

LIMERICK CITY & COUNTY COUNCIL

Údarás Pleanála,
(Planning Authority),
7-8 Sráid Phádraig,
(7-8 Patrick Street),
Cathair Luimnigh,
(Limerick City),

2nd September 2016

To Each Elected Member of the Municipal District of Cappamore-Kilmallock

Re: Proposal to extend the life of the Cappamore Local Area Plan 2011-2017

A Chara,

I enclose herewith a copy of the Chief Executive's Report on the proposal to extend the life of the Cappamore Local Area Plan 2011-2017 for your consideration.

The Elected Members, of the Municipal District of Cappamore-Kilmallock at their September meeting shall consider the Chief Executive's Report and decide by resolution whether to defer the sending of a notice under Section 20(3)(a)(i) to make a new Local Area Plan and instead extend the life of the Cappamore Local Area Plan 2011-2017 by a further 5 years.

If you have any queries on the report please contact Maria Woods, A/Senior Planner, on 061-407228.

Mise le meas,



Pat Daly,
Director of Services,
Economic Development Directorate.

Cappamore Local Area Plan 2011 - 2017

Chief Executive's report submitted to Elected Members of the Municipal District of Cappamore – Killmallock, in accordance with Section 19 (1)(d) and 19(1)(e) of the Planning and Development Act 2000 (as amended) in relation to **the deferral of making a new Local Area Plan**

2nd September 2016

Forward / Strategic Planning Section



Part 1 Introduction

1.1 Background

The Cappamore Local Area Plan (LAP) 2011 – 2017 is the main public statement of planning policies and objectives for the town of Cappamore, formerly in the administrative jurisdiction of Limerick County Council. The Plan was adopted by Limerick County Council on the 24th October, 2011 and is due to expire in September 2017. There have been no amendments to the plan since its adoption.

Section 19 (1)(c) of the Planning and Development Act 2000 (as amended) requires that the process of reviewing an existing LAP should commence not later than 6 years after the adoption of the previous plan. However, the Planning and Development Amendment Act 2010 introduced a new provision whereby a Planning Authority may, as they consider appropriate, by resolution extend the life of an existing local area plan for a further period not exceeding 5 years.

1.2 Statutory Procedure

The Planning Authority may, as they consider appropriate, by resolution, defer the sending of notices to commence the review of a local area plan. No resolution shall be passed until such time as the members of the Planning Authority notify the Chief Executive of the decision of the Authority to defer the sending or publishing of the notices, giving reasons, and having sought and obtained from the Chief Executive:

- An opinion that the LAP remains consistent with the objectives and the core strategy of the relevant Development Plan,
- An opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices be deferred and the period for which they may be deferred.

If the elected members accept the Chief Executive's recommendation that the current Cappamore LAP is consistent with the objectives of the Limerick County Development Plan 2010 – 2016 as varied and its core strategy, and are in agreement that during the lifetime of the LAP that the objectives of the plan have not been substantially secured, they may determine by resolution that it would be appropriate to defer the process for making a new plan, for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area plan not later than 2 weeks after the resolution is passed by members.

1.3 Purpose of this report

The purpose of this report is to set out the opinion of the Chief Executive that:

- a) The Cappamore Local Area Plan(LAP) 2011 – 2017, remains consistent with the objectives and the core strategy of the Limerick County Development Plan 2010 – 2016 as varied;
- b) The objectives of the LAP have not been substantially secured to date; and
- c) The sending and publishing of notices to make or review the plan may be deferred and the period for which they may be deferred.

Part 2 Compliance with the Core Strategy of Limerick County Development Plan 2010 – 2016, which was extended in accordance with Section 11A of the Planning and Development Act 2000, as amended.

2.1 Introduction

In accordance with the Planning and Development Acts 2000 (as amended) a Core Strategy is required to demonstrate how the Development Plan is consistent with the National Spatial Strategy, Regional Planning Guidelines, Government Policies and Ministerial guidelines / directives. Local Area Plans, in turn, must be consistent with the County Development Plan.

The core strategy of the Limerick County Development Plan 2010-2016 outlines population targets and housing land requirements for County Limerick, which were allocated by the DECLG at national level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines (RPGs) 2010-2022 have allocated a population target of an additional 32,800 people for County Limerick up to the year 2022. Based on this population target the core strategy has allocated a specific population target for each settlement.

The population target for Cappamore in the Core Strategy was for an additional 242 persons by 2017 and a further additional 110 persons to 2022¹. This equates to a requirement for 130 additional housing units by 2017 requiring 11 hectares of lands for residential use (medium density residential and low density serviced sites)², based on the population targets from 2006 to 2022.

2.2 Settlement Strategy, population, zoned land requirements, and capacity of existing zoned land for residential use to accommodate additional population

Cappamore has been designated as a Tier 4 settlement in the settlement hierarchy of the Limerick County Development Plan 2010 – 2016 as amended³ as guided by the National Spatial Strategy (NSS). It is the policy of the Council to support the sustainable development of settlements in tier 2-6, and Objectives SS 01 – 08 apply; including Objective SS07 Monitoring growth which requires the Council to monitor growth patterns and pace of growth in settlements and apply appropriate management measures⁴.

At the time of the adoption of the Cappamore LAP the 2011 census population figure was not available. Similarly, the figures from the most recent census in April 2016 are not available for Cappamore town at this time. However, the 2016 census figures for the Electoral Division of Cappamore and Doon West indicate a decline in population of 71 people. Therefore it is assumed that the population of Cappamore has not significantly changed. The 2011 census records a population figure of 675 persons for Cappamore which was an 0.89 percent increase on the 2006 population census figure of 669 persons.

The table below indicates the additional population according to the 2011 census, number of units and zoned land required to 2022, to comply with the core strategy of the Limerick County Development Plan 2010 – 2016 as amended.

¹ Cappamore Local Area Plan 2011- 2017, Table 3.1 Population targets and residential unit requirement, page 16

² Medium density refers to 22 unit per hectare, and low density refers to 10 units per hectare

³ Limerick County Development Plan 2010 – 2016 as amended, Table 2.5 Core Strategy Table: Population, unit and zoned land requirement

⁴ Limerick County Development Plan 2010-2016 as amended page 3-5 and 3-6

Table 1 Core Strategy, Population allocation, housing requirement and land requirements

2011 Census	Census population increase 2006 - 2011	Core strategy additional population allocation 2006 - 2022	Projected additional population 2006 - 2017	Additional housing units required, Core Strategy 2006 - 2017	Zoned land required to accommodate additional housing units 2006 - 2017 (ha)
675	6	352	242	130	11

There is currently 12.97 hectares of undeveloped zoned land in the Cappamore LAP for residential use. Therefore, there is sufficient land zoned in the Cappamore LAP for residential use (residential development and serviced sites).

2.3 Economic Development

Enterprise and employment

In relation to the lands zoned for this purpose (approximately 7 ha) there has been no development since the adoption the LAP. In accordance with the current Mid-West Regional Planning Guidelines in relation to rural areas, suitable uses include internationally trades services, ICT and software development, small-scale workshops/enterprises in agri-business, and crafts as stated in the LAP. The objectives of the LAP concur with the key objectives of the Action Plan for Jobs: Mid-West Region 2015 – 2017 published by the Department of Jobs, Enterprise and Innovation.

Having regard to the amount of undeveloped enterprise and employment zoned land the objectives relating to economic development throughout the plan area have not been secured.

Retail and commercial

The Cappamore LAP was prepared in accordance with 2010 'Retail Strategy for the Mid-West Region' which was adopted into Limerick County Development Plan on 1st November 2010. The strategy provides guidance on the need for new retail floor space and location of floor space, in accordance with the principles of sustainable planning. The central key objective arising from the Retail Strategy is to support the "town centre first" or the sequential approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres. There have been no planning applications for new retail or commercial development submitted to the Planning Authority since the adoption of the LAP.

The objectives of the LAP relating to retail and commercial remain relevant to Cappamore:

2.4 Infrastructure and Transport

Waste Water Treatment

The design capacity of the Cappamore Waste Water Treatment Plant is 1534 p.e /day. Based on the 2015 AER the average organic load entering the plant in 2015 was 476 p.e./day and the max. organic load was 1522 p.e./day. Given that the most recent available census records a population figure of 675 persons (for the year 2011) for Cappamore, it is considered that there is sufficient capacity to accommodate the projected growth as determined by the core strategy.

Water Supply

There is limited water supply to the general Cappamore-Doon area and it is considered necessary to supplement the existing supply with water from the City supply. The Council has requested that Irish Water consider Cappamore to be served by the Clareville Water Treatment Plant which is considered to have an adequate capacity to cater for the increased demand.

Further extension of this watermain in the future will assist in improving security of supply in the area and meeting future increases in demand and is in accordance with the East Limerick Link Main Scheme Preliminary Report.

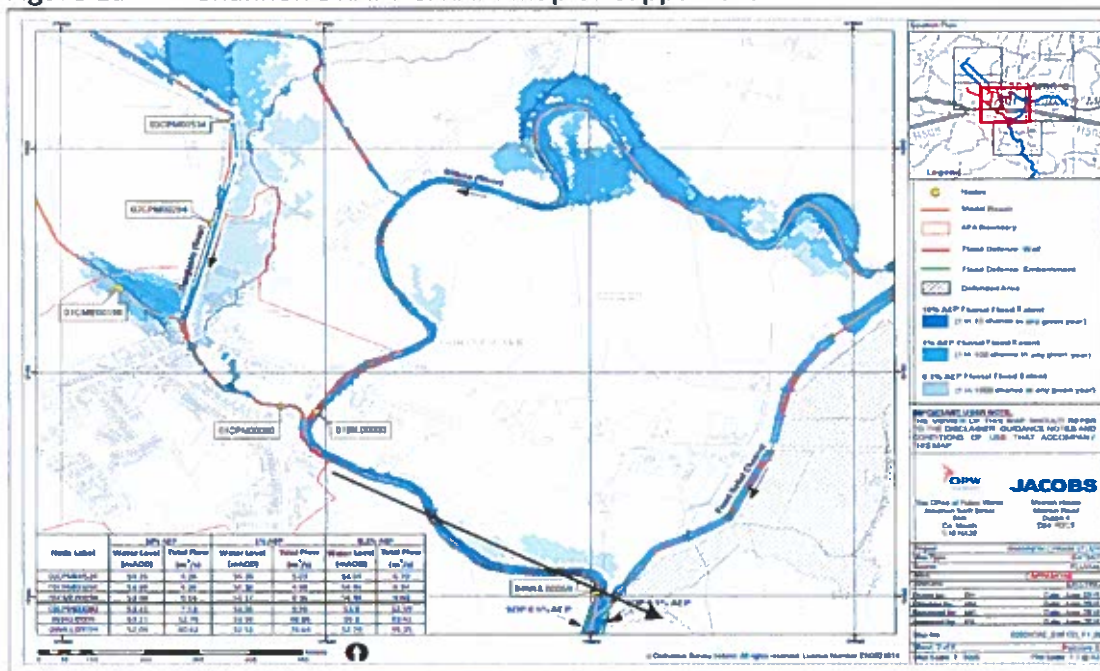
Transport

Since the adoption of the LAP a pedestrian crossing was provided in 2014 to facilitate safer pedestrian movement to the library and artist studios. These works were in line with objective T3. The objectives relating to transport, which are set out in the Local Area Plan are still applicable.

Flooding

There have been no serious flood events in the town since 1996 due to works carried out by the OPW upstream on the Mulcair and Bilboa rivers. The Council is committed to managing flood risk in accordance with the principles set out in ministerial guidelines "The Planning System and Flood Risk Management, Nov 2009", and OPW data and advice as stated in the County Development Plan. The DRAFT CFRAM maps, published in June 2016 are the most up to date flood data available, and as such they were consulted to assess the existing zoned land in terms of potential risk of flooding. These maps indicate that the total area zoned which may be at risk of flooding is very limited.

Figure 1a Shannon DRAFT CFRAM map of Cappamore



2.5 Community and recreation

Since the adoption of the LAP the Council has successfully renovated and extended the former boys national school to provide a library and artists studios. The objectives of the LAP remain applicable to Cappamore.

2.6 Environment and heritage

The Cappamore LAP 2011 was subject to Strategic Environmental Assessment (SEA). The LAP incorporated appropriate land use zoning, polices and objectives to ensure the implementation of the LAP will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and in compliance with the associated objectives of the Limerick County Development Plan 2010-2016. Given the lack of development since the adoption of the LAP it is considered that the extension of duration of the LAP will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and remains in compliance with the objectives of the Limerick County Development Plan 2010 as amended.

There have been no additions or removals of Protected Structures within the LAP boundary since the adoption of the LAP, and there are no known Recorded Monuments within the boundary.

The objectives of the LAP remain applicable to Cappamore.

2.7 Urban design, derelict and vacant sites

The Cappamore LAP provides guidance to assist prospective applicants to address aspects of planning and design that the planning authority will be taking into account when assessing applications for future development. Three sites were identified in the town as opportunity sites and preliminary design briefs were outlined in the LAP. Since the adoption of the plan there has been no progression in developing these lands.

There is one site entered in the Derelict Sites Register under the Derelict Sites Act 1990. No new entries have been made since the adoption of the LAP.

Part 3 General overview of planning applications for development in the area since the adoption of the LAP

Due to the economic downturn there has been very little development in the area since the adoption of the LAP. The following is a brief summary of permissions granted in the area under the various land uses of the LAP since 2011.

Residential

Permission was granted for 5 serviced sites at Dromally Woods, Turagh, Cappamore (north of Main Street). These have not been constructed to date.

Retail

There have been no significant permissions granted for retail development since the adoption of the Local Area Plan. Permission was granted for the extension of the pharmacy on Moore Street.

Education and community

A Part 8 permission was granted for the refurbishment of the former national school, and an extension to accommodate library and artists studios. This was completed and opened to the public in 2014. A recycling bring centre was also granted under Part 8 since the adoption of the LAP.

Enterprise and employment

There have been no applications for development of these lands to date.

Part 4 Conclusion and recommendation

Having regard to the lack of development since 2011 there are a considerable number of policies and objectives that remain relevant and yet have not been secured.

In summary, it is the opinion of the Chief Executive that:

- The Cappamore Local Area Plan 2011-2017, is consistent with the objectives and core strategy of the Limerick County Development Plan 2010-2016 as varied.
- The objectives of the Cappamore Local Area Plan have not been substantially secured.
- The sending and publishing of notices to review the existing LAP may be deferred for a period of 5 years. Therefore the lifespan of the Cappamore Local Area Plan 2011-2017 should be extended for a further five years.

Accordingly, it is recommended that the following resolution be approved by the Council:

'Having considered the Chief Executive's report, the Planning Authority resolves to extend the life of the Cappamore Local Area Plan 2011, by a further 5 years, from today's date, in accordance with the provisions of Section 19 of the Planning and Development Act 2000, as amended, which provides for the extension of the valid life of a Local Area Plan.'



Pat Daly,
Director Economic Development