical and Natural Environment

- To assist the various agencies and groups responsible for the conservation and management of the town walls in formulating, planning and implementing a successful conservation and management programme for this unique national monument;
- To improve public awareness and increase knowledge and appreciation of the town walls and their significance at local, regional, national and international levels;
- To form part of the wider national and international Walled Town heritage, sharing good practice, skills and expertise;
- To ensure sufficient land is zoned for development so as to strengthen and consolidate the existing urban form and support the long term viability of the town;
- To establish a clear development boundary in accordance with the needs of the town and based where possible on recognisable physical features;
- To maintain a clear physical and visual edge to the town that reinforces the distinction between the built-up area and the open countryside;
- To protect and enhance the historical features and their surroundings;
- To protect the characteristics of the burgage plots inherited from medieval times;
- To protect and enhance the River Loobagh and its environment;
- To introduce land designations where necessary to protect important structures, natural features and views;
- To protect water quality and maintain bio-diversity; and
- To encourage the reduction, reuse and recycling of waste and improve energy efficiency to reduce the impact of climate change.

<p>Objective 2: A Consolidated and Vibrant Town Centre</p> <ul style="list-style-type: none"> • To reduce congestion and improve pedestrian and motorist safety in the town centre by safeguarding a route corridor for a distributor road to the west of the town and by encouraging off-street parking; • To protect and improve the public realm for pedestrian legibility and permeability; • To upgrade the physical environment in the town centre, by introducing improved services, environmental improvements and encouraging the sensitive redevelopment of derelict and under-utilised sites in the town centre; • To protect and improve existing retail and residential amenities and provide for appropriate retail /residential/ infill development, having regard to the scale, character, topography and amenities of the area; • To relocate unsuitable uses out of the town centre area; and • To formulate a set of design and density guidelines to encourage development that will reinforce the particular physical qualities of the town.
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<p>Objective 3: A Strong Local Economy</p> <ul style="list-style-type: none"> • To designate areas for town centre and employment uses; • To designate suitable areas zoned to encourage economic development providing a range of retailing and service opportunities for residents in the town; • To encourage the regeneration of the town centre to support existing local businesses addressing pedestrian accessibility and traffic movements; • To encourage tourism related development where appropriate and in a sustainable manner; • To protect existing tourism related uses where necessary through zoning designations; and • To encourage the re-opening of the Railway station and multiply bus services in order to provide better transportation for commuters and visitors.
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<p>Objective 4: A Vibrant Community with convenient Local Services and Amenities</p> <ul style="list-style-type: none"> • To promote a range of house types and sizes to cater for all ages, household sizes and income groups; • To designate specific sites for additional services and facilities to cater for the current and future needs of the population; • To ensure that a high level of local services and amenities in terms of sports / recreational play facilities, educational, community, childcare and retail provision are provided in tandem with new housing development; • To encourage the role of Kilmallock as a local service centre for the surrounding rural hinterland; and • To reserve land for public open space, recreational and sports facilities and parks/walkways.
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<p>Objective 5: An Accessible and Legible Town</p> <ul style="list-style-type: none"> • To establish a safe and user-friendly movement framework to improve permeability and accessibility within the centre of the town and between the various land uses outside the town core; • To ensure that the local road network provides ease of access for residents between the various residential and employment areas; • To provide for a more pedestrian and cyclist friendly environment in the town which reduces conflict between the needs of pedestrian and motorist; • To provide amenity walks within and through the town and linking the various natural and heritage features; and • To ensure that both visitors and residents have access to varied means of transportation to and from Kilmallock, with an emphasis on public transport.

4.3 Core Policies

Sustainable Development

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

Core Policy 1: Sustainable Development

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

Explanation:

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

To achieve sustainability it is considered that new development should be contained within the settlement boundary, with an emphasis on high quality design. This will ensure that the town can develop as a positive and balanced community within a coherent physical framework that encourages an efficient and sustainable use of land. This strategic objective is defined through a range of policies and land use designations that seek to control, guide and encourage forms and types of development at appropriate locations within the town. The town expansion areas are the areas within the settlement boundary where the LAP will seek to direct the future development of the town, as set out in the Development Framework Plan (Section 6).

Development Uses

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

Core Policy 2: Development Uses

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

Explanation:

Future development within Kilmallock is concerned with new residential allocations on lands located around the town centre and existing developments, as well as Industrial uses and other community and employment uses within the town centre and other selected sites as identified on the Land-Use Zoning Map.

The plan area also includes several built and natural heritage features requiring additional protection, and the following areas in particular:

- *The town walls have been included in an Architectural Conservation Area to provide effective protection and enhancement of their surrounding;*
- *The 15m and 20m buffer zone established in the previous LAP will continue within the town walls throughout the town. This states that there will be no development within 15m of the town wall and no up-standing development within 20m. In addition, within this LAP the buffer will be extended on the exterior of the West wall for 40m from the exterior wall face and on the east wall as far as the River Loobagh;*
- *The open spaces surrounding the Dominican Priory and the Collegiate Church, located on the townlands of Kilmallock, Proonts and Coolroe, are designated on the Land-Use Zoning Plan as Natural Open Spaces within a “Special Control Area”, in order to safeguard the settings of these unique monuments. The same classification applies for lands located to the west of the town, running along the northern border of the Ash Hill woodlands, in order to protect and enhance the impressive views from Glenfield Road towards the western town wall;*
- *Since the publication of the last LAP the town defences, walls, ditches, and gates have been designated as National Monuments.*

The Land Use Zoning Plan encourages a variety of uses in a manner that promotes the concept of a balanced residential community with appropriate services and facilities, while ensuring that the town retains its character and continues to function effectively as a compact physical place with good accessibility and high quality public spaces. The development of residential land will be carefully monitored by the Council to ensure that the overall requirements are being delivered.

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

Development Proposals Generally

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

Core Policy 3: Development Proposals Generally

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

- (a) Are located within the settlement boundary as defined in the Urban Development Framework and areas zoned for the appropriate development use on the Land Use Zoning Map;
- (b) Do not conflict with the principles of proper planning and sustainable development of the area, such as are detailed in the Urban Development Framework in the LAP and the Development Management Guidelines in the County Development Plan;
- (c) Protect and enhance the town's physical character, and built and natural environment;
- (d) Do not adversely affect the Kilmallock Town Walls or gates etc or any other Recorded Monuments in the town;
- (e) Do not adversely affect neighbouring properties' residential amenities and those of the surrounding area;
- (f) Do not create traffic hazards or congestion; and
- (g) Promote the development of Kilmallock as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form and a variety of land uses and activities.

Explanation:

High quality design can have a significant positive impact on the character and vitality of areas where it is achieved, but it needs to be developed from an understanding of the nature and character of its location and the elements that will contribute to sustainable development. This policy will ensure that the strategic objectives and the key design principles described elsewhere in this plan are incorporated into the consideration of all planning applications.

It is the policy of the Council to favourably consider forms of development only where it accords with the Urban Development Framework, Land Use Zoning Map and all other architectural and design guidance set out in the LAP. Any significant divergence from the guidance must adequately demonstrate how such divergence would be of greater benefit in achieving the strategic development objectives for Kilmallock as set out in this plan.

To achieve sustainability, applications for development also need to demonstrate that they contribute to the revitalisation of the town in a manner that is sympathetic to its character and surroundings, through:

- *Promoting the redevelopment of derelict, obsolete or brownfield sites;*
- *Encouraging the development of backlands where this strengthens the streetscape and continuity of the urban grain, while respecting the boundaries of the burgage plots which date back to Kilmallock's earliest days;*
- *Supporting the role of the town centre as the principal commercial area;*
- *Encouraging a mix of uses in the town centre;*
- *Enhancing the town centre through the promotion of appropriate infill development and increased densities subject to high standard of layout, design and finish and having regard to the town vernacular, location and heritage; and*
- *Ensuring that there is a sufficient mix of commercial and residential development.*

4.4 Land Use Zoning

The Land Use Zoning Plan is included in Appendix 1.

The land use zonings will be used to guide development to appropriate locations and should be read in conjunction with both the Zoning Matrix and the Urban Development Framework. The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered most appropriate in each area. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the plan. In the control of development, zoning seeks to delimit competing and incompatible uses so as to promote greater environmental quality and thereby rationalise the land use pattern of the town.

Core Policy 4: Land Use Zoning

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

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

Explanation:

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

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

4.5 Land Use Zoning Categories

The various categories of zoning incorporated on the Land Use Zoning Map and the Zoning Matrix are defined as follows:

Town Centre / Mixed Use

The purpose of this zoning is to protect and enhance the character of Kilmallock town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of an established town, while guiding the development of an expanded consolidated town centre area. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors, having regards to the buffer zone of the town walls.

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

It is an objective of this LAP to consolidate the activity of the town centre, while preserving its historical and natural features. It is the policy of the Council to:

- Enhance and support the development of Kilmallock's town centre as the principal location for retail and commercial uses that provide goods or services;
- Maintain the mixed use character of the town centre by supporting the variety of uses particularly on Sarsfield Street and Lord Edward Street;
- Encourage a mix of compatible uses that will contribute to an enhanced provision of a range of town centre uses and which will consolidate the retail core as the primary activity and business centre for the town;
- Encourage the integration of residential areas with the town centre;
- Encourage the development of land uses that are considered particularly important to the viability and vitality of town centres such as retailing and general offices;
- Provide for anticipated car parking and commercial delivery demands within the town centre;
- Improve the quality of the public realm generally within the town centre, including hard and soft landscaping and following the recommendations of the Public Realm Plan; and
- Promote improved pedestrian accessibility, permeability and safety within the town.

Established Residential

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

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

New Residential

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

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

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 in the open countryside. Suitable edge-of-town lands have been identified within the LAP boundary that would provide the opportunity to cater for such housing, so as to help regulate sporadic development in the rural areas. It is the policy of the Council to:

- Promote Lower Density Residential Development in outer settlement edge locations, where plot sizes have a minimum site area of 1,000sqm and contain detached houses of varying design;
- Encourage a high standard of urban design in new residential serviced sites areas led by a design brief / masterplan approach; and
- Have regard to the Urban Development Framework in proposed new developments and appropriate densities as set out in the DoEHLG 'Sustainable Residential Development in Urban Areas' 2008.

Parks, Leisure and Sport Areas

The areas zoned as "Parks, Leisure and Sport Areas" are dispersed throughout the town, and include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, and landscaped areas. It is the policy of the Council to:

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

Natural Open Spaces

The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The LAP has included designations for both existing and planned new open spaces. It is a strategic goal of the plan to provide and improve public open spaces in Kilmallock. The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits. It is the policy of the Council to:

- To identify and preserve areas of ecological value where green corridors can be maintained to enhance biodiversity within the town, in particular along the Loobagh River;
- To identify and preserve important views, and particularly views from the approach roads to Kilmallock, as identified on the Land Use Zoning Map;
- To identify and preserve green settings which strengthen the visual impact of the important historical features of Kilmallock; and
- To acknowledge the potential risks of flood hazard to ensure sustainable drainage patterns can be maintained for storm water runoff.

Special Control Area

It is a strategic objective of this LAP to reinforce the heritage significance of Kilmallock through the introduction of a Special Control Area extending across the Natural Open Space zoning that provides the eastern and western landscape settings for the town walls and for the sites of the Dominican Priory and the Collegiate Church. Within the Special Control Area development would be limited to recreational and agricultural uses where compatible with safeguarding the visual and physical integrity of the protected structures. All other forms of development and non-conforming uses within this zone would be resisted.

Buffer Zone

The Buffer Zone defines an area where the construction of a building within 20m either side of the town walls and any other development within 15m either side of the walls will be prohibited. In addition, the buffer will be extended on the exterior of the West wall for 40m from the exterior wall face and on the east wall as far as the River Loobagh.

This will improve the visibility of the walls, by allowing clearing of the surroundings of the walls from any inappropriate developments (such as services) or vegetation. It will also allow better access for repairs and consolidation work, and allow essential archaeological research below ground.

Community

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

Industrial Areas

The purpose of this zoning is to facilitate the development and expansion of existing and new commercial / industrial uses within Kilmallock. This designation is intended to facilitate business-park / light industry / bulk retailing / transport / logistics type uses, thereby facilitating important

employment opportunities within the town. However some restrictions, which may apply in these zoned areas, ensure that the viability of retail in the town centre is not compromised.

The aims of this land use-zoning objective include:

- (a) To provide sufficient land to encourage new enterprise within Kilmallock; and
- (b) To ensure any retail provision is compliant with the Retail Planning Guidelines and does not detract from the viability of the town centre Core Retail Area.

Agricultural Areas

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

Utility

The purpose of this zoning is to provide for essential public services, existing and planned, such as Eircom and Waste Water Treatment plants. Provision for a possible new cemetery is also included in this zoning.

Tourism

The purpose of this zoning is to encourage the development of tourist facilities, for both interpretation and accommodation, which are presently lacking in Kilmallock. The specific tourism zoning proposed on the eastern fringe of the town centre is intended to be linked to the medieval core by a defined pedestrian route. This area also benefits from one of the most striking views over the eastern town walls, Collegiate Church and Friary.

Land Use Zoning Matrix

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

✓ = Generally Permitted

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

O = Open for Consideration

An Open for Consideration use is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and conforms with the proper planning and sustainable development in the area.

X = Not Permitted

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

KILMALLOCK LAP 2008 LAND USE MATRIX	Established & New Residential	Town Centre	Industrial	Agricultural	Utility	Community	Parks, Leisure and Sport	Natural Open Space	Special Control Area
Advertising Panel	X	O	O	X	X	X	X	X	X
Agricultural Machinery Sales	X	O	O	X	X	X	X	X	X
Amusement Arcade, Cinema, Dance Hall	X	✓	O	X	X	X	X	X	X
Bank	O	✓	O	X	X	X	X	X	X
Car Repair	X	O	O	X	X	X	X	X	X
Car Sales	X	O	✓	X	X	X	X	X	X
Church / Community / Leisure Recreational Centre	✓	✓	O	X	X	✓	✓	O	X
Dwelling	✓	O	X	X	X	X	X	X	X
Educational	✓	✓	X	X	X	✓	X	O	X
Childcare Facilities	✓	✓	O	X	X	✓	X	O	X
Flat / Duplex	✓	✓	X	X	X	X	X	X	X
Group Housing, Permanent & Temporary Halting Sites & Transient Sites For Travellers	O	O	O	X	X	X	X	X	X
Guesthouse / B&B	O	O	X	X	X	X	X	X	X
Garden Centre	O	O	O	X	X	X	X	X	X
Hair Dressing Salon	O	✓	O	X	X	X	X	X	X
Health Centre/ Clinic	O	O	O	X	X	O	X	X	X
Hospital	X	O	O	X	X	O	X	X	X
Hotel / Conference Facility	O	O	X	X	X	X	X	X	X
Industry: General (Heavy)	X	X	✓	X	X	X	X	X	X
Industry: Light	O	X	✓	X	X	X	X	X	X
Local Shops / Convenience Retail	O	✓	X	X	X	X	X	X	X
Nursing Home / Retirement Complex	O	✓	X	X	X	O	X	X	X
Office	O	✓	O	X	✓	X	X	X	X
Petrol Station	X	O	✓	X	X	X	X	X	X
Pub / Bar / Nightclub	X	O	X	X	X	X	X	X	X
Recycling Centre Small (E.G. Bottle Banks)	✓	✓	✓	✓	✓	✓	X	✓	X
Recycling Centre: Amenity Sites / ELV Storage	X	X	✓	O	✓	X	X	O	X
Regional Shopping / Shopping Centre	X	O	X	X	X	X	X	X	X
Restaurant / Cafe	O	✓	O	X	X	X	O	X	X
Retail Warehousing / Bulk Retail*	X	O	✓	X	X	X	X	X	X
Supermarket <900sqm	X	✓	O	X	X	X	X	X	X
Supermarket >900sqm	X	O	O	X	X	X	X	X	X
Take-Away	X	✓	O	X	X	X	X	X	X

Table 3: Land Use Zoning Matrix

Key: O = Open for Consideration

X = Not Permitted

tick = Generally Permitted

5. DEVELOPMENT MANAGEMENT POLICIES

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

5.1 Housing

Estimated Land Requirements for New Housing

The demand for lands to be available for residential development over the next 6 years and in the longer term (9 years) has been determined by assessing projected demographic changes and the role of the town within the County Settlement Strategy. The lifestyle offered by the town combined with the range of community / educational facilities, future employment opportunities, historical heritage, natural setting and high quality environment is expected to support Kilmallock’s popularity as a residential settlement.

Based on an averaging of past demographic trends projected forward, the maximum population of the town is predicted to increase to approximately 1,686 persons by 2015, and to approximately 1,752 persons over the nine-year period up to 2018.

By applying the national household size of 2.66 persons per household, it is estimated that a maximum of approximately 59 additional dwelling units may be required during the plan period and a further 25 dwelling units beyond the longer period up to 2018.

Based on an average density of 30 dwellings per ha for Residential zoned areas and 10 dwellings per ha for Serviced Residential Sites, and incorporating a factor of 2 to acknowledge the fact that not all lands identified for development will be developed over the plan period, approximately 6.33ha of residential land will be required for new housing in order to cater for potential demand within the town over the plan period, and a further 2.65ha for the following 3 years.

Land Use Requirements for the Plan Period (up to 2015)	
Population (2015)	1,686
Residential (approx 70% of Requirement) (ha)	2.77
Serviced Residential (approx 30% of Requirement) (ha)	3.56
Total Residential Land Required (ha)	6.33
Zoned Residential Land Available (Uncommitted) (ha)	32.5
Land Remaining (hectares)	+26.17

Table 4: Housing Requirements for the Plan Period (to 2015)

Land Use Requirements beyond the Plan Period (2015-2018)	
Population (2018)	1,752
Residential	1.16
Serviced Residential	1.49
Total Residential Land Required	2.65
Zoned Residential Land Available (Uncommitted)	26.17
Land Remaining (hectares)	+23.52

Table 5: Housing Requirements beyond the Plan Period (2015 to 2018)

<p>Policy H1: New Housing Development</p> <p>It is the policy of the Council to ensure that all new housing developments:</p> <ul style="list-style-type: none"> (a) Facilitate the anticipated levels of growth of the town in the long term; (b) Provide for a range of house types, sizes and tenures to meet varying housing needs; (c) Provide well designed, attractive, functional and supervised amenity public open spaces with particular regard to the Open Spaces requirement as set out in the Urban Development Framework; (d) Developers will also be required to provide an equipped children's playground in association with open space provision where a development scheme would be greater than 800 metres from an existing easily accessible equipped children's playground; (e) Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas; (f) Provide high quality residential layouts in accordance with the Urban Development Framework of this plan; and (g) Conform to the DoEHLG 'Sustainable Residential Development in Urban Areas' 2008.

Explanation:

It is a core objective of the LAP to provide for existing and future housing requirements by facilitating residential growth in a way that balances future housing needs with the need to protect the town's specific historical, physical and natural qualities. This includes accommodating the various housing needs of the existing and future populations that reflect the role of the town as a local service centre and as a commuting centre. Therefore, it is considered a priority to provide sufficient housing units in Kilmallock that reflect the varying incomes, household sizes, house types and tenures for all housing markets.

Serviced Sites

Although still predominantly agricultural in character, it is recognised that the rural areas surrounding Kilmallock are coming under increasing pressure for one-off urban generated housing, including ribbon development along the approach roads.

To help strengthen and consolidate the settlement structure and reverse the decline in the smaller towns and villages in the county, residential serviced sites will be promoted by the Council in the settlements where services already exist. Residential serviced sites are also recognised as offering an alternative to the individuals wishing to build and design their own houses in small towns and villages rather than in the open countryside.

Policy H2: Serviced Sites

In recognition of the demand for one-off urban generated rural housing, the Council has identified suitable edge-of-town lands within the LAP boundary that would provide the opportunity to cater for 'serviced sites', so as to help regulate sporadic development in the rural areas.

Any serviced sites shall not be less than 0.10 hectares (0.25 acres) and a Master Plan should be produced by the developer showing the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.

Where on site waste-water treatment is required, a minimum site area of 0.2 hectares (0.5 acres) will be required. This may be subdivided once the new Sewerage Scheme is complete.

Explanation:

It is desirable that serviced sites of not less than 0.10 hectares (0.25 acres) are provided, except in exceptional circumstances. Larger sites will be required for housing exceeding 250sq.m. to allow for sufficient private amenity space, parking and landscaping.

While individual house design on the serviced sites is encouraged, the overall design of the scheme must be consistent in terms of scale, proportions and material finish. Traditional forms and materials appropriate to the setting should be used. A masterplan should be produced by the developer showing the overall layout, infrastructure, services and landscaping for the whole of the serviced site development during the planning application stage. All future development should be constructed thereafter in accordance with the masterplan, unless otherwise agreed with the planning authority.

Infill Development

The over-riding approach to development in Kilmallock town centre, and especially within the town walls, will wherever possible be one of retention, restoration, consolidation and improvement of the existing building and townscape fabric, in a manner which respects its special character. It is generally recognised that the best method of conserving historic buildings is to keep them in active use.

The Council will also actively promote the re-development of derelict and under-utilised sites where these can accommodate suitable uses that support the viability of the town centre.

Given the 'Walled Town' status of Kilmallock, the planning authority will take into account the following ICOMOS guidelines when considering any proposal for infill development:

- *Observe the existing scale of the town in all new developments, to respect its character, its dominant buildings and its relation to the landscape;*
- *Retain the specific visual qualities of urban spaces, streets and squares not only in isolated 'tradition islands' but throughout the town's fabric, so as to provide at the very least, a continuous network linking the main points of interest;*

- *Avoid the destruction of historic elements which at first sight, might seem to be of minor importance but those whose cumulative loss would be irretrievable; and*
- *Search for appropriate new uses for empty buildings, which would otherwise be threatened with decay.*

Policy H3: Housing Density and Infill Development
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<p>It is the policy of the Council to:</p>
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| <ul style="list-style-type: none"> (a) Promote the concept of a 'compact town' by encouraging appropriate forms of development in suitable locations and by resisting sporadic isolated developments; (b) Conform with the DoEHLG 'Sustainable Residential Development in Urban Areas' 2008; (c) Encourage the development of backlands with the creation of new vehicular and pedestrian linkages with Glenfield Road, Charleville Road and Railway Road, while facilitating the filling of gap and infill sites along the main roads; (d) Encourage forms of development within the town centre that respects the existing streetscape, building forms, burgage plots and historic context; (e) Promote the redevelopment of derelict sites in Kilmallock, in a sensitive and appropriate way that reflects existing physical attributes and local character; and (f) Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas. |
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Explanation:

This policy is intended to encourage forms of development that respect the established character and identity of the town by adopting strong urban design principles. Applications will be assessed within the context of the Urban Development Framework and the way in which the proposed residential or mixed-use schemes contribute to the quality of the town's physical character in relation to layouts, public open space provision, access arrangements and architectural treatments. The appropriate density and general form of proposed development will be assessed in relation to its proximity to the town centre, impact on the neighbouring properties, efficient use of the site and availability of public utilities.

Social and Affordable Housing

High priority will be given to the provision of social and affordable housing to meet the needs identified in the County Council's Housing Strategy (2001-2006 presently under review). All lands identified on the Land Use Zoning Map as *New Residential, Town Centre, Established Residential Areas and Serviced Sites* will be subject to the requirements of Part V of the Planning and Development Act 2000 in relation to the provision of social and affordable housing.

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

Policy H4: Social and Affordable Housing
<p>It is the policy of the Council to ensure that housing development of five or more units on lands or sites greater than 0.1ha conform to the provisions of the Housing Strategy and Part V of the Planning and Development Act 2000 (Amended) in respect of social and affordable housing provision.</p> <p>Applicants may reach an agreement with the Council and either reserve land, sites or units within the proposed development or the functional area of Limerick County Council and / or make a financial contribution equivalent to 20% of the permitted development for the provision of social and affordable housing, in accordance with the Housing Strategy.</p>

Explanation:

Housing affordability has become an increasing problem in Kilmallock and elsewhere in the county. This policy intends to secure affordable housing in accordance with the County Housing Strategy based on a ratio of 3:1 affordable (15%) / Social (5%). In calculating the required number of social and affordable dwellings required on any development site, the total number of proposed dwellings will be multiplied by 0.2 and the result rounded up or down to the nearest whole dwelling (0.5 and above rounded up).

Special Needs

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

Policy H5: Special Needs
<p>It is the policy of the Council to facilitate the provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing. The integration of such housing into developments located near services and community facilities will be encouraged.</p>

Explanation:

The provision of accommodation targeted at people with specific housing requirements will require co-operation between Limerick County Council and the various service providers and between the Planning and Housing Departments within the Council. The Council will strive to provide the necessary accommodation facilities in suitable locations in proximity to the town centre.

Childcare Facilities

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

Policy H6: Childcare Facilities

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

Explanation:

Facilitating adequate childcare facilities to accommodate the requirements of an expanding population is a key challenge for expanding settlements in all parts of the county. This policy will ensure that childcare facilities will be provided as the demand for such services emerges in line with population growth. New housing developments can provide a suitable means of delivering childcare infrastructure through the provision of purpose built facilities closest to those who will benefit from that service.

*Impact on residential amenity is an important consideration in assessing applications for such developments. Traffic generation and impact on road safety will also be considered. In line with the *Childcare Facilities – Guidelines for Planning Authorities 2001*, suitable sites for full day care facilities would include detached houses / sites or substantial semi-detached properties with space for off-street parking and / or suitable drop-off and collection points for customers and also space for an outdoor play area.*

Traveller Accommodation

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

POLICY H7: Traveller Accommodation

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

Explanation:

Limerick County Council is currently preparing a Traveller Accommodation Programme and will monitor the requirements of the Travelling community within the LAP area for any future accommodation requirements. The Traveller programme will cover the period 2009-2013 and follow the current 2005-2008 Programme (see section 1.5.c). The Integrated Plan for the Delivery of Public Services to Travellers in County Limerick aims to develop an interagency approach to the delivery of Traveller specific services at local level in order to improve the

opportunities for Travellers. The Council will support and encourage innovative community-based initiatives to provide services to the Traveller community in Kilmallock, with a view to addressing the issue of social exclusion.

5.2 Built Environment and Heritage

Built Environment

Kilmallock has a highly attractive built and natural setting with a special historical and architectural heritage. The town contains many individual features of archaeological, historical and architectural interest, which are worthy of protection. Most of the town-centre, including the medieval walls, was designated as an Architectural Conservation Area in the 2002 LAP in recognition of special heritage and architectural qualities of the area. Town defences, walls, ditches, gates etc. are National Monuments protected under the National Monuments Act (1930-2004).

Kilmallock is also one of the 20 towns in the Irish Walled Towns Network (IWTN), established by the Heritage Council in April 2005, and the consequent Town Walls Conservation and Management Plan 2008 provides the broader policy framework for the protection and enhancement of this significant feature of Kilmallock's built environment.

It is a core objective of this LAP to enhance the character and commercial vibrancy of the town centre by protecting historic buildings or groups of buildings, the existing street pattern, plot sizes and scale, while encouraging the construction of appropriate mixed-use development where suitable in the newly zoned area of the town-centre.

The protection and enhancement of the built heritage is important in the achievement of sustainability and is therefore a prominent feature of the development management policies.

Policy B1: Built Environment
<p>It is the policy of the Council to seek to protect and enhance the quality of the built heritage within Kilmallock by:</p> <ul style="list-style-type: none"> (a) Maintaining and enhancing the character of the existing high quality urban environment; (b) By protecting and improving visibility of the town walls, as defined in the Conservation and Management Plan; (c) By protecting and enhancing other buildings and areas of cultural and historic interest; (d) Promoting an appreciation of the town's particular architectural and cultural heritage; (e) Ensuring that new development proposals will not adversely impact upon the quality of the town's physical character; (f) Encouraging the use of locally sourced or sustainable materials for conservation or enhancement works; and (g) By protecting and enhancing natural areas within the town and creating linkage where development opportunities arise.

Explanation:

A key objective of the LAP is to attain a balance between the need to protect and conserve the important physical characteristics of the town and the social and economic aspirations of a

settlement that is likely to experience growth. This policy is intended to ensure that the built heritage of Kilmallock is given adequate protection and to encourage forms of development, which respect the town's specific physical qualities. The preservation of the town walls and the town's character is a particularly important element of the plan.

Policy B2: Kilmallock Town Public Realm Plan 2008
It is the policy of the Council to pursue the means for developing and delivering the most effective presentation, management and development of the Walled Town as resources permit and in accordance with the recommendations of the Public Realm Plan.

Explanation:

The need to retain and reinforce the town's sense of place, not only for visitors but also for local residents and businesses, is fundamental to the sustainable development of the town.

Measures to be pursued will include:

- *Enhancing first impressions and the welcome towards the visitor;*
- *Promoting local distinctiveness as expressed through building materials, local craftsmanship and building morphology;*
- *Improving orientation and interpretation (effective signage);*
- *Reinforcing legibility and ease of movement;*
- *Improving the perception of safety and well-being;*
- *Adopting a common design template for the development, management and presentation of the public realm;*
- *Insisting on high quality materials and presentation techniques and associated maintenance standards for all materials and products used throughout the town; and*
- *Encouraging the implementation of specific initiatives/schemes/projects, with particular emphasis on signage and visitor orientation (including artworks where appropriate) at strategic locations within and on the approaches to the town; interpretation facilities and lighting; and initiatives to improve the appreciation of key public spaces throughout the town.*

The quality of the finish of the public realm is of particular importance and needs to be carefully considered by all those involved with development in the town, including the service providers who should ensure that all new service infrastructure is located in a sensitive manner. Where necessary and practicable, existing service infrastructure that detracts from the appreciation of the walls should be relocated (e.g. the sub-station adjacent to the remnant south east walls) or under-grounded as necessary in order to complement the existing and planned improvements to the public realm.

Heritage Buildings

The town possesses a number of important Protected Structures, as identified in the 2002 LAP and in the CDP, and classified under Sections 51 and 55 of the Planning and Development Act 2000.

<p>Policy B3: Protected Structures</p> <p>It is the policy of the Council to protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate use/re-use, conservation and restoration. The Council will accordingly, in its development management function, have regard to this policy. Exempted development regulations shall not be applicable to such structures where proposed development / use would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage.</p> <p>The Council will resist:</p> <ul style="list-style-type: none"> (a) Demolition of protected structures, in whole or in part; (b) Removal or modification of features of architectural importance; and (c) Development that would adversely affect the setting of the protected structure.

Explanation:

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

Under the Planning and Development Act 2000 the entire building and curtilage of a protected structure is protected. Property owners are entitled to a ‘Declaration’ from the planning authority outlining the nature and scale of development, which may be acceptable to a particular protected structure. Exempted development regulations will not be applicable to such structures where the proposed development/use would materially affect the character of the structure or any element of the structure, which contributes to the architectural heritage. Those seeking to alter a protected structure are advised to discuss their proposal with the Planning Department of Limerick County Council before any alteration is made.

Architectural Conservation Area (ACA)

The physical qualities of built up areas are often the result of the collective impact of structures relative to one another and the impacts of these groupings in terms of visual impression and physical form. The quality of Kilmallock’s physical environment is derived from the contribution of the town walls, groups of buildings and streetscapes in addition to the conservation value of individual structures.

An ACA is a place, area or group of structures or townscapes, which are of special architectural, historical, archaeological, artistic, cultural, social, scientific or technical interest. The collective arrangement of buildings within Kilmallock town centre, delimited by the town walls, is considered to be of significance to the built heritage of the town and contributes to the character and established townscape. In recognition of the special architectural and townscape qualities, which derive from the traditional layout, design and unity of character, the Kilmallock Local Area Plan 2002 designated an area including the town walls and the town centre as a single Architectural Conservation Area (ACA).

Policy B4: Architectural Conservation Area

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

- (a) Contributes to or enhances the character and streetscape of the area;
- (b) Avoids a negative visual impact on the town's streetscape and visual appearance;
- (c) Reflects and respects the scale and form of existing structures within the area; and
- (d) Retains/incorporates/replicates exterior features that contribute or enhance the character and townscape of the area, such as shop fronts, sash windows, wooden windows and doors, gutters and down pipes, decorative plasterwork etc.

Explanation:

The designation of the ACA provides a different level of protection to buildings than the Record of Protected Structures, as it does not contain restrictions to the interior of structures. It is not a restrictive tool that precludes future development. The carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA.

Archaeological Heritage

The core of Kilmallock town is designated as a Recorded Monument (RMP), LI047-022, classified as a historic town and has legislative status as a result. The town defences, including the walls, gates, ditches etc., have been designated as National Monuments. There are four other National Monuments in the town: the Dominican Priory (Reg. No. 212); King's Castle (Reg. No. 173); the Medieval Merchant's House (Reg. No. 680) which are in the ownership of the National Monuments Service, DoEHLG, the fourth National Monument, the Collegiate Church (Reg. No. 408) is in the guardianship of the National Monuments Service, DoEHLG. All of these buildings are maintained on behalf of the State by the Office of Public Works.

Policy B5: Archaeological Heritage

It is the policy of the Council:

- To safeguard the value and settings of archaeological remains and monuments in and around the town of Kilmallock;
- To protect and enhance the town walls and their setting, to this end the buffer zone, which prohibits any development within 15m and any standing development within 20m of the town walls, contained in the previous LAP will continue on the interior of the town walls. In areas on the interior where there are existing structures close to the wall, it will be an objective for any redevelopment to open up access to the walls. On the exterior of the eastern wall a buffer prohibiting any development will extend to the river bank;
- To support the policies and objectives contained within the Conservation and Management Plan for Kilmallock Town Walls and within the Public Realm Plan for Kilmallock Walled Town;
- To support Kilmallock's membership of the Irish Walled Towns Network and the Walled Towns Friendship Circle;
- To refer, within the area of the RMP (see Appendices) all applications to the Development Applications Unit of the National Monuments Service (DoEHLG) for their recommendations. The Local Authority will also refer all applications in the vicinity or

- viewshed of the Dominican Priory, The Collegiate Church, King's Castle and the Medieval Merchant's House to the appropriate Conservation Architect in the Office of Public Works;
- To require, within the area defined by the RMP, archaeological impact assessments as part of Further Information;
 - To seek the preservation of archaeological remains in situ or, and only where appropriate, through archaeological excavation;
 - To provide guidance to property owners and developers regarding the archaeological implications of a proposed work or development;
 - To promote pre-planning consultations in relation to the archaeological heritage with the planning authority;
 - To promote public awareness of the rich archaeological heritage in the area;
 - To require archaeological monitoring outside the area of the RMP on development proposals where the scale and nature of such developments may, in the opinion of the planning authority have a negative impact on previously unknown archaeological remains/artefacts.

Applicants are advised to consult the archaeological maps, which are available in the Planning Offices for consultation in order to ascertain whether proposed developments are located within areas of archaeological potential.

- (a) Where a development site coincides with these areas of archaeological potential the planning application will be referred to the DoEHLG for their recommendations;
- (b) In cases where it is deemed that the Archaeological Heritage would be affected by a proposed development (due to their location, size or nature), the planning authority will require an archaeological assessment;
- (c) In relation to development proposals the planning authority will adopt a policy of archaeological monitoring which will be required on developments where the scale and nature of such developments may, in the opinion of the planning authority, have a negative impact on previously unknown archaeological features/artefacts; and
- (d) In relation to archaeological assessment of sites, applicants will also be required to define the buffer area or area contiguous with any monument which will preserve the setting and visual amenity of the site.

Explanation:

Where a development site coincides with these areas of archaeological potential the planning application will be referred to the DoEHLG for their recommendations. Their views together with the observations and concerns of other interested bodies will be taken into account when assessing the planning application. In cases where an archaeological assessment is required, the applicant will be formally requested, as part of the planning process, to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development either prior to a decision on a planning application or prior to commencement of development on site.

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

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

Town Walls

It is generally acknowledged that the town walls are Kilmallock's greatest asset, and one that needs to be protected and enhanced for the benefit of future generations. The Buffer Zone established by the 2002 LAP, and as defined on the Land Use Zoning Map of this LAP, is intended to:

“Prohibit the construction of a building within 20m of the town wall and any other development within 15m of the wall”. In addition, the buffer will be extended on the exterior of the west wall for 40m from the exterior wall face and on the east wall as far as the River Loobagh.

The Buffer Zone should be managed for both defined access to proposed walks around the walls, for increased provision of managed green space and for habitat development.

<p>Policy B6: Town Walls</p> <p>It is the policy of the Council to:</p> <ul style="list-style-type: none"> • Assist the various agencies and groups responsible for the conservation and management of the town walls in formulating, planning and implementing a successful conservation and management programme for this unique national monument; • To improve public awareness and increase knowledge and appreciation of the town walls and their significance at local, regional, national and international levels; • To encourage public understanding and enjoyment of the walls and their setting, promoting a high degree of physical and intellectual access and meeting the needs of a broad variety of users; • To ensure that enjoyment and understanding of the walls are open and accessible to all; • To develop interpretation to encourage understanding of the principal features of the walls, and facilitate access to information; and • To develop the range of educational provision for schools and other groups, as an important element in interpretation and the promotion of access; • To implement the Town Walls Conservation and Management Plan; • To implement the proposals of the Public Realm Plan, and the East Wall Walkway in particular.

Explanation:

The remains of the Kilmallock town walls are amongst the most striking of Irish Walled Towns,

though they are in poor condition and difficult to access. They represent a vital cultural element and have great potential as a tourist attraction. It is therefore necessary that the walls can be preserved / repaired, while their access is improved for both visitors and archaeologists. The main objective is therefore to stabilise the walls in their existing condition, and to prevent further decay and damage and to allow research into long-term permanent improvements. Maintaining the buffer zone will allow such management of the walls.

Special Control Area

In recognition of the special character of the open spaces located to the north east of the town, as an important setting to the Collegiate Church and the Priory, and to the west of the town centre between the western walls and the Ash Hill woodlands, the lands are designated as a Special Control Area (SCA). The designated areas will be protected free from development to maintain their open character and visual amenity.

Policy B7: Special Control Area
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It is the policy of the Council not to permit future development in the Special Control Area (SCA), other than leisure/tourism development which complements the use of the town walls, and the historical buildings and the natural amenities located within these zones. Amenities defined in the Public Realm Plan such as walkways along the town walls will be generally permitted.
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Explanation:

It is the objective of the Council to protect the integrity and appearance of the area and to ensure that any development proposals within areas of high natural and historical value shall:

- *Have regard to the Town Walls Conservation and Management Plan;*
- *Contribute to or enhance the environment and character of the SCA;*
- *Do 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.*

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.

Views and Prospects

The surrounding landscape provides several important views over the town walls, the townscape, and the general natural setting, which contribute to the character and amenity of Kilmallock. Such views are mostly associated with the open space pattern of Kilmallock, which provides an appropriate foreground and setting to the many historic buildings and monuments within the town. Eastern and western views over the town walls are of particular importance in terms of appreciating the special landscape and heritage context of the town, and its rare walled town characteristic.

Policy B8: Views and Prospects

It is necessary to safeguard the scenic views and prospects by controlling any possible development that may occur within the view lines of the town walls and across other open spaces close to the built-up area that contribute to the settings of its protected buildings and monuments. In particular the Council will seek to maintain views:

- (a) From the Bruff/Limerick road over the townscape;
- (b) From the Proonts/Coolroe road over the eastern town walls, the Dominican Priory and the Collegiate Church;
- (c) From the Wolfe Tone bridge over the open spaces of the Special Control Area; and
- (d) From the Glenfield Road over the western town walls.

Explanation:

The approach from the Bruff/Limerick road gives an interesting view over the Spire of the St. Peter and Paul's Church, and an important glimpse of the medieval core of the town.

The eastern views over the town walls and the open spaces identified as a Special Control Area, and the view over the western walls, provide an important overview of the general setting of Kilmallock, and highlight its status as a walled town.

There will be a presumption against development in these sensitive areas except that which is required in relation to appropriate tourism and related activities, and where appropriate the Council will exercise a high level of control (layout, design, siting, materials used, landscaping). In such areas, site-specific designs are required, and in areas outside these delineated areas, high standards of design and subsequent management will also be required.

Trees, Woodlands and Hedgerows

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

Policy B9: Trees, Woodlands and Hedgerows

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

Explanation:

Landscape features are important in contributing to the biodiversity, landscape setting and sense of place of Kilmallock. Such features include trees, woodlands, hedgerows, ditches and banks, stone walls, rivers, streams and associated riparian zones.

Within the plan area there are numerous landscape features that will be protected where development is proposed. These should be incorporated into development proposals wherever practicable, especially mature trees and hedgerows, and suitably protected during the construction process in accordance with relevant standards. Where necessary, the Council may request that a tree survey is undertaken as part of a development submission, to

ensure that proposals will not damage or result in the loss of trees, hedgerows or woodlands. Tree Preservation Orders will be served where they would effectively safeguard public amenity and preserve the character of the area. Inappropriate arboricultural work to protected trees will be resisted. In the Architectural Conservation Area, trees will be protected and inappropriate arboricultural works will be resisted where trees are of public amenity value and contribute to the character of the area.

Woodlands, trees and hedgerows that contribute to the landscape character of Kilmallock are identified on the Amenities Map 2.

5.3 Tourism

It is the policy of Limerick County Council to promote the development of tourism in the county, a resource that is underdeveloped, while simultaneously protecting and conserving the natural, built and cultural heritage features that form the very resource on which the county's tourism industry is based. Kilmallock has the potential to attract tourism based trade from counties Cork, Kerry and Tipperary through improved visibility and accessibility of its remarkable features and the provision of improved visitor facilities and amenities, i.e. public toilets, visitor accommodation, interpretation signage etc.

Tourism offers an opportunity to promote economic growth and the development of Kilmallock, thus helping to achieve a vital objective of the development strategy. The Council will encourage appropriate tourism development in the town to ensure that the potential of tourism to further contribute to the town's economy is harnessed. The proximity to Lough Gur, of a similar tourist niche as the cultural and natural attractions of Kilmallock, could allow a tandem development of tourist facilities of both sites.

Although visitor accommodation exists in the town, it is presently limited and a specific zone is therefore designated in this LAP to facilitate suitable increased provision (Grade B and C standard accommodation in particular). Any such future tourist related developments must be carefully sited and of the highest design and quality.

Policy LE3: Tourism Enhancement
It is the policy of the Council to: (a) Enhance the tourism potential of the town, including the promotion of new environmentally sustainable tourism products and visitor accommodation including co-operation with the relevant bodies in the marketing and promotion of tourism in the town; and (b) Encourage new development for the tourist industry to be located near existing services and infrastructure to support the general economic vitality of the settlement.

Explanation:

The policy encourages the growth of the tourism sector in the town while safeguarding the local natural and built environment, and local cultural heritage, for the benefit of both tourism and the local community. This plan also proposes to protect and conserve existing tourism facilities in the town, by controlling development, in order to ensure that it does not negatively

impact on the visual quality of an area, its environment and residential amenity.

The objectives set out in the Public Realm Plan and the recommendations of the Kilmallock Tidy Town Committee will help enhance the town centre and approaches, while the Irish Walled Towns Network and Ballyhoura Development Ltd will help to promote Kilmallock in the country and the region.

Sustainable Tourism

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

5.4 Local Economic Development

Employment and Economic Activity

The role of Kilmallock as a “Key Centre outside of the Transport Corridor” provides an opportunity for inward investment. It is vital to the long-term development of the town that economic activity becomes increasingly diversified with a strong emphasis on value-added activity and high skilled employment. It is also important that new uses are encouraged to enhance the town’s role and image as a tourist destination. It is therefore an objective of this LAP to facilitate new employment through the identification of well-located and serviceable lands within the development boundary that compliment the tourism product.

Policy LE1: Employment and Economic Activity
<p>The Council will actively encourage future employment provision within the town and stimulate activity to support the development of Kilmallock. The Council will seek to:</p> <ul style="list-style-type: none"> (a) Ensure that sufficient land is available to encourage new enterprise to locate within the town; (b) Encourage the development of appropriate light industry and enterprise developments; (c) Continue to co-operate with all concerned development and employment agencies in promoting Kilmallock as a location for employment activities; (d) Facilitate the development of local enterprise centres so that local and indigenous industries have the opportunity to develop; (e) Facilitate the continuity and encourage the expansion of existing enterprises, having regard to the protection of the amenity value of neighbouring properties; and (f) Ensure that future development does not compromise the viability of existing facilities and that existing facilities do not compromise the viability of future development.

Explanation:

The LAP has retained the industrial land zoning from the previous 2002 LAP, with some slight amendments to include the water treatment unit in Ardyoul and the existing industry in Deebert. The Council will ensure the achievement of a high standard of design and layout for

new commercial / industrial development in accordance with the Urban Development Framework.

The Council will continue to facilitate enterprise investment in the town and will work in co-operation with all concerned development and employment agencies, including the County Enterprise Board, IDA, Shannon Development, FÁS, Forbairt, Forfás and local community groups. The main objective of this co-operation is to encourage the provision of employment, developing local resources and promoting Kilmallock as an investment location. In addition, the town centre area will be consolidated as a mixed-use area including residential, commercial, leisure and tourist related facilities.

Retailing

Kilmallock lies within the ‘Tier Three Level Two Town Centre’ of the Limerick County Retail Strategy, as a Key Hinterland Centre where *‘retail development and town centre functions should be encouraged, and where practicable should be directed to the regeneration of buildings in the town’s main streets’.*

The town serves the immediate convenience needs of the local community and the immediate rural hinterland, comprising of small retail units along Sarsfield Street and Lord Edward Street. The catchment area of Kilmallock in terms of attracting consumer expenditure is limited by the proximity of larger centres such as Limerick, Tipperary and Charleville. The Retail Strategy suggests that Kilmallock needs to become more self-sustaining for convenience shopping and its role as a tourist destination should be further developed.

Local shopping and commercial facilities will play an important role in promoting social inclusion and reducing the need to travel, while providing important cultural and commercial destinations for everyday life. Any application for retail development shall be assessed against the national DoEHLG ‘Retail Planning Guidelines for Planning Authorities’.

<p>POLICY LE2: Retail Development</p> <p>It is a policy of the Council to enhance the vitality and viability of Kilmallock as a sustainable settlement and to improve the quantity and quality of retail provision in the town by:</p> <ul style="list-style-type: none"> (a) Ensuring that land use zonings and other designations and development management measures encourage the development of further retail provision in Kilmallock; (b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre; (c) Ensuring that proposals at ground floor level in the core retail area within the town centre are restricted to shopping and service activities. Storage use will not be permitted as the primary use in this location; (d) Encouraging the use of upper floors in retail premises for commercial or residential use; (e) Enhancing the physical environment of the town centre as a location for shopping and business through measures aimed at improving conditions for pedestrians; and (f) Ensuring adequate car parking is available in accordance with Parking Standards as defined in this plan. <p>Likewise, the location of new retail within Kilmallock shall be considered in a sustainable manner by:</p> <ul style="list-style-type: none"> (a) Ensuring that proposals for significant retail development complies with the provision of the County Retail Strategy and the Retail Planning Guidelines; and
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- (b) Restricting the retail provisions in 'out of centre' locations to goods generally sold in bulk, as to not create an adverse impact on the viability of convenience and comparison retail goods in the town centre.

Explanation:

Kilmallock functions as a small but important local service centre for the town and its hinterland. The main aim of the Council is to encourage the economic and environmental regeneration of the town by focusing retail / commercial development in the town centre within the central core, in order to develop an attractive town centre environment that provides for the various retailing and shopping needs of the local community.

The tourism development of Kilmallock should be accompanied by the creation of tourist-oriented retail services and shops. The development at ground floor level in the core retail area will be restricted to shopping and other related uses to protect the vitality and viability of the town centre to avoid 'dead frontage' on the buildings fronting onto the Sarsfield Street and Lord Edward Street.

5.5 Community and Education

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. A key objective of the LAP is to ensure that the education and community needs of residents, both new and existing, can be provided for and that expansion of the town will be accompanied by a corresponding expansion of community facilities. Kilmallock offers a number of community facilities and services as outlined in Chapter 3.

Policy C1: Community and Education Facilities

It is the policy of the Council to:

- (a) Establish and implement, in partnership with other providers of public services and with the participation of the local community, strategies to enhance and support the development of existing and new community facilities to counter disadvantage and social exclusion and improve the quality of life;
- (b) Seek, where practicable and appropriate, to ensure that all major community facilities are located within the town centre area;
- (c) Assist in developing and facilitating community organisations to ensure effective action, participation and representation in the community;
- (d) Review from time to time the educational needs of the town in the light of Department of Education policy and population changes to ensure sufficient land, including space for recreational facilities, is reserved for future educational needs;
- (e) Co-operate with all statutory bodies and community groups responsible for the provision of community and civic facilities; and
- (f) Allocate suitable land for a new cemetery, in reasonable proximity to the Catholic Church.

Explanation:

The LAP will provide for the future social, cultural and educational needs of the community

through appropriate land use designations that will cater for any additional requirements in respect of the existing and future populations. Many services / facilities are provided by the community themselves, particularly in relation to services for the youth and elderly, sporting and leisure facilities, whilst the public sector bodies provide educational, religious and health facilities. The Council is committed to providing improved facilities / services for the local community, including identifying the location for a new cemetery on the Bruree road.

5.6 Amenity and Passive Recreation

The provision of public open space and facilities for sport and recreation underpins people’s quality of life. The Council views such provision as important to individuals’ health and well-being and to the promotion of a sustainable community. The town already possesses GAA and Soccer grounds, a town park and a children’s play area, but possibilities exist to improve and extend these amenities.

Two optional areas have been identified on the Land Use Zoning Map of this LAP for the possible relocation and extension of the GAA grounds - 5.1ha to the south of the town, and 5.9ha to the north-east, adequate to cater for the existing 18 GAA teams.

The Public Realm Plan 2008 identified the town walls and the River Loobagh as heritage and natural features that would greatly benefit from improved presentation and accessibility. A series of looped walkways and town trails, with related landscape and interpretation improvements, are proposed to maximise the leisure and amenity value of these important assets. In particular, a West Walls Walk offers the potential to secure a continuous pedestrian link between the housing areas to the south of the town to the school and Catholic Church in the north, following the line of the walls and linked to longer distance footpath routes around the periphery of the town – refer Amenities Map 2.

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

POLICY C2: Recreational Facilities and Amenity Areas
<p>It is the Policy of the Council to:</p> <ul style="list-style-type: none"> (a) Ensure that existing and proposed public open spaces identified within the Urban Development Framework and Land Use Zoning Map are protected and/or developed appropriately for recreational purposes to serve the needs of the local residents; (b) Facilitate the future expansion of the GAA through zoning of adequate recreational lands accessible from the town centre and by different transport modes; (c) Pursue the recommendations of the Public Realm Plan 2008 for the development of looped walkways and town trails, with particular emphasis on a West Walls Walk, together with associated interpretation and signage provision and landscape improvements; (d) Continue to co-operate with sports clubs, schools and community organisations in the provision of adequate sports and recreational facilities to serve existing and future residents; (e) Seek to improve the existing public open spaces within the town in accordance with the recommendations of the Public Realm Plan 2008; (f) Seek to reinforce the riparian character of the town by safeguarding and enhancing the natural qualities of the Loobagh River corridor; (g) Seek to enhance the biodiversity value of the town through suitable landscape enhancement and management measures;

- (h) Ensure that all new developments enhance the recreational and amenity value of the town; and
- (i) Seek a contribution towards the landscaping of public open space and creation of recreational facilities in association with the development of nearby residential, industrial or commercial developments.

Explanation:

The policy is intended to support the recreational and amenity provision in the town and to facilitate the delivery of proposals for the enhanced presentation of and accessibility to the town walls as recommended by the Public Realm Plan 2008.

Related initiatives should include enhancing the natural environment of the town and the settings of its key heritage features, including the river banks, the town walls, and the various structures of architectural, historical and archaeological importance.

It will be important for new developments to identify the need for adequate open space, recreational and children's play facilities as an integral part of development proposals and according to the guidelines set out in the Urban Development Framework.

5.7 Transport and Accessibility

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

Policy M1: Movement and Accessibility

It is the policy of the Council to:

- (a) Encourage the development of a safe and efficient movement and accessibility network that will cater for the needs of all users and to encourage priority for town centre access, walking and cycling, public transport provision and accident reduction; and
- (b) Ensure that adequate facilities and access provision are provided for those with disabilities in the community. The council will strive to ensure that the provision of such facilities will be in line with current good practice in relation to such issues.

Explanation:

An integrated approach to transport and land-use planning is an important national, regional and local objective. Kilmallock is well served by the Regional Road Network, but the high volumes of through traffic results in negative impacts on the town centre in terms of general environment, pedestrian safety and congestion. It is therefore recognised that alternative means of transport to the private car need to be explored and promoted for the benefit of existing and future residents of and visitors to the town.

Distributor Road

An indicative route corridor has been identified on the Land Use Zoning Map for a western distributor road to help alleviate the worsening traffic congestion in the town centre. Such a route could present significant longer term environmental, social and economic benefits to the town, and needs to be further investigated in terms of optimum alignment, opening-up presently land-locked areas to new development, creating a new urban edge, and likely environmental impacts (including visual and natural environment).

Policy M2: Distributor Road
It is the policy of the Council to safeguard a corridor for the route of a future Distributor Road to the west of the town which will allow for improved accessibility and a more efficient local road network.

Explanation:

The Council is committed to securing a Distributor Road in partnership with the private sector through identification of a preferred route option and associated land use zonings. However, it should be noted that the route corridor as shown on the Land Use Zoning Map is indicative and needs to be further investigated as part of the longer term development management process for the area. Although a timeframe cannot be determined at this stage, it is anticipated that the route would be implemented incrementally as adjoining sites come forward for development on a phased basis.

Public Transport

It is generally acknowledged that bus services to and from Kilmallock are limited and do not offer sufficient commuter or visitor transport provision.

While the railway through Kilmallock is live, the trains do not currently stop and the station has become disused. In consideration of the potential future demand for a rail service in Kilmallock, serving commuters to Mallow and Cork, the existing railway station and its forecourt will be maintained from inappropriate development. In addition, it is the aim of the Council to facilitate future Park and Ride facilities in the town, and an area in the vicinity of the station has been identified on the Land Use Zoning Map for this purpose.

Policy M3: Sustainable Public Transport
The Council will work closely with public transport providers to enhance the provision of public transportation services and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the town and enhancing and expanding existing services through existing and new housing estates.
In particular, it is a policy of the Council to: <ul style="list-style-type: none"> (a) Enhance the local bus networks and support the provision of a regular and efficient bus service to Limerick, Tipperary and Charleville; (b) Pursue the goal of reopening the Kilmallock station located on the Dublin to Cork Rail line to passenger services including the provision of Park and Ride services.

Explanation:

Maintaining and improving bus connections between Kilmallock and Limerick is a key objective for ensuring that the town develops an efficient and sustainable public transport strategy and an alternative to the car as a choice of travel. During the lifetime of this plan, the Council will work actively to reinstate rail services to the town, and continue to safeguard the existing railway line and associated facilities against encroachment that would compromise the long-term development of the facility.

Pedestrian and Cycling Accessibility

Whereas there are many footpaths in the town centre, the quality and quantity diminish on the roads away from the town centre. Footpath links to key visitor attractions are limited and there are few pedestrian crossing facilities. There are also no designated cycle links in the town.

Policy M4: Pedestrians and Cyclists

It is the policy of the Council to facilitate and encourage walking as a more convenient, popular and safe method of transport in Kilmallock and to facilitate and encourage the provision of cycle links and cycle parking facilities, where appropriate.

Policy M5: Walkways

It is a policy of the Council to create a continuous pedestrian route along the outside of the western walls, linking the new housing on Charleville Road to the School and Church on Glenfield Road, while improving accessibility to one of the most impressive stretches of town wall in Ireland.

Explanation:

The Council will seek to facilitate amenity works aimed at street and footpath enhancement, and to ensure that all new housing development and road works incorporate facilities that encourage pedestrian accessibility and safety. In addition, a network of looped walks and town trails are proposed as an integral part of the Urban Development Framework, linking new and proposed housing and recreation areas to the facilities of the town centre. The Council will seek to have such routes implemented in conjunction with new development and/or when suitable funding becomes available.

To achieve the objectives of the conservation and Management Plan, and the proposals of the Public Realm Plan, the Council will actively pursue a walk outside the Western Wall as a priority.

Access and Parking

Kilmallock has provision for both on-street and off-street parking in the town centre. Most of the streets of the town centre have parallel parking bays on at least one side of the road, and there is a public car park to the rear of Sheare's Street. The on-street parking is insufficient for demand, often resulting in parking of private cars in unsafe locations. Conversely the car park

to the rear of Sheare's Street appears sometimes to be under-used for private parking. Future visitor-related developments also need to cater for tourist coach parking.

<p>Policy M5: Access and Parking</p> <p>The Council will seek to;</p> <ul style="list-style-type: none"> (a) Encourage off-street parking wherever practicable, including provision at educational and community facilities; (b) Continue to promote the implementation of town centre improvements for the benefit of all road users; (c) Identify any additional off-street parking sites, located close to shopping and community facilities; (d) Promote local access routes and pedestrian movement corridors that encourage a strong network of linkages and enhanced permeability; and (e) Ensure that new developments provide for adequate off street parking in accordance with the parking standards contained in this plan.

Explanation:

The Council recognises that it is important to continue to improve the public realm of the town centre for the benefit of both local people and visitors. The Council will continue to pursue a range of measures to further improve the pedestrian environment such as resurfacing footpaths, and improving pedestrian crossings and street lighting.

Note: For Parking Standards refer Section 6.13.

5.8 Water Services

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

<p>POLICY W1: Services Infrastructure</p> <p>It is the policy of the Council to endeavour to:</p> <ul style="list-style-type: none"> (a) Ensure that the necessary drainage facilities to serve the needs of all development within the town and to prevent pollution are provided and to separate the disposal of foul and surface water through the provision of separate sewerage networks in so far as possible; (b) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population and to ensure sufficient quality and quantity in terms of existing provision; (c) Ensure that development proposals provide adequate water and wastewater infrastructure to facilitate the proposed development, and that will contribute to an improved water/wastewater infrastructure; (d) Ensure that proposals for development fully demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge; and (e) Have regard to the capacity of existing drainage system in the area during the assessment of planning applications; planning permission should not be granted where the proposed development is likely to cause pollution, nuisance, endanger public health or result in over loading of existing waste water infrastructure.
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Explanation:

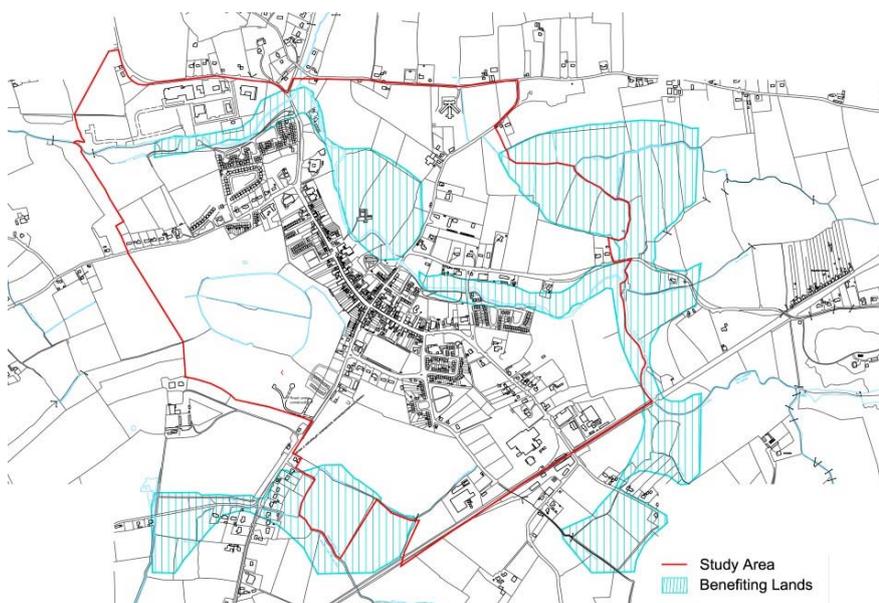
The Council appreciates that the provision of a high quality water supply and sewerage system is a critical element of providing for the sustainable development of the town in the short and longer terms. Development proposals that facilitate improved water and wastewater infrastructure may be considered favourably if these have sufficient capacity to accommodate the development objectives within the town over the plan period. Any such proposals shall be prepared in consultation with the Planning Department and Water Services Section of the Council.

5.9 Flood Risk Management

In general, development will not be encouraged in areas historically prone to flooding. Where development proposals are made for such areas the Council will require that a suitably qualified engineer carry out a flood risk / catchment analysis for the development. The nature of the development will be considered and high risk developments will be restricted. High risk areas are those where the flooding would cause an unacceptable risk to public safety or are likely to cause unacceptable levels of pollution or contamination.

In consideration of the potential consequences of flooding, the Council recognises the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. The Council will therefore strive to minimise flood risk by aiming to ensure that no new developments are susceptible to, or cause or exacerbate flooding. The OPW will be consulted on any development proposal that affects the floodplain or could exacerbate flooding in any way.

Whereas the OPW does not identify any specific Flood Points or Multiple/Recurring Flood Points within 2.5km of Kilmallock Town Centre, the associated 'Benefitting Land Maps' indicate lands to the east of the town centre, associated with the River Loobagh, and to the south-west as possibly liable to flooding and of poor drainage – refer Figure 16.



The Benefitting Land Maps are a dataset prepared by the OPW identifying land that might benefit from the implementation of Arterial (Major) Drainage Schemes (under the Arterial Drainage Act 1945) and indicating areas of land subject to flooding or poor drainage.

Figure 16: Benefitting Land Map - Kilmallock (Office of Public Works)

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

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

In relation to dealing with flood risk in the plan area the reduction in the amount of land zoned for development i.e. the land formerly zoned for residential development in the flood plain of the Loobagh is now designated as a Special Control Area. Thus by reducing the potential development footprint of the plan and the associated impermeable surfaces has helped to minimise possible run off which could contribute to local flood risk. In addition the replacement zoning as agricultural land has ensured that more grassland exists within the plan boundaries. This has positive implications for reducing potential run off and preserving the absorption capacity of these lands for rainfall.

POLICY W2: Flood Risk Management
<p>The Council will seek to restrict development that may lead to adverse effects on existing storm water drainage or result in flooding.</p> <p>(a) The Council will have regard to the new draft Guidelines on Flooding issued by the DoEHLG and any subsequent flooding guidelines;</p> <p>(b) Any developments over 5 houses will be required to incorporate elements of sustainable urban drainage (SUDS) in their design, such as permeable surfaces, water retention features and other SUDS features that might apply. In all circumstances the Council will encourage the use of Sustainable Urban Drainage Systems both as a supplement to and as an alternative to surface water discharge from developments to existing drainage systems and water courses;</p> <p>(c) Proposals for development shall demonstrate the suitability of proposed surface water outfalls to accommodate proposed surface water discharge from the development. The Council shall restrict development that would result in adverse effects on existing storm water drainage or result in flooding;</p> <p>(d) The Council will prevent alteration to natural drainage systems and in the case of development works will require the provision of acceptable mitigation measures in order to minimise the risk of excessive run off, flooding and adverse effects on water quality through run off erosion and sedimentation or the introduction of pollutants; and</p> <p>(e) The council will maintain and protect natural forms of drainage control through reserving areas of woodlands wetlands and areas of natural vegetation, where these help to regulate stream flows, recharge ground water and screen pollutants.</p>

Explanation:

The policy on flood risk management is intended to protect the amenity and property of the

town's residents by ensuring that future development does not have a negative impact on the town's flooding environment. High-risk developments are those that would represent an unacceptable threat to public safety or are likely to cause unacceptable levels of pollution or contamination of flooded waters if inundated. Examples include Kilmallock/medical and emergency services, special residential care developments for the elderly or physically impaired, or commercial developments that involve polluting or contaminating processes or materials e.g. saw mills, chemicals, acids, or fuel storage.

5.10 Waste Management

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

POLICY WM1: Waste Management
<p>It is the policy of the Council to:</p> <ul style="list-style-type: none"> (f) Require the provision of recycling facilities and adequately screened waste storage areas for new residential and commercial developments; (g) Continue to promote recycling and the minimisation of waste and work with the community in the maintenance and provision of refuse disposal services and recycling facilities; (h) Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local businesses, schools and residents' associations; and (i) Ensure the implementation of waste recycling systems on all construction, infrastructure and demolition schemes of five or more housing units or commercial or industrial development on sites in excess of 0.5 hectares through provision of waste management plans as part of the planning applications.

Explanation:

This policy is intended to support the Regional Waste Management Plan prepared by Limerick, Clare and Kerry, which provides a policy framework for integrated waste management on a regional basis for the next 25 years. The objectives of the strategy revolve around the core principles of prevention, minimisation, reuse and recycling of waste, and the application of the 'polluter pays' principle. This will be achieved through the development control process by accommodating recycling facilities for new residential and commercial developments as well as through promotion and education.

5.11 Energy Consumption and Efficiency

Energy Efficiency

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

that renewable energy provides an opportunity for the matching of local energy needs to local energy sources, and has the potential for local employment creation, economic development and for increasing local competitiveness.

<p>POLICY E1: Renewable Energy</p> <p>The provision of renewable energy schemes, particularly from wind, solar and biomass resources, will be encouraged by the Council. Proposals will be considered against the following criteria, according to the scale and nature of the scheme:</p> <ul style="list-style-type: none"> (a) The proposed development would not have a detrimental effect on the environment and character of the plan area, including visual impact and generation of emissions; (b) The development is located and designed in a manner which would be sensitive to the character of any buildings or landscapes affected; (c) The location of the scheme does not impinge on transport routes; and (d) The scheme does not cause unreasonable adverse effect on existing dwellings and business premises. <p>Adequate supporting information, which assesses the extent of possible environmental effects and how they can be satisfactorily mitigated, will be required to accompany any planning application for this form of development. Domestic scale Renewable Energy proposals will be encouraged by the Council where appropriate.</p>
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Explanation:

Increased development of renewable energy, together with policies on energy efficiency, is essential for facilitating the delivery of the Government's commitment on both climate change and renewable energy. Where appropriate, the Council will explore the full range of renewable energy resources, their differing characteristics, locational requirements and the potential for exploiting them, subject to necessary environmental safeguards.

Depletion of Non-renewable Resources

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

<p>POLICY E2: Protection of Irreplaceable Resources</p> <p>All development within the plan area will be expected to minimise the depletion of irreplaceable resources, such as energy, surface and ground water, soils, habitats and historic features. A thorough assessment of proposals will be carried out to determine:</p> <ul style="list-style-type: none"> (a) The extent to which such resources are affected; (b) The availability of appropriate alternative sites for the proposed form of development which would have a lesser effect on such resources; (c) The scope to minimise impact through the design of development and to mitigate any proven impact; and (d) The opportunity to compensate effectively for any apparent loss of resources.
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Explanation:

Any development proposal, even one which conforms to the general provisions of this LAP and is thereby acceptable in principle, could cause a degree of harm on local resources in some way. The Council will therefore wish to consider the entire 'package' of the scheme to ensure that any negative impact is minimised as far as possible. There may also be potential to incorporate measures into a scheme, which positively manage or enhance valuable features within or directly associated with the site. Where appropriate, measures will be sought to compensate for features lost or diminished as a result of a development proposal.

6. URBAN DEVELOPMENT FRAMEWORK

6.1 Purpose of the Development Framework

This Urban Development Framework provides guidance on how the policy principles of the LAP can be translated into practice by developers and their design teams and by the planning authority in the preparation and assessment of planning applications. The overall aim is to safeguard and enhance the traditional townscape character of Kilmallock. The guidance is intended to assist prospective applicants in drawing attention to those aspects of planning and design that the planning authority will be taking into account when assessing applications for new residential development.

The guidance is under-pinned by 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', (2008), which is concerned with achieving a series of high-level aims for successful and sustainable residential development in urban areas. These guidelines are a practical guide for planning authorities and for all others who must comply with Part IV of the Planning & Development Act 2000 on the protection of the architectural heritage.

To achieve the objectives of sustainability it is considered in this LAP that new development needs to be focussed within the defined settlement boundary of Kilmallock, with an emphasis on high quality urban design. The Urban Development Framework also recognises that people who live in the town value its quality of environment. This includes the historic and built environment and the countryside.

The primary consideration is that new residential development relates successfully to the structure of the town, its heritage character and its landscape setting. Each residential scheme should therefore be designed to:

- Make the most effective use of the site, having regard to the criteria outlined in the Development Framework;
- Make a positive contribution to its surroundings and take the best advantage of its location through the use of site topography, views, context, landscape, design orientation (sunlight and daylight), to optimise sustainability;
- Have a sense of identity and place appropriate to the character of the town and a logical hierarchy of places within the scheme working from streets to semi-private and private areas;
- Provide for effective connectivity, especially by pedestrians and cyclists, rather than building up reliance on the car; and
- Include a design approach to public areas such as streets, plazas and open spaces that is guided by the best principles of passive surveillance to encourage a safe sense of place, discourage anti-social behaviour and facilitate effective community policing.

6.2 Sustainable Residential Development in Urban Areas (2008)

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

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

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

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

Such guidelines will be of fundamental importance to the future development of Kilmallock, which has already seen considerable new residential development outside the town walls, as well as increasing pressure for infill development on the medieval burgage plots within the walled town.

Generally all new development should:

- Be of the highest standards of sustainable urban design and architectural quality;
- Improve the quality of adjacent spaces around or between buildings, showing careful attention to the definition, scale, use and surface treatment;

- Use high quality, durable and, where possible, indigenous materials appropriate to the building and its setting;

And should respect and, where necessary, maintain:

- The character, urban grain, scale and hierarchy of existing buildings and the spaces between them;
- The character, scale and pattern of the medieval plots and passageways;
- The integrity of the town walls in terms of set-back and scale of new development; and
- The open un-spoilt character of open spaces that provide a setting for the town walls and areas from where they can be best appreciated.

6.3 Town Centre Sites

Townscape Character

As described in Section 3 of the LAP, Kilmallock has a very distinctive townscape derived from the layout of its medieval streets that has survived almost intact. The inner core of the town is clearly defined by King's Castle on Sarsfield Street and Blossom's Gate on Emmet Street, which are both notable townscape features, and to a lesser extent by the bridge at the site of Water Gate on Wolfe Tone Street and the site of Ivy Gate on Lord Edward Street.

Narrow burgage plot widths result in a uniform street pattern of 2 and 3-storey buildings that follow a consistent building line at the back of footpaths. The narrow building plots, that often extend a considerable distance to the rear, give a vertical emphasis to the building facades that is reinforced by the traditional proportions of window and door openings. Particularly important elements of the townscape can be summarised as:

- Coherent streetlines;
- Narrow burgage plot widths;
- Traditional proportions and detailing of windows, doors and shop fronts;
- Variations in building heights;
- Arches to alleyways, often with glimpsed views to surrounding walls or monuments;
- Consistently pitched roofs (40-45°), uninterrupted, mostly with chimneys on gable ends;
- Use of traditional materials and building techniques (generally plastered and painted facades, timber-framed windows and doors (recessed), and dark slated roofs; and
- The incorporation of late medieval stone houses within the existing fabric, this often gives distinctive window layout and size. Medieval fabric is often concealed behind modern plaster.

6.4 Built Heritage

The over-riding approach to development in Kilmallock town centre, and especially within the town walls, will wherever possible be one of retention, restoration, consolidation and

improvement of the existing building and townscape fabric, in a manner which respects its special character. It is generally recognised that the best method of conserving historic buildings is to keep them in active use.

Protected Structures

Several buildings within the town centre are protected structures, ensuring statutory protection for the building as well as the curtilage of the protected structure and to other structures within that curtilage and their interiors. Whereas a certain amount of compromise may be required in adapting a protected structure for modern living requirements, it is important that the special interest is not damaged. The first step is to gain a thorough understanding of the building's historical development and its present condition. This research should be carried out in advance of a planning application for works to a protected structure. It should include not only the structure and its interior but also its curtilage and attendant grounds where relevant and any structures or features within them which contribute to the special interest of the protected structure. (Note: for further guidance on the principles of building conservation, refer 'Architectural Heritage Protection, Guidelines for Planning Authorities', 2004, DoEHLG).

Architectural Conservation Area

For redevelopment or restoration of buildings that are not protected structures, careful consideration will need to be given to the special character of the Architectural Conservation Area (ACA). The collective arrangement of buildings within the town walls is considered to be of significance to the built heritage of the town and contributes importantly to the character of the established townscape. The carrying out of works to the exterior of structures within the ACA, therefore, is not considered as exempted development where such works would materially affect the character of the ACA.

Detailed guidance on the conservation and protection of architectural heritage generally, as required by Part IV of the Planning and Development Act, 2000, is given in 'Architectural Heritage Protection, Guidelines for Planning Authorities'. The planning authority will refer to this and related statutory guidelines and advice notes in meeting development objectives, in writing declarations and in the consideration of applications for planning permission involving works to structures that are protected or located within the ACA.

National and Recorded Monuments

All structures and their curtilages within the walled town are also covered by the National Monuments Act (1930-2004). No works can be carried out within the area of the Historic Town, which is a recorded monument (RMP LI-047-022 see Appendices) without informing the National Monuments Service DoEHLG.

6.5 New Infill or Replacement Buildings

The Importance of Good Design

The insertion of a new building into the traditional Kilmallock townscape, or the replacement of an existing building that is beyond renovation and re-use, requires a very sensitive and skilled approach. Any new development needs to positively contribute to the character and identity of the town centre.

The emphasis in designing and considering new proposals should be on achieving good quality urban development that reinforces the existing urban form, makes effective use of prime centrally located land and contributes to a sense of place by strengthening for example the street pattern or creating new streets. Applicants for an infill or building replacement scheme in the town centre will therefore need to demonstrate clearly and simply a thorough understanding of the site's context.

The most important consideration will be the relationship of the new building to its neighbours and to the pattern of the streetscape. Appropriate responses need to take full account of historical plot widths, building heights, established building lines, the nature of specific boundary conditions (such as historic walls), door and window openings, roof profiles, materials or other distinctive features.

In all cases, the construction of a new building within 20m of the town wall, and any other development within 15m of the wall, will not be permitted.

The Right Approach

The aim should be on achieving a new building that sits comfortably in its surroundings. This will largely rely on following traditional approaches to building design in terms of scale, proportions, materials and detailing, but through contemporary interpretation where appropriate to avoid forms of pastiche.

The right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal. A successful project will:



Compact urban form of the town centre

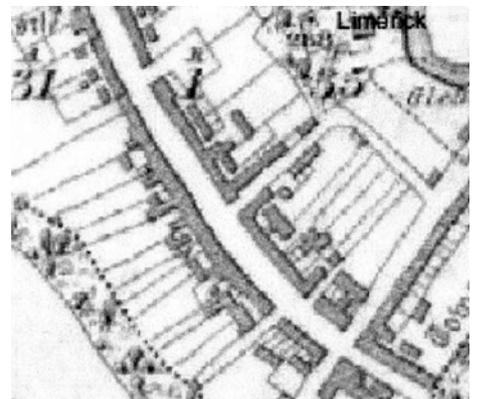
- Relate well to the history of the place;
- Sit happily in the pattern of existing development and routes through and around it;
- Respect and where possible enhance important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality as those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of the setting.

The density of new infill development should similarly respond to the immediate context of the site. As this will vary greatly, and as new development will be likely to include mixed uses, it is not possible to be prescriptive about the level of density to be achieved. However, for most town centre sites densities of 30-40+ dwellings/ha may be suitable for mainly residential and/or mixed-use schemes. Such densities may require innovation and flexibility in the interpretation of standards (such as separation distances between opposing above ground floor windows, and parking), so that they do not become inflexible obstacles to achieving good quality contextual design.

For new apartments, reference should also be made to the Department's planning guidelines on design standards (published September 2007), which are intended to ensure that the design and layout of new apartments provide satisfactory accommodation for a variety of household types and sizes, including families with children.

Plot Widths

Traditional plot widths in Kilmallock are long and narrow, reflecting the medieval burgage plots of the town core. This in turn has led to the distinctive narrow facades of the main commercial streets within the town walls. Larger buildings are especially difficult to integrate into this historic pattern. In most cases, the plots extend from the street to the enclosing town walls, except on the east side of Sarsfield Street where Orr Street defines the rear of the properties.



*Narrow burgage plots on Sarsfield Street
OSI Mapping 1829-1841*

Archways in the building frontages provide access to the rear of the plots and ancillary outbuildings. Views through the openings to the town walls or the surrounding countryside are an important feature of the streetscape. Occasional decorative keystones provide distinctive architectural detailing and interest to the arches.



*Archway with decorative keystone on
Lord Edward Street*

The following design guidelines on plot widths will apply to the town centre:

- New infill development should respect the historically narrow plot sizes and defining boundary walls.
- Where plot amalgamation is essential to accommodate new land uses, the historic plot pattern should be reflected in the design of the development, and indicated perhaps by a marker or some design feature of the development.
- Narrow building façades to the main streets should be maintained.
- Access to backland areas to accommodate parking, storage, ground level expansion, etc, should be from the main street, via archways where practicable, and not from rear access routes.
- Views through existing or created archways should be retained along the length of the plot.
- Surviving historic side boundary features should be incorporated in the new development.

Building Lines

Building line refers to the position of the front of the building in relation to the street edge. The traditional building lines of the town centre consistently follow the back of footpath, gradually curving with the street alignment, which clearly defines the public realm and gives a sense of enclosure.

Although continuous, the building lines are not always rigidly straight but tend to stagger and deflect at intervals, contributing importantly to the streetscape character. Unlike 18th and 19th century estate towns, Kilmallock lacks grander civic buildings or public squares which were often set-back from the dominant building line. Where the traditional building line has been disrupted, such as to the east side of King's Castle, the streetscape becomes less coherent. The building lines of the town centre are otherwise remarkably uniform.

This distinctive pattern needs to be strictly adhered to in new development.

Building Heights

Traditional buildings within the town centre are not consistent, but instead display a range of heights from 2 to 3-stories. Building heights in the proximity of surviving gateways tend to step down in deference to the historic structures.

The number of storeys does not always reflect building height, as considerable variation can occur in buildings



Consistent building lines giving a coherent streetscape pattern



Building line and scale opposite King's Castle out of character with the rest of the town centre



with the same number of storeys. Combined with building lines, this variation in building heights creates a distinctive rhythm to the streetscapes of the town centre.

For all new development, the general range of building heights and number of storeys should reflect those in the immediate vicinity, particularly along the main street facades. The heights of new buildings extending to the rear of plots will usually be lower in order to retain the significance of the dominant street elevation, to protect privacy and so as not to detract from views towards important historic features (i.e. town walls, churches and/or gateways). The retention of these views through the appropriate design of new development is highly important.

Roofs

In many buildings, the roof is a major element that gives the building its distinctive profile. The architectural detailing of roofs is often of importance not only to the individual building, but also to the town and views from the surrounding countryside. This is particularly apparent in Kilmallock, where the roofscape can be viewed at distance from the town and from elevated viewpoints such as from the top of town gateways, contributing importantly to the town's medieval character.

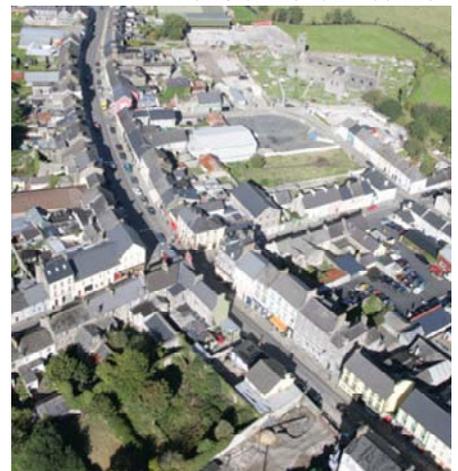
2 and 3-storey buildings along Emmet Street



Varying building heights on Wolfe Tone Street



Rooflines and profiles are important in views of the town centre



Consistent roofscape of the town centre

The following design guidelines on roofs will apply to the town centre:

- The roof profile (generally 40-45°), structure, cladding and detailing should reflect that of adjoining buildings.
- The roof profile should be uninterrupted (i.e. without dormers or a mansard roof, or the insertion of mechanical plant rooms or decorative ridge tiles).

- The addition of large areas of glazing or openable rooflights into prominent roof slopes should be avoided, especially if the structure is part of a terrace.
- Generally the eaves should be flush with the wall below, or possibly with a projecting stone or brick course at the head of the wall to support the eaves gutter.
- Natural slate double pitch roofs should normally be used – roofs which have a much larger span than traditional buildings are unlikely to be suitable.
- The use of pressed steel, extruded aluminium or plastic rainwater goods and associated fittings should be avoided.
- Chimneys should be considered as an integral part of the roof and constructed on gable ends where suitable.

Doors and Windows

The design of doors and windows and the materials used, as well as the proportions of the openings and the proportion of the opening size to wall area, is of special importance to the character of the building and the way it relates to adjoining buildings. The depth to which window and door frames are recessed within a wall is also an important feature affecting the overall appearance of the building.



Well-proportioned window openings on building in Wolfe Tone Street

The following design guidelines on doors and windows will apply to the town centre:

- The solid to void relationship of openings in the main elevation should be carefully considered according to the use and proportion of the building.
- Extraneous features such as porches, dormers and bay windows would generally not be appropriate in the town centre.
- Openings should be avoided in gable ends.
- New buildings are more likely to fit in with their surroundings if they have the same vertically proportioned windows as traditional buildings.
- Window size and position should respond to the internal uses of the building (e.g. smaller openings to internal stairways).
- Window and door frames should be recessed into the building fabric.
- Doorways should respond to the function of the rooms within (i.e. ranging from main entrances to principal rooms with a more elaborate treatment, to simple secondary entrances to minor structures).
- Doors and window frames should generally be of painted timber – the use of uPVC or aluminium frames would be detrimental to the character of the town centre.
- Carefully considered door fanlights and overlights can be suitable decorative features while also providing natural light to entrance halls.

Materials

The same consistent standards of materials, architectural details and decoration which exist on traditional buildings should equally apply to new buildings in the town centre.

The range of contemporary building materials has increased greatly in recent years, providing new opportunities for the creative use of natural products. However, new materials and techniques should usually only be used where they have proved themselves over a sufficient period, and where traditional alternatives cannot be sourced. Artificial materials, including uPVC doors, windows, eaves and weatherboarding, fibre-cement slates and concrete roof tiles should all be avoided.

Wherever possible, natural materials that are more sustainable should be used. Timber, glass, slate, rendered and painted blockwork and the appropriate use of stone can be successfully combined to create attractive contemporary buildings. A random mix of materials such as brick, stone and concrete should be avoided.

The colour of a new building should aim to blend with adjoining buildings and the immediate townscape. Bold, vivid colours should be avoided, especially on walls and roofs.

Shop Fronts

Where shop fronts form part of new development, the opportunity should be taken to respond to the traditional forms and styles that are prevalent in the town centre. The variety of traditional shop fronts in Kilmallock add considerably to the character and architectural heritage of the town and it is important to further encourage the quality of design and craftsmanship displayed.

For further guidance on shop fronts in the town centre refer to Section 6.9.

External Areas

The quality of the finish to the external areas of a new development should receive the same attention as the building itself. Given the limited space available for most town centre sites, the detailing of the external works is especially important. Generally a limited range of high quality surface materials should be used, complemented by lighting and street furniture that respects the traditional character of the surroundings.

For further guidance on the suitable treatment of external areas refer to the Kilmallock Public Realm Plan 2008.



6.6 Opportunity Sites

The following sites present particular opportunities for town centre infill development that the Council will be keen to pursue during the lifetime of the LAP. Other equally important sites may well come forward during the plan period and proposals for such sites will be considered according to the planning and design principles as set out in this Development Framework. It incorporates elements which are necessary to enhance the traditional townscape character.

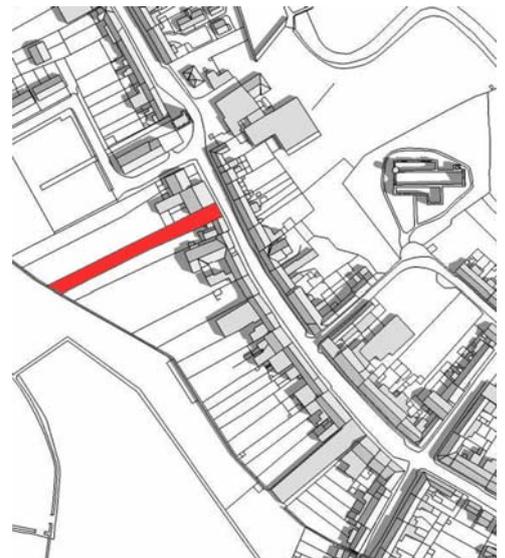
OPPORTUNITY SITE 1: Possible Infill development next to Stone Mansion

This site is owned by Limerick County Council and is extremely important due to its location beside the Stone Mansion. The following concept was developed in the Public Realm Plan (Page 23) commissioned by Limerick County Council and the Irish Walled Towns Network.

The site occupies a prominent location on Sarsfield Street, adjoining the historic and architecturally significant Stone Mansion and close to the landmark structure of King's Castle (both Protected Structures). It has lain vacant for several years, following the demolition of a structurally unsound building. The long narrow plot extends from Sarsfield Street to the western town wall.

The objectives for the site are to:

- Achieve an appropriate infill development that responds to the sensitive location and the restricted nature of the narrow site;
- To re-establish the building rhythm of the street;
- To ensure that the new building does not detract from the physical or visual stature of the Stone Mansion;
- To encourage a building use that complements the potential visitor attraction of the Stone Mansion and the existing attraction of King's Castle; and
- To open up further pedestrian and visual links to the western town wall.



Site Location Plan



View of gap site adjoining the Stone Mansion

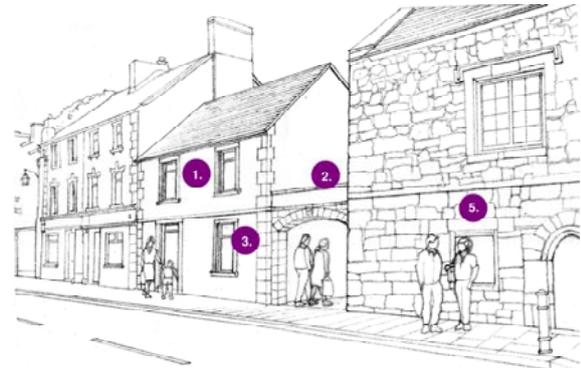
Given restricted vehicle access onto Sarsfield Street, and the presence of an existing public car park to the rear of King's Castle, it is considered that specific on-plot provision for vehicles would not be necessary, or practicable, for the development. Instead provision could be made for pedestrian access from Sarsfield Street (via an archway), and from the car park (beside the Town Wall).



Proposed Site Plan

Main features of the proposed development:

1. Two-storey infill building to Sarsfield Street with 2-storey extension to rear. Preferred uses to include small Arts & Crafts retail outlets, studios, live-work units, etc.
2. Archway entrance to pedestrian laneway.
3. Traditional building proportions, materials and detailing.
4. Possible re-created medieval garden to rear.
5. Possible renovation of Stone Mansion for heritage or suitable commercial use that protects the integrity of the structure.



Sketch view as proposed from Sarsfield Street

OPPORTUNITY SITE 2:

Possible re-development of King's Castle Square

This important site is located on Sarsfield Street around the 15th century structure of King's Castle and is linked westwards to the existing car park and town walls and eastwards to the River Loobagh and Dominican Friary. A 1½-storey rectangular stone warehouse, presently used for car valeting, occupies the site immediately west of the castle. Refer also to the Kilmallock Public Realm Plan (Page 22).

The objective for the site is to:

- To appropriately redevelop the existing stone warehouse structure, thereby contributing to the vitality of the town while allowing the creation of a new public space around the western side of the castle.



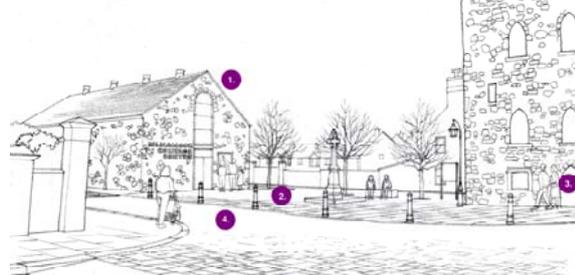
Site Location Plan

Main features of the proposed development:

1. Re-development of stone warehouse, including removal of extended frontage, for heritage or suitable commercial uses (retail).
2. Creation of new public square, incorporating relocated Fenian Monument (from present corner location on opposite side of road), high quality surfacing, lighting and street furniture.
3. Improved public access to King's Castle.
4. Traffic calming (raised table and textured surfacing) to roadway.



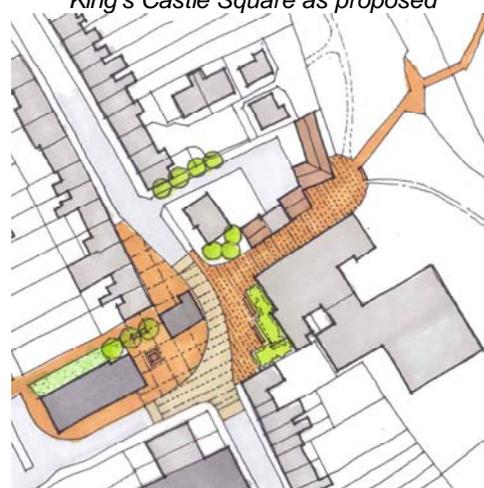
King's Castle as existing



King's Castle Square as proposed

Associated improvements to reinforce the presence of the new public space could comprise up-grading of the spaces around the frontage and side of the Dansko Food building, including:

- Raised planters and seating;
- Relocated information boards (to New Square);
- Surface improvements extending along the laneway to the museum and Friar's Gate.



Sketch Proposals Plan

**OPPORTUNITY SITE 3:
Development of Corner Site on Orr Street**

This backlands site (approx. 0.24ha), located on the corner of Orr Street and to the rear of Sarsfield Street and Wolfe Tone Street, is important because it is under-utilised and overlooks the Collegiate Church. Existing development on Orr Street comprises a 2-storey terrace of houses in good condition. There are various out-buildings and rear boundary walls extending from properties on Sarsfield and Wolfe Tone Street.

The objectives for the site are to:

- Achieve a sensitive infill development that establishes a new building line along Orr Street;
- Improve the visitor experience and setting of the Collegiate Church;



Site Location Plan

- Secure a high density mixed-use scheme that complements the function of the town centre.

Main features of the proposed development:

1. Two-storey terraced frontage around Orr Street, rising to 3-storey on corner opposite the Church to accentuate important location;
2. Ground floor shop to corner with offices above, apartments or offices to west end;
3. Terraced houses to east end opposite existing;
4. Short row of terraced houses extending into the site;
5. Internal parking court with vehicle access via archway.

Associated improvements could include provision on new public toilets in proximity to Church gates, and up-grading of Orr Street (possible 'Home Zone' treatment*).

** "Home Zones" are an attempt to strike a balance between vehicular traffic and everyone else who uses the street, the pedestrians, cyclists, business people and residents*



Proposed Block Form



Aerial view of site

6.7 Edge of Centre Sites

Beyond the historic town core, new residential development will mostly rely on greenfield sites, where special attention needs to be paid to the character of the existing area, the need to achieve new development with its own identity, and to the amenity of adjoining residential areas. The emphasis will be on achieving successful transition from the central area to the edges of the LAP development area. Given the transitional nature of such sites, densities to a range of 20-35 dwellings/ha may be appropriate according to location and including a wide variety of housing types.

General Principles of Development

The development form promoted for Kilmallock is based on the principles of a 'Compact Rural Town', which is small enough to maintain a community-feel, but big enough to maintain a reasonable cross section of facilities. To reduce dependence on the car, comfortable walking

distance usually determines the size – a 10 minute walk from one side of the urban area to the other (up to 900m across). To provide a sufficiently large population to support a range of community facilities all within walking distance means the density of development is usually higher than other comparable developments, particularly towards the centre, while decreasing towards the edges. High quality public realm, town squares, key community focal points, pedestrian and cycle linkages, and generous green spaces are essential components.

Facilities within the compact town are intended to encourage the principles of sustainability and include for shopping, basic healthcare, churches, primary school, recreation and cultural facilities, pub, and employment. Nearby existing settlements can also provide complementary local facilities, such as secondary schools, religious places, higher order health care and emergency services.

Development Form

The main objective for new edge of centre residential development in Kilmallock is to achieve high quality living environments that are more sustainable than many previous examples and can be enjoyed by all who use them. In the majority of cases, recent housing developments have tended to be repetitive and uniform. A similar mix of houses arranged to a standardised layout around a rigid road hierarchy results in sameness that lacks any local identity. One housing area looks very similar to any other. Many of the issues associated with the public realm and open space were dealt with in the Kilmallock Public Realm Plan.

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

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

Development Layouts

This LAP does not seek to prescribe the form and appearance of the identified development land in Kilmallock, which may be unduly prescriptive, but instead sets out guiding principles that the County Council wish to see embodied in new development.

A key requirement in structuring built form within development blocks will be the need to achieve a clear distinction between public fronts and private backs. Buildings that front streets, squares and parks present their public face to the outside world and give life to it. Public fronts and private backs are made more distinct when primary access is from the street, the principal frontage.

It will also be essential to integrate all new development into the landscape setting, thereby reducing the impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features and by using strong structure planting that complements and reinforces the existing vegetation pattern. All new residential development should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and its surrounding areas.

Passive supervision of the Public Realm is the most consistent and effective means of preventing anti-social behaviour. All public open spaces (hard and soft landscaped) shall be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls shall be avoided so as to minimise the risk of anti-social activity.

In determining suitable density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice. In infill sites or in areas adjacent to the town centre, higher densities will be permitted subject to exceptional quality of design and finishes, proper provision for active and passive recreation and good living conditions, including privacy and adequate natural light, within each accommodation unit.

Regard should be had to 'Sustainable Residential Development in Urban Areas' (2008), which indicate that 'increased densities of development can be acceptable as long as they contribute to the enhancement of town or village form by reinforcing the street pattern or assisting in the redevelopment of backlands'. As there will be no set minimum or maximum density specified in the plan, the emphasis will be on providing a quality housing environment based on innovation and a design-led approach.

The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, and views and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structures and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear gardens or courtyards are usually more successful than individual buildings that stand in the middle of a plot.

At key locations, such as street corners and other focal points, the building form should be articulated to reinforce the legibility of the layout (e.g. by varying the building height and/or architectural treatment).

Applications for new development will therefore be assessed by the County Council according to how well they respond to these guidelines and to the following general principles:

- Buildings should be two or three-storeys, terraced or semi-detached;
- Detached buildings may be appropriate at key locations where they can be incorporated in the general form of the street through the use of boundary walls and landscaping;
- The built form should be arranged in simple blocks as shown in the Development Guidelines, interpreted according to the building type and required density;
- Parking should be provided discreetly, in indented bays and parking courts wherever possible;
- Rear courtyard areas should be arranged to be overlooked by active frontages;
- The corners and other key focal points of blocks should be articulated through height and/or architectural treatment;
- The plot width for individual units should vary (from between 4 to 8 metres) in order to reduce repetition;
- Occasional non-domestic buildings will be encouraged within residential areas at suitable locations as a means of encouraging mixed-use development.

Integration of Residential Developments

In assessing any new development in Kilmallock, the Council may have regard to the development potential of adjoining land and will assess any application, with a view to providing for the development of these lands in an integrated manner.

This applies to any land parcel, and relates to all aspects of development including open space provision, access arrangements and pedestrian and cycle links. The distinction between residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity.

Bio-diversity

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

- Retain and enhance existing vegetation including trees, shrubs and hedgerows, wherever possible and incorporate into the development. Under the Wildlife (Amendment) Act, 2000, it is prohibited, with certain exemptions, to remove or cut hedgerows during the bird breeding season of March 1st to 31st August.
- Networks of wildlife sites are more ecologically valuable than isolated wildlife areas. Where possible create linking corridors of habitats.
- Where possible, use native species. Trees and shrubs that grow naturally in the surrounding countryside are often the best choice for the town.
- Use plants of local provenance (i.e. grown locally rather than imported).
- Where appropriate avoid the culverting of watercourses and provide new water areas.
- Where possible, set aside maintenance-free / semi-natural areas and avoid or limit the use of herbicides and pesticides.

Car Parking

Car parking should be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. New development will normally be required to provide adequate off-street car parking facilities.

Communal car parking arrangements will also be acceptable in residential developments. For security reasons, car parking should always be overlooked by housing. There should not be an excessive amount of car parking grouped together. The visual impact of large areas of car parking can be reduced by the judicious use of screen planting, low walls and the use of textured or coloured paving for car parking bays. Permeable surfaces should be used where possible in order to minimise surface water runoff.

Public Open Space

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. In calculating the area of open space, the area of roads, grass margins, roundabouts, footpaths, left over area, backlands, buffer zones around archaeological monuments and visibility splays should not be taken into account.

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

- Open space should be provided in a comprehensive and linked way, designed as an integral part of the development;
- Areas should be of a demonstrable recreational or amenity value. Small dysfunctional open spaces should be avoided;
- Wherever possible, the majority of open space should be multi-functional. Areas for informal amenity and children's play should be combined;
- Areas should be easily and safely accessible from all dwellings which the space is designed to serve;
- The design, location and appearance of open space areas should have regard to the amenities of nearby dwellings, for example, areas where children may play should normally be overlooked by the fronts of nearby dwellings to provide for maximum surveillance and overlooking;
- Public open space areas should not be located so close to adjoining dwellings so as to cause undue noise or nuisance to existing or proposed residents; and
- Attractive natural features should be protected and incorporated into open space areas. Tree planting should normally form an integral part of such open space areas.

To ensure implementation of open space provision the Council will attach appropriate planning conditions to permissions, and where necessary will enter into agreements with developers. These will provide for the laying out and landscaping of open space areas in accordance with a detailed scheme to be agreed with the Council.

Reduced provisions may only be acceptable in urban locations where there are more sustainable patterns of development and maximum use can be made of urban land or

redevelopment schemes where open space is already available. With relatively high densities such as flats, townhouses or apartments, good quality landscaped open space should be provided.

Open space provision for smaller residential developments and schemes catering for special needs such as accommodation for the elderly will be given more flexibility on its merits and having regard to the requirements of likely future residents.

Adequate areas of open space should be an integral part of any new residential development to meet the needs generated by that development. The overall standard of 2.4 hectares per 1000 population will normally be applied in assessing proposals for open space for children's play and informal amenity. In developments that are adjacent to and provide for easy access to significant areas of existing public open space a lesser standard of provision may be acceptable. This relaxation will only be considered where the developer pays a financial contribution towards the improvement of the existing public open space so as to improve its quality and carrying capacity.

Integrated, pleasant, attractive and landscaped open space should form an intrinsic element of new residential development. The precise location, type and design of open space should be negotiated with developers according to the specific characteristics of the development, the sites and its context. All open spaces proposed by developers should be designed and set out by suitably qualified landscape architects or similar design professionals so as to ensure a high standard and consistency with good design and layout practice.

Developers should consider providing a variety of open spaces. Both formal and informal semi-natural areas, such as wetlands, woodlands, meadows, green corridors as well as formal gardens and seating areas. These elements work best as part of a structure to the provision of open space.

Generally, the Kilmallock Public Realm Plan should be considered in relation to open space issues.

Strategic Pedestrian/Cycle Routes

A network of convenient and safe pedestrian/cycle routes are proposed as 'Town Trails', comprising a 'West Walls Walk', 'Outer' and 'Inner' Routes. All new residential development in the vicinity of these routes should provide for linking footpaths to the network. Development bordering the routes will be designed to overlook them where possible. The use of low walls and hedging should be stipulated, as high boundary walls can create a discouraging environment and pose a security risk. Tree planting should be undertaken, to provide a pleasant leafy environment, which provides weather protection, but does not provide opportunity for concealment. In addition, only low sparse shrubs and flowers should be planted. Care should be taken with tree planting in archaeologically sensitive areas of Kilmallock and should be undertaken only archaeological advice.

Management Plan for Public Open Space

Developers will be required to make suitable provision for the future management and maintenance of open space. Where spaces and facilities are not taken in charge by the Council alternative arrangements should be made either through management companies or agreements with the planning authority.

Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedrooomed houses in order to ensure that most household activities are accommodated and at the same time offers visual amenity, receives some sunshine and encourages plant growth. A standard of 22 metres will normally be required between directly opposing first floor windows. However, where adequate levels of privacy are provided this distance may be reduced.

6.8 Edge of Town Sites

In order to offer an effective alternative to the provision of single houses in surrounding un-serviced areas, land has been designated in this LAP for the development of Edge of Town serviced residential sites. This will provide for the development of sites for individuals seeking to build their own homes on large plots, and should provide for a range of house types and sizes. Maximum recommended densities for this zoning would be in the range of two to five per acre, depending on the quality of design.

For any such development, there should be a continuity of design in terms of scale, compatibility and general harmony. Applicants will also be expected to employ the services of qualified architects (RIAI or equivalent) when applying for individual houses. No house should exceed 7.5 metres in height.

6.9 Shop Fronts and Advertising

There are a variety of traditional shop and pub fronts in Kilmallock that add considerably to the character and architectural heritage of the town. It is essential to preserve and further encourage the quality of design and craftsmanship present.

Traditional shop front elements usually form a strong vertical emphasis. Columns or pilasters, which may be of stone, plaster or timber, appear to carry the weight of the fascia and the wall above. They may have decorative fluting or carved panels or a plain surface. The top of the pilaster may be plain or decorative; the base always contains a plinth. Other important features include well-proportioned windows with a vertical emphasis, hand-painted fascias, and recessed entrances with paneled or glazed doors.

Some of the traditional shops in the town centre have separate entrances to upper residential accommodation. Some have access to the rear yard of the shop. These are not only important architectural features but also essential to retaining the viability of living over the shop and linking backland areas to the street.

Wherever opportunities arise, through renovation, redevelopment or replacement works, the elements of the traditional unit should be incorporated into the design as way of sustaining local craftsmanship and promoting local distinctiveness. Where the original front has survived, the details should be repaired as necessary and preserved when being adapted to modern standards. In situations where fronts have been altered, badly maintained, or inappropriately modernised in the past, whilst retaining some of the original features, every effort should be made for the reinstatement of the traditional elements.

Advertising on shop fronts signs can detract from the appearance of an area or a building, especially when they are out of scale and character with their surroundings. It is the policy of the planning authority to strictly control all advertising signs in relation to their location, design, materials and function, particularly within the Architectural Conservation Area. In assessing the appropriateness of advertising on shops and businesses the following criteria will apply:

- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs;
- Signs will be sympathetic in design and colouring, both to the building on which they will be displayed and the surroundings;
- Signs will not obscure architectural features or details;
- Signs will not be permitted above eaves or parapet levels;
- Traditional painted sign writing or solid block individual lettering will be encouraged as will traditional or wrought iron hanging signs. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited;
- Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter;
- Signs attached to buildings are preferable to those on freestanding hoardings; and
- Signs will not be permitted to project above the roofline of buildings.

6.10 Road and Estate Names

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

6.11 Services

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

6.12 Apartments/Duplex Style

In general apartments will be required to have the following minimum floor areas:

Apartment Type	Minimum Floor Area
One Bed	45 sq.m
Two Bed	73 sq.m
Three Bed	90 sq.m

The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents.

All living room, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

6.13 Access for People with Disabilities

Access requirements for physically disabled persons should be incorporated into the design of buildings and layouts of developments likely to be used by the general public and will be a material consideration of the planning authority in assessing applications.

Developers should have regard to the criteria set out in the following in the preparation of development proposals

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

The needs of people with disabilities should be taken into account in the design and construction of footpaths and parking areas. Footpaths in private commercial and housing developments and public housing developments shall be dished at junctions. Parking areas

should make provision for spaces for disabled drivers and such spaces should be located in the most convenient locations for ease of use.

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

6.14 Car parking and Loading

New development will normally be required by the planning authority to provide adequate off-street car parking facilities. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development. Car parking facilities shall generally be provided in a manner that reduces its visual impact to a minimum, such as behind the building line and with screening where possible.

The dimension of car parking bays shall be a minimum of 4.8m by 2.4m.

Where parking space is proposed in front of existing premises, existing railings or boundary walls shall be retained. They should be provided with proper public lighting facilities and shall be clearly demarcated. Car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided. Parking bays shall be adequately delineated.

Where the developer is unable to comply with the car parking standards for the development set out in the table below, a financial contribution may be acceptable in lieu of car parking provision, which will be related to the cost of providing such facilities elsewhere.

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

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

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

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

The general parking standards required by the Council for new development are shown on the table below. These may be relaxed/reduced in the following cases:

1. Where public car parking is available in the vicinity of the development which is adequate both to serve the development and to perform its original purpose, or where such parking provision is proposed.
2. Where adequate on-street parking is available and is likely to be available in the foreseeable future and where the car parking activity associated with the development is not likely to give rise to a loss of amenity or to traffic congestion.
3. Where the particular planning merits of the case or in central urban areas, it would be unreasonable to require full provision. Where public car parking facilities have been provided or are to be provided which facilitate the development, in these cases, the planning authority will require the payment of a contribution towards the provision of such car-parking space. The amount of the contribution will be related to the size and the nature of the development.
4. Where a Transport Assessment provided with a proposed development demonstrates appropriate measures and contributions to reduce car usage and increase access by other forms of sustainable transport (public transport, cycling and walking) to the satisfaction of the planning authority.

Increased car parking may be required in the following cases:

Where schools are used for nighttime activities such as night classes, additional spaces for buses and cars may be required. The exact requirements will be determined in each case. In some cases the use of hard surfaced recreational areas may be acceptable.

Car Parking Standards for Various Land Uses

Land Use	Parking Spaces per Unit
Dwelling House (Residential areas)	2 car space per dwelling unit 0.25 per dwelling for visitor parking
Apartments	1.25 spaces per unit <i>0.25 spaces per unit for visitor parking</i>
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, public halls	1 car space per 10 seats
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq.m
Public houses, incl. hotel bar	1 car space for every 5 sq. m of bar and lounge floor area
Shopping centres, supermarkets, department stores.	1 car space for every 25 sq.m of gross floor area
Shops	1 car space per 20 sq.m
Restaurants, cafes	1 car space per 20 sq.m gross floor area
Banks and offices	1 car space per 15 sq.m of gross floor area and additional space to be determined by the planning authority
Industry	1 car space for every 60 sq.m of gross industrial floor area and operational space to be determined by the planning authority
Warehousing	Each application will be determined by the planning authority.
Retail Warehousing	1 car space for every 35 sq.m of net retail floor space
Golf	4 car spaces per hole
Par 3 Golf courses or Pitch and Putt courses	2 car spaces per hole
Golf driving ranges, shooting ranges	1 space per bay/ trap plus 3 spaces
Sports grounds and sports clubs	Each application will be determined by the planning authority.
Hospital	1.50 car spaces per bed
Clinics/Medical practices	3 spaces per consulting room plus staff
Nursing Home	1 space per 4 bedrooms plus staff

Notes:

- * See Schedule 2 (Part 4) of the Planning & Development Regulations 2001.
- ** One of the Parking spaces required for dwellings with 3 bedrooms or more may be provided in group or communal parking areas in the immediate vicinity of the site. In the case of any use not specified above, the planning authority will determine the parking requirements, having regard to the traffic levels likely to be generated as a result of the development.

In implementing the car parking standards, the Council will reserve the right to alter the requirements having regard to each particular development.

6.15 Public Utilities

The planning authority will require that all wires and cables for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety.

6.16 Residential Sites

In addition to the residentially zoned lands that have not been developed in the previous plan period, new Edge of Centre and Edge of Town sites are rezoned for residential use, as shown on the plan below. These sites, which vary in size and location, were considered against a set of criteria, which included impact on the character of the area; transport; natural resources; land use compatibility; infrastructure; and providing for choice in location and housing type.



Figure 17 : Location of new Edge of Centre and Edge of Town Residential Sites

Edge of Centre Sites

R1:	Lands east of Proonts/Coolroe Road and north of Tipperary Road	New Residential 8.33 ha
R2	Lands east of Railway Road, south of Tipperary Road and the River Loobagh	New Residential 4.22 ha
R3	Lands located in Gortboy, east of Charleville Road, south of the Soccer Field	New Residential 7.19 ha
R4	Lands north of Glenfield Road, south of River Loobagh and the Water Treatment plant	New Residential 5.11 ha
Total		New Residential 24.85 ha

Edge of Town Sites

R5	Lands located north of Glenfield Road, south of River Loobagh and east of the Water Treatment unit.	Serviced site 2.53 ha
R6	Lands located south of Tipperary Road and River Loobagh, north-west of Millmount	Serviced site 6.58 ha
Total		Serviced Sites 9.11 ha

The key requirements for each site are described as follows.

NEW RESIDENTIAL SITES

R1: Lands east of Proonts/Coolroe Road and north of Tipperary Road

Area: 8.33 ha

Location:

On backlands to the rear of existing properties to the East of the Proonts/Coolroe Road (extension of Wolfe Tone Street) and North of Tipperary Road.



Site R1 Location

Context:

Open agricultural lands bordered on two sides by existing low density detached properties, the Eircom site, the Church of Ireland and a small industrial site on the other side of Tipperary road. The site is bordered on the North by agricultural lands, and on the East by Open Spaces, which might cater for the new GAA grounds.

Density: Medium.

Access: The site has direct access to the Proonts/Coolroe road and to the Tipperary road.

Other: A comprehensive Masterplan will be required to demonstrate a planned and integrated scheme.

R2: Lands east of Railway Road, south of Tipperary Road and the River Loobagh

Area: 4.22ha

Location: On backlands to the rear of existing properties to the East of Railway Road and south of the River Loobagh, running south of Tipperary Road.



Site R2 Location

Context:

Open agricultural lands bordered by the Millmount Industrial site to the south, and Open Spaces surrounding the River Loobagh to the north. Located east of existing medium and low density residential areas on Railway road. The inclusion of SUDS in any proposal for this site is required due to its proximity to the river.

Density: Medium.

Access: Will need to be facilitated through existing properties on Railway Road.

Other: The Masterplan for this site will allow access to the proposed Serviced Site to the east.

R3: Lands located in Gortboy, east of Charleville Road, south of the Soccer Field.

Area: 7.19 ha

Location: On backlands to the rear of properties to the east of Charleville Road, south of the soccer field.



Site R3 Location

Context: Open fields located between the soccer field to the North and open spaces which might cater for the new GAA grounds to the South. The new residential site is directly linked to the existing properties bounding the Charleville Road to the East, and Gerard Road to the North. West of the site is a large Industrial Site. The Distributor Road Corridor lies to the South of the new residential site.

Density: Medium

Access: Possible via the Distributor Road once completed, and/or facilitated through existing properties on Charleville road.

R4: Lands north of Glenfield Road, south of River Loobagh and the Water Treatment plant

Area: 5.11 ha

Location: On backlands to the rear of properties to the north of Glenfield Road, south of the existing Water Treatment plant.



Site R4 Location

Context: Open fields located close to the western boundary of the LAP, bordered by properties and estates to the south (along Glenfield Road) and to the east (Glenfield Estate). To the west of this site is the Water Treatment plant and its buffer zone (50m to the south, 100m to the east of the unit).

Density: Medium.

Access: Will need to be facilitated through properties on Glenfield road, or via the Glenfield Estate road.

SERVICED SITES

R5: Lands located north of Glenfield Road, south of River Loobagh and east of the Water Treatment unit

Area: 2.53 ha

Location: On backlands to the rear of Glenfield Estate to the east, south of Ardyoul and River Loobagh and east of the Water Treatment Unit.



Site R5 Location

Context: the site is separated from existing properties on Glenfield Road by a proposed new residential site, which will allow a decrease of density from Glenfield Road towards the River Loobagh to the north of the site, and its open space. The serviced site is located east of the Water Treatment plant, separated from it by a 100m buffer zone.

Density: Low.

Access: Will need to be facilitated through properties on Glenfield road, or via the Glenfield Estate road.

Other: The Serviced Sites will be required to be developed either in conjunction with or following completion of Site R4.

R6: Lands located south of Tipperary Road and the River Loobagh, north-west of Millmount

Area: 6.58 ha

Location: On backlands to the rear of existing properties to the east of Railway road and south of the River Loobagh, running south of Tipperary Road.



Site R6 Location

Context: Open agricultural field located between a proposed residential site to the east and the eastern boundary of the LAP comprising open spaces and the River Loobagh. The inclusion of SUDS in any proposal for this site is required due to its proximity to the river.

Density : Low.

Access: Via the proposed residential site to the West.

Other:

The Serviced Sites will be required to be developed either in conjunction with or following completion of Site R2.

7. IMPLEMENTATION

7.1 Planning Context

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

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

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

If Kilmallock is to grow and expand it will need additional support services such as shops, employment provision and recreational facilities. The provision of such facilities rests as much with the general public, businesses and other organisations as it does with Limerick County Council.

It must be remembered that this LAP is not only a plan for the planning authority, but it is more importantly a plan for the people of Kilmallock. The local community contributed to the contents of the LAP through the submission of comment sheets and attendance at the public consultation events.

7.2 How The LAP Will Be Implemented

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

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

7.3 Development Contribution Scheme

The Planning and Development Act 2000 provides for the adoption of a development contribution scheme and Section 48 (1) of the Planning and Development Act 2000 outlines that a planning authority, when making a grant of permission may include a condition requiring the payment of a contribution in respect of public infrastructure and facilities throughout the county. Some exceptions apply to certain development under the contribution scheme a contribution cannot be levied, for example, in regard to existing properties and in respect of residential units which are provided in accordance with an agreement made under Part V of the Planning and Development Act 2000, or those provided by approved housing bodies.

7.4 Monitoring

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

7.5 Community Participation

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

7.6 Pre-Planning Advice

Limerick County Council offers an advisory service to potential developers in the form of pre-planning advice. The Area Planner is available for consultation by appointment for any prospective developments in the town of Kilmallock. Advice is given on design and the ability of existing services to accommodate the proposed development. This advice is given subject to the stipulations of Section 247 of the Planning and Development Act 2000, where the carrying out of consultations shall not prejudice the performance of a planning authority or any of its functions.

This service is available from the earliest stage of a project and intending developers are recommended to avail of the service and to ring the Council for information and an appointment.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan/programme before a decision is made to adopt the plan/programme, the procedures for which are set out in the Planning and Development (SEA) Regulations 2004.

The preparation of a full SEA is not mandatory for Local Area Plans with a population of less than 10,000 persons such as the Kilmallock plan area. Nonetheless, in accordance with the above SEA Regulations, the planning authority must determine whether or not the implementation of such a proposed plan would be likely to have significant effects on the environment and hence require a SEA.

In making this determination, the planning authority is required to consult with the prescribed Environmental Authorities, the Environmental Protection Agency (EPA), the Department of Environment, Heritage and Local Government (DoEHLG) and the Department of Communications, Marine and Natural Resources (DCMNR), and to take account of the relevant criteria set out in Schedule 2A of the SEA Regulations 2004, in what is called a 'screening process'.

A 'Screening Report' outlining the relevant considerations for the proposed Kilmallock LAP has been prepared and has been issued to the prescribed authorities for their consideration.

Subject to any responses received from the prescribed authorities and to all of the relevant criteria set out in Schedule 2A of the Regulations, the planning authority considers that a full Strategic Environmental Assessment of the proposed Local Area Plan for Kilmallock will be unnecessary.

In consideration of the special heritage character of Kilmallock, however, a 'Heritage Appraisal' has been undertaken in accordance with '*Heritage Appraisal of Development Plans – A Methodology for Planning Authorities*', (July 2000), the Heritage Council. Such appraisal is intended to ensure that the full scope of heritage considerations is dealt with fully and consistently throughout the preparation of any plan or programme.

Both the SEA Screening Report and the Heritage Appraisal have been made available for public inspection and notified to the prescribed authorities as required in accordance with Article 14A (6) of the above-mentioned legislation.

APPENDICES

1. Land Use Zoning Map
2. Natural Heritage and Amenities
3. Kilmallock Townlands
4. Protected Structures
5. National Monuments

3. Kilmallock Townlands

Townlands contained in the LAP Area (Source : Limerick Diocesan Heritage)

English Name	Irish Name	Meaning	In Form first used
Abbeyfarm	Feirm na Mainistreach	Farm of the Abbey	1655
Ardkilmartin	Ard Chill Mhártain	The high place of the church of Martin	1606
Ardyoul	Ard Uí Áille	The high place of Ó hÁille	1840
Ash Hill	Cnoc Cais	The hill of Cas	1655
Ballycullane	Baile Uí Choileáin	The town of Ó Coileáin	1657
Ballingaddy	Baile an Ghadaí	The town of the thief	1302
Ballynahown	Baile na hAbhann	The town of the river	1590
Ballynamolough	Baile na mBulbhach	The town of Na Bulbhaigh	1840
Coolroe	An Chúil Rua	The red corner	1840
Deebert	An Díbeart	<i>Meaning uncertain poss. Deprivation/loss</i>	1655
Fairyfield Glebe	Gort an Fhraoigh	The field of the heather	1657
Garrynoe	An Garraí Nua	The new garden	1655
Glenfield	An Gleann	The glen. The River of Kilmallock called Gleene	1655
Gortboy	An Gort Bui	The yellow field	1655
Gotoon	Geotún	<i>Meaning Unknown</i>	1840
Kilmallock	Cill Mocheallóg	The church of Mocheallóg	927
Kilmihill	Cill Mhichíl	The church of Mícheál	1655
Millmount	Ard an Mhuilinn	The high place of the mill	1655
Milltown	Baile an Mhuilinn	The town of the mill	1381
Portauns	Na Portáin	The small banks	1655
Proonts	Prointe	<i>Meaning uncertain</i>	1655
Riversfield	Bóthar na bPotairí	The road of the Potters	1655
Treanlewis	Trian Lobhaois	The third of Lobhaois	1655

4. Protected structures

Record of Protected structures (Source: Limerick County Development Plan 2005-2011)

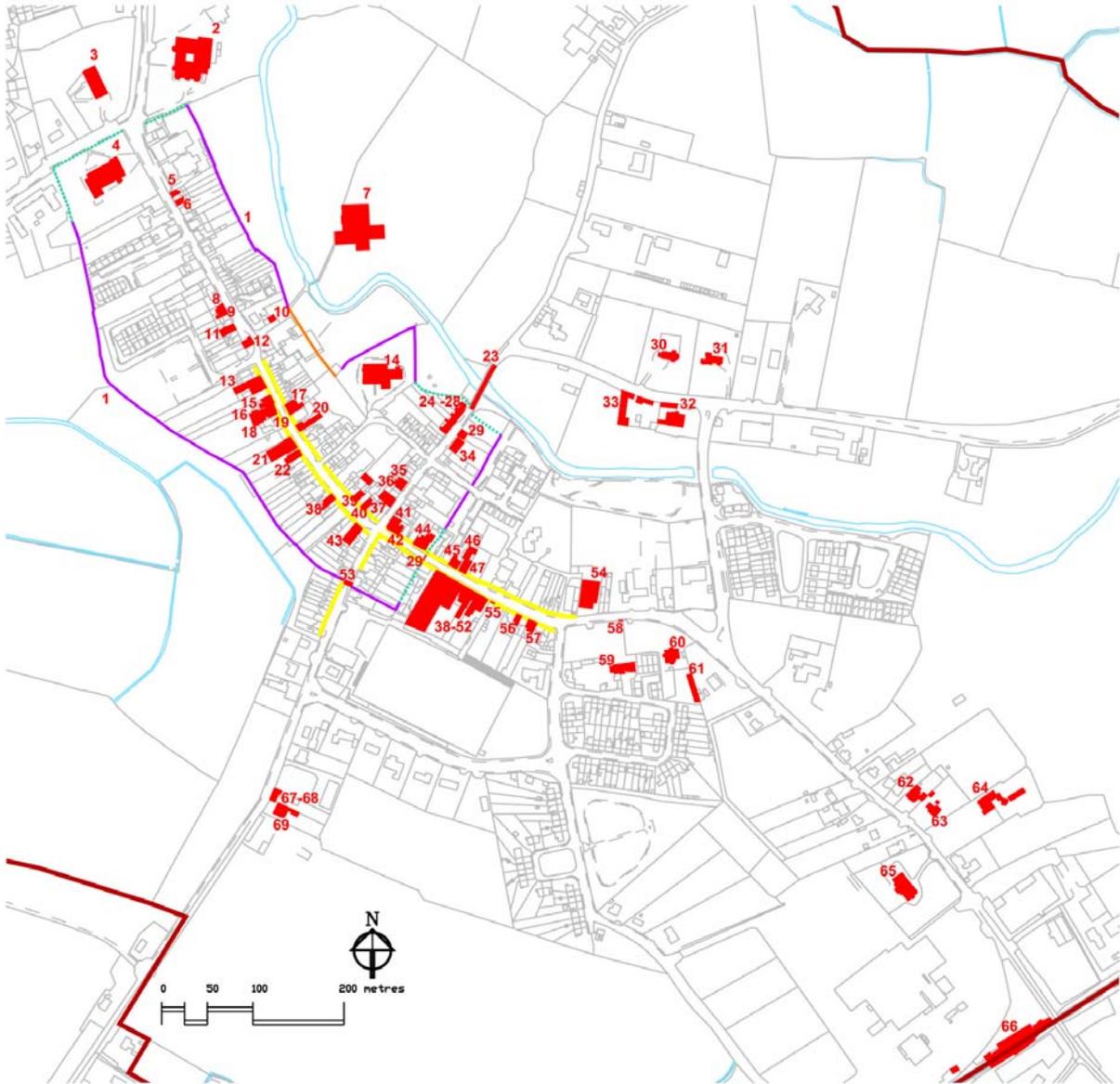
It is an objective of the planning authority to protect the internal and external quality and character of buildings, structures and items proposed to be entered onto the Record as listed below and to permit alterations of these only where such development fully respects the architectural, historical and/or streetscape significance of the listed items. These buildings are identified on the following Maps and descriptions.

List of protected structures:

	Townland	Ref	Description
Railway Station	Gortboy	M (1)	Urban Structure - Industrial
Church	Ash Hill	M (13)	Urban Structure - Catholic Church
Convent	Abbeyfarm	M (15)	Urban Structure - Institutional
Peoples Hall	Millmount	M (17)	Urban Structure - Civic
Guest House	Coolroe	M (20)	Urban Structure - Dwelling
Church	Kilmallock	M (22)	Urban Structure - Church of Ireland
Dominican Friary	Abbeyfarm	M (25)	Urban Structure - Friary
Bank	Kilmallock	M (26)	Urban Structure - Bank
Cinema	Kilmallock	M (28)A	Urban Structure - Commercial
17th Century House	Kilmallock	M (28)B	
" Fraser "	Kilmallock	M (29)	Urban Structure - Commercial
Kings Castle	Abbeyfarm	M (30)	Urban Structure - Civic
Blossom's Gate	Kilmallock	M (31)	Urban Structure - Civic
Shop	Kilmallock	M (32)A	Urban Structure - Commercial
Shop	Kilmallock	M (32)B	Urban Structure- Commercial
Stone Gates	Kilmallock	M (33)	Urban Structure - Civic
Mill Complex	Coolroe	M (34)	Urban Structure - Industrial
Dwelling	Gortboy	M (35)(i)	Urban Structure - Dwelling
Dwelling	Gortboy	M (35)(ii) / D47(D)(i)	Urban Structure- Cottage
Dwelling	Gortboy	M (35)(iii) / D47(D)(ii)	Urban Structure- Cottage
Medieval House	Kilmallock	M (36)	Urban Structure- Medieval
Gate	Kilmallock	M (37)	Urban Structure - Civic
Collegiate Church		M (38)	Urban Structure- Medieval
Terraced Cottage	Kilmallock	M (39)(i)	Urban Structure - Dwelling
Terraced Cottage	Kilmallock	M (39)(ii)	Urban Structure - Dwelling
Terraced Cottage	Kilmallock	M (39)(iii)	Urban Structure - Dwelling
Terraced Cottage	Kilmallock	M (39)(iv)	Urban Structure - Dwelling
Terraced Cottage	Kilmallock	M (39)(v)	Urban Structure - Dwelling
Bridge	Kilmallock	M/H(39)(vi)	Urban Structure- Bridge
Ó Cearbhaill		M (40)	Urban Structure- Commercial
Terraced 3 Storey	Kilmallock	M (41)(i)	Urban Structure - Commercial
Terraced 3 Storey	Kilmallock	M (41)(ii)	Urban Structure - Commercial
Terraced 3 Storey	Kilmallock	M (41)(iii)	Urban Structure - Commercial
Terraced 3 Storey	Kilmallock	M (41)(iv)	Urban Structure - Commercial
Terraced 3 Storey	Kilmallock	M (41)(v)	Urban Structure - Commercial
" O'Sullivan "	Kilmallock	M (42)	Urban Structure - Commercial
" Giftline"	Kilmallock	M (43)	Urban Structure - Commercial
Dwelling	Thomastown	M (45)	Urban Structure - Dwelling
Town Wall	Kilmallock	M (60)	Urban Structure - Civic
Presbytery	Kilmallock	KMK27	Dwelling
2 Bay House	Sheares St.	KMK28	Dwelling
2 Bay House	Sheares St.	1303(Kk29)	Dwelling
2 Bay House	Sheares St.	1304(Kk30)	Dwelling
2 Bay House	Sheares St.	1305(Kk31)	Dwelling

	Townland	Ref	Description
3 Bay House	Sheares St	1306(Kk32)	Dwelling
Museum	Kilmallock	1307(Kk33)	
MJ Feore Shop	Kilmallock	1308(Kk34)	Commercial Premises
Stucco fronted House	Sarsfield St.	1309(Kk35)	Dwelling
Pedimented fronted Commercial Building	Sarsfield St.	1310(Kk36)	Commercial Premises
Abbey Laundry	Kilmallock	1311(Kk37)	Commercial Premises
McAuliffe's Public House	Sarsfield St.	1312(Kk38)	Commercial Premises
3 Bay 2 Storey House	Wolfe Tone St.	1313(Kk39)	Dwelling
2 Bay 2 Storey House	Wolfe Tone St.	1314(Kk40)	Dwelling
2 Bay 2 Storey House	Wolfe Tone St.	1315(Kk41)	Dwelling
Warehouse	Wolfe Tone St.	1316(Kk42)	Commercial Premises
FCA Company H.Q.	Kilmallock	1317(Kk43)	Institutional Premises
Lee's Law Office	Lord Edward St.	1318(Kk44)	Commercial Premises
Premises adjacent to FDC Offices	Lord Edward St.	1319(Kk45)	Commercial Premises
FDC Offices	Lord Edward St.	1320(Kk46)	Commercial Premises
Former Commercial Premises	Lord Edward St.	1321(Kk47)	Commercial Premises
Former Commercial Premises	Lord Edward St.	1322(Kk48)	Commercial Premises
Council Area Office/ Courthouse, Formerly Administrative Building of the Workhouse	Kilmallock	1323(Kk50)	Civic Premises
Former Laundry House of the Workhouse	Kilmallock	1324(Kk51)	Commercial Premises
Former Parochial House	Kilmallock	1325(Kk52)	Dwelling
2 Storey Late Victorian. Edwardian Style House	Ardpatrick Road	1326(Kk54)	Dwelling
2 Storey Arts and Crafts House	Ardpatrick Road	1327(Kk55)	Dwelling
'Adrivale', Late Victorian /Edwardian House	Kilmallock	1328(Kk56)	Dwelling
Clonan House	Ardpatrick Road	1329(Kk57)	Dwelling

Map of Protected Structures :



LAP Ref	CDP Ref	Building Name /Title	Location	Description	Picture
1	M (60)	Town Wall, medieval site with both upstanding and subsurface remains	Various townlands, around the core of Kilmallock	Urban Structure - Civic	
2	M (15)	Former convent school now a VEC college	Abbeyfarm	Urban Structure - Institutional	
3	KMK27	Presbytery	Glenfield	Dwelling	
4	M (13)	Church	Sheares Street	Urban Structure - Catholic Church	
		St Peter and Paul Roman Catholic Church Built between 1879 and 1889. Large neo-gothic structure.			
5	KMK28	2 Bay House	Sheares St.	Dwelling	

6	KMK29	2 Bay House	Sheares St.	Dwelling	
7	M (25)	Dominican Friary	Abbeyfarm	Urban Structure - Friary	
8	KMK30	2 Bay House	Sheares St.	Dwelling	
9	KMK31	2 Bay House	Sheares St.	Dwelling	
10	KMK33	Museum	Chapel Lane	Institutional-Community facility	

11	KMK32	3 Bay House	Sheares St	Dwelling	
12	M (30)	Kings Castle	Junction of Sheares and Sarsfield Streets	Urban Structure - Civic	
13	M (36)	Medieval House	Sarsfield Street	Urban Structure-Medieval	
		Two-storey limestone house, apparently reduced in height. Only remaining of the 33 houses that once stood in town.			
14	M (38)	Collegiate Church	Kilmallock	Urban Structure-Medieval	
15			Sarsfield Street	Urban Structure - Commercial	
		Good shopfront. Bird and foliage carving between M(32)A and M(32)B.			
16	M (32)B	Shop	Sarsfield Street	Urban Structure-Commercial	

	Good shopfront. Bird and foliage carving between M(32)A and M(32)B.				
17	KMK34	MJ Feore Shop	Sarsfield Street	Commercial Premises	
18	M (28)A	Friars Gate Cinema	Sarsfield Street	Urban Structure - Commercial	
	1940's cinema built in a 17 th century house. Recently underwent restoration.				
19	M(28)B	Remains of the Sarsfield House are to be seen in the masonry walls on either sides of the cinema/theatre.	Sarsfield Street		
20	KMK 35	Stucco fronted House	Sarsfield St.	Dwelling	
	Three bay three-storey house. House with pitched roof. Shop front removed but display window remaining.				
21	KMK 36	Pedimented fronted Commercial Building	Sarsfield St.	Commercial Premises	

					
22	KMK 37	Abbey Laundry	Sarsfield Street	Commercial Premises	
23	M/H(39)(vi)) 983	Bridge	Wolfe Tone Street	Urban Structure- Bridge	
	Masonry bridge.				
24	M (39) v	Terraced Cottages	Wolfe Tone Street	Urban Structure – Dwelling. Number 1 of five terraced dwellings.	
25	M (39) iv	Terraced Cottages	Wolfe Tone Street	Urban Structure - Dwelling	

26	M (39) iii	Terraced Cottages	Wolfe Tone Street	Urban Structure - Dwelling	
27	M (39) ii	Terraced Cottages	Wolfe Tone Street	Urban Structure - Dwelling	
28	M (39) i	Terraced Cottages	Wolfe Tone Street	Urban Structure - Dwelling	
29	KMK 39	3 Bay 2 Storey House	Wolfe Tone St.	Dwelling	
30	M(22)	Church	Deebert	Urban Structure - Church of Ireland	
Brick single cell 20 th century church with tower.					

31	KMK 43	FCA Company H.Q.	Deebert	Institutional Premises	
32	M (20)	Guest House	Deebert	Urban Structure - Dwelling	
	Limestone structure with opes in the wall for doorways and windows framed in red brick, which was built to be left unrendered and unpainted (unusual in Ireland).				
33	M (34)	Mill Complex – elements included in the new hotel	Deebert	Urban Structure - Industrial	
34	KMK39	Former School House	Wolfe Tone Street	Urban structure – Institutional	
35	KMK40	2 Bay 2 storey dwelling	Wolfe Tone Street	Urban House	

36	KMK41	2 Bay 2 Storey House	Wolfe Tone St.	Dwelling	
37	KMK42	Warehouse	Wolfe Tone St.	Commercial Premises	
38	M (43)	" Giftline"	Sarsfield Street	Urban Structure - Commercial	
Good shopfront.					
39	M (45) 992	Dwelling	Sarsfield Street	Urban Structure – Dwelling	

40	M (42)	" O'Sullivan "	Sarsfield Street	Urban Structure - Commercial	
41	M (29)	" Fraser "	Junction of Wolfe Tone St. and Lord Edward St.	Urban Structure - Commercial	
<p>Three-storey and dormer attic structure. Rendered walls on ground floor, Rubblestone with brick dressings around windows on upper floors. Corner projecting bay window on first floor. Significant element of 18th / early 19th centuries fabric.</p>					
42	KMK44	Lee's Law Office	Lord Edward St.	Commercial Premises	
43	KMK38	McAuliffe's Public House	Sarsfield St.	Commercial Premises	
44	M (26)	Bank	Lord Edward St.	Urban Structure – Bank	

		<p>Munster and Leinster Bank, arch. Henry and Arthur Hill, 1877. Constructed in stone in imitation of and compliment to ancient houses which then remained in town. Now AIB, older houses refaced.</p>			
45	KMK 45	Premises adjacent to FDC Offices - Solicitors	Lord Edward St.	Commercial Premises	
46	KMK 46	FDC Offices	Lord Edward St.	Commercial Premises	
47	M (40) 984	Ó Cearbhaill	Lord Edward St.	Urban Structure-Commercial	

48	M (41)(i) 985	Terraced 3 Storey	Lord Edward St.	Urban Structure - Commercial	
49	M (41)(ii) 986	Terraced 3 Storey	Lord Edward St.	Urban Structure - Commercial	
50	M (41)(iii) 987	Terraced 3 Storey	Lord Edward St.	Urban Structure - Commercial	
51	M (41)(iv) 988	Terraced 3 Storey	Lord Edward St.	Urban Structure - Commercial	
52	M (41)(v) 989	Terraced 3 Storey	Lord Edward St.	Urban Structure - Commercial	

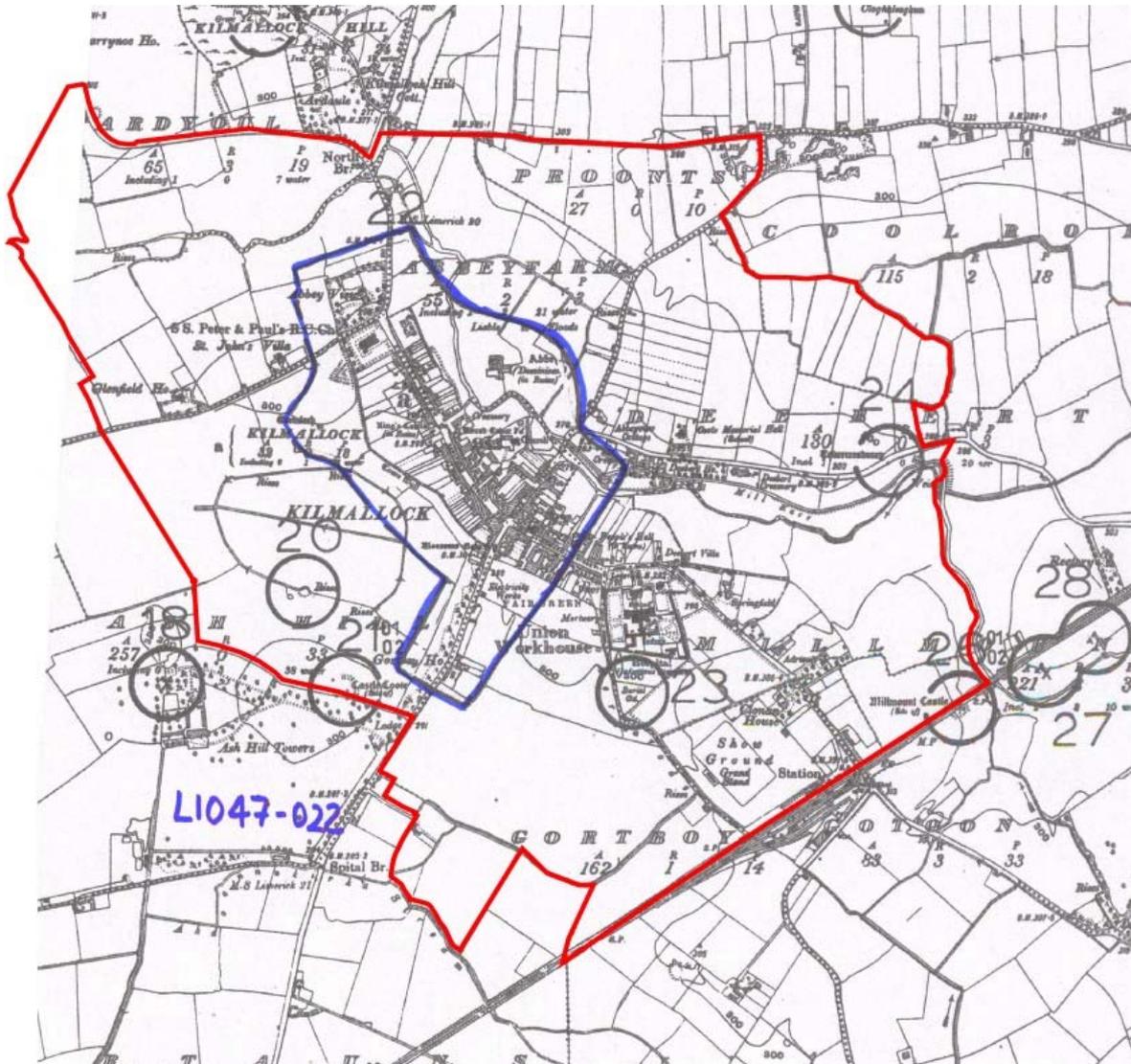
53	M (31)	Blossom's Gate	Emmet Street	Urban Structure - Civic	
Last remaining gate tower of old walled town.					
54	M (17)	Peoples Hall	Railway Road	Urban Structure - Civic	
55	M (33) 970	Stone Gates	Lord Edward St.	Urban Structure - Civic	
56	KMK47	Former Commercial Premises	Lord Edward St.	Commercial Premises	

57	KMK48	Former Commercial Premises	Lord Edward St.	Commercial Premises	
58	M(37)	Workhouse Gate	Railway road	Institutional	No picture available at present.
59	KMK50	Council Area Office/ Courthouse, Formerly Administrative Building of the Workhouse	Railway road	Civic Premises	
60	KMK52	Former Parochial House	Railway road	Dwelling	
61	KMK51	Laundry House	Railway Road	Institutional – Workhouse	
62	KMK 54	2 Storey Late Victorian. Edwardian Style House	Railway Road	Dwelling	

63	KMK55	2 Storey Arts and Crafts House	Railway Road	Dwelling	
64	KMK56	'Adivale', Late Victorian /Edwardian House	Railway Road	Dwelling	
65	KMK 57	Clonan House	Railway Road	Dwelling	
66	M (1)	Railway Station	Railway road	Urban Structure - Industrial	
67	M (35)(ii) / D47(D)(i)	Dwelling	Charleville Road	Urban Structure- Cottage	

68	M (35)(iii) / D47(D)(ii)	Dwelling	Charleville Road	Urban Structure-Cottage		
69	M (35)(i)	Dwelling	Charleville Road	Urban Structure - Dwelling		

5. Record of Monuments and Places



Record of Monuments and Places within the LAP Boundary

Reg. Number	Type	Townland
LI047-020	Enclosure	Ash Hill
LI047-023	Burial Ground	Milmount
LI047-024	Ritual Site – Holly Well	Deebert
LI047-097	Excavation	Ash Hill
LI047-021001	Enclosure	Ash Hill
LI047-021002	Castle	Ash Hill
LI047-022001	Town	Abbeyfarm
LI047-022002	House 16 th /17 th century	Kilmallock
LI047-022004	House 16 th /17 th century	Kilmallock
LI047-022005	House 16 th /17 th century	Kilmallock

Reg. Number	Type	Townland
LI047-022006	Town Defences	Kilmallock
LI047-022007	Town Defences – Town Gate	Kilmallock
LI047-022008	Town Defences – Town Gate	Kilmallock
LI047-022009	Church	Kilmallock
LI047-022010	Graveyard	Kilmallock
LI047-022011	Tomb	Kilmallock
LI047-022012	Tomb	Kilmallock
LI047-022013	Tomb	Kilmallock
LI047-022014	Memorial Stone	Kilmallock
LI047-022015	Memorial Stone	Kilmallock
LI047-022016	Memorial Stone	Kilmallock
LI047-022017	Memorial Stone	Kilmallock
LI047-022018	Religious House – Dominican Friars	Abbeyfarm
LI047-022019	House 16 th /17 th century	Kilmallock
LI047-022020	Bastion	Ash Hill
LI047-022021	Megalithic structure	Ash Hill
LI047-022022	Round Tower	Kilmallock