

**CATHAIR LUIMNIGH & COMHAIRLE CONTAE
LIMERICK CITY & COUNTY COUNCIL**

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

25th November 2014

To Each Member of the Municipal District of Adare-Rathkeale

Re: Proposed Askeaton Local Area Plan 2015-2021

A Chomhairleoir, a chara,

I enclose herewith a copy of the Chief Executive's Report on the Proposed Askeaton Local Area Plan for your consideration.

The Proposed Local Area Plan was placed on public display from Saturday 4th October 2014 to Monday 17th November 2014 inclusive. During the statutory display period for the Proposed Local Area Plan a public information meeting was held on 14th October 2014. A total of 11 written submissions were received within the statutory timeframe. A report consisting of a summary of the submissions received, together with my recommendations are attached as required by Section 20 of the Planning and Development Acts, 2000-2014. The submissions can be inspected in the Forward Planning Section during normal office hours and copies of the original submissions will be available for inspection at the next meeting of the Municipal District of Adare-Rathkeale.

The Members of the Municipal District of Adare-Rathkeale, at their December meeting shall consider the Chief Executive's Report and decide whether to make or amend the Proposed Askeaton Local Area Plan. If the Council decide to amend the Local Area Plan, any material alterations will be put on public display for a further 4 weeks.

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

Mise le meas,



Pat Daly,
Director of Services,
Economic Development and Planning.

Proposed Askeaton Local Area Plan
2015 - 2021

Section 20(3)(c)

Chief Executive's Report
to
Elected Members

25th November 2014



Limerick City and County Council
Economic Development and Planning Department
7/8 Patrick's Street
Limerick

1 Introduction

This report presents the submissions made following publication of the Proposed Askeaton Local Area Plan (LAP) 2015 – 2021. It sets out the Chief Executive's responses to the issues raised and any amendments to the proposed LAP. The report is part of the statutory procedure for preparing a new Local Area Plan (LAP) as set out in Section 20 of the Planning and Development Act, 2000-2013 (as amended).

The Proposed Local Area Plan was placed on public display from Saturday 4th October, 2014 to Monday 17th November inclusive. A total of 11 written submissions were received within the statutory timeframe. One submission was submitted outside the statutory public display period.

2 Structure of this report

Part A addresses each of the written submissions received within the statutory public display period. It includes the names and addresses of persons or bodies that made submissions, a summary of the issues raised and the response and recommendations of the Chief Executive on each submission.

Part B outlines the proposed amendments recommended to the text and/or maps of the proposed LAP in response to the Chief Executive's recommendations on the submissions received. Any paragraph, policy or objective to be amended in the proposed LAP is reproduced in full with deleted text shown ~~struck through~~ and additional text shown underlined.

Part C is the Strategic Environmental Assessment Screening and Appropriate Assessment Screening of the amendments recommended to the Proposed Local Area Plan.

3 Progress to date and next steps

The steps in the process of preparation of the Plan for Askeaton are outlined below.

Date	Stage
6 th June 2014	Formal notification of intention to prepare LAP and commence preparation of proposed LAP.
14 th June -14 th July 2014	Issues stage: Pre-draft submissions were invited.
17 th June 2014	Public information evening
4 th October – 17 th November, 2014	Proposed Plan went on public display: Public submissions invited.
14 th October 2014	Public information evening on the proposed LAP
The remaining stages of the Plan are as follows:	
2nd December, 2014	Adare – Rathkeale Municipal District Elected Members meeting to consider this report and to make, revoke or amend the Plan. Any material alterations must be put on public display for another four weeks.

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December – January 2015	Material Alterations (if any) on display for a further 4 weeks. Public submissions to be made only on the alterations.
February	Chief Executive's Report on amendments to be prepared
March 2015	Final adoption of Plan at Adare-Rathkeale Municipal meeting
April	Plan comes into force 4 weeks from the time of adoption

Following receipt of the Chief Executive's Report, the Members of the Adare-Rathkeale municipality have up to 6 weeks in which to consider the contents of this report and the proposed LAP. Members may then accept the proposed LAP and adopt it. Should amendments be proposed which would constitute material alterations to the proposed LAP, there is a further public display period (4 weeks) giving members of the public an opportunity to comment on the proposed amendments only. This is followed by the preparation of a second Chief Executive's Report to the Members on any submissions received on the proposed amendments.

Members may then decide to make the LAP with or without the proposed amendments or with modifications to the proposed amendments, subject to the provisions of the Planning and Development Act, 2000 – 2013 (as amended). The formal making of the LAP is by resolution of the municipal council members. During the LAP process the members must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

4 Persons and agencies who made submissions during the statutory display period

Reference number	Received from
1	Cian O'Mahony, Environmental Protection Agency (EPA)
2	Michael McCormack, National Roads Authority (NRA)
3	Eoin Bennis, Department of Environment, Community and Local Government (DECLG)
4	John Casey, Irish Water (IW)
5	Department of Arts, Heritage and the Gaeltacht
6	Askeaton Ballysteen Community Council
7	Michael Sheehan, Askeaton GAA
8	Anthony Sheehy, The Quay
9	Daragh O'Grady
10	Sandra Walsh, Cloonreask
11	Breda Kelly, Main Street

One submission was received from the Askeaton Swimming Club on 18th November, 2014 which was outside the statutory period.

Part A

Submissions, Responses and Chief Executive's Recommendation

1	Name/Group:	Cian O'Mahony, Environmental Protection Agency (EPA)
	Submission:	Response
	<p>a. The EPA notes the comments made in their previous submission have been taken into account.</p> <p>b. The specific objectives in the proposed LAP in relation to water supply and storage, water conservation, surface water drainage, flood risk management, protection of the River Deel, the protection of designated and undesignated sites is acknowledged by the submission.</p> <p>c. The inclusion of Objective EH8 Compliance with the Water Framework Directive and associated regulations is welcomed.</p> <p>d. The EPA suggests an additional objective in Chapter 5 Economic Development to commit to integrating the recommendations of the Shannon Integrated Framework Plan (SIFP) into the proposed LAP.</p> <p>e. Recommends that the Council should determine whether or not any future proposed amendments/variations would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004).</p>	<p>(a),(b),(c)are noted.</p> <p>(d) It is considered appropriate to insert additional text into Objective ED 1: Economic Development Proposals in Section 5.2 'Enterprise and Employment Zoned Land to reflect the submission. The County Development Plan is considered the most suitable mechanism for a specific objective in relation to all the Strategic Development Locations of the SIFP Plan in Limerick.</p> <p>(e) All amendments to proposed LAP's are assessed as a matter of course by the Planning Authority in terms of their environmental effects, SEA and ecological effects as specified in Article 6 of the Habitats Directive.</p>
	Chief Executive's Recommendations:	
	(d) To include additional text to Objective ED 1 Economic Development Proposal in Section 5.2 'Enterprise and Employment Zoned Land.	

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2	Name/Group:	Michael McCormack, National Roads Authority, NRA
	Submission:	Response
	<p>a) Welcomes the referral of the proposed LAP and the acknowledgement in Section 6.2 that it is important that the capacity and safety of the national road network be protected.</p> <p>b) Highlights that the N69, is a national secondary route, an important inter-regional link and a connection between the National Spatial Strategy (NSS) Limerick/Shannon Gateway and the Tralee-Killarney Linked Hub, a link between strategic sites as designated by the Strategic Integrated Framework Plan for the Shannon Estuary (SIFP Plan), provides access to Foynes Port and is part of the EU designated TEN-T Core Network.</p> <p>c) Requests amending the text of Objective T4 to reflect safeguarding the capacity of the R518 and N69 as the text only refers to the R518 while the N69 is stated in the title of the objective.</p> <p>d) Submission notes the acknowledgement in Section 6.1 that the area of the proposed LAP is included in the study area for the Foynes to Limerick Road Improvement Scheme.</p> <p>e) Submission notes the references to the Askeaton Strategic Development Node in the proposed LAP which is outside the LAP area. The NRA advise that as per comments submitted to the SIFP Plan and the Limerick County Development Plan 2010 -2016 access to the site should be facilitated from the non-national road and not the N69 as the 100kph limit applies at this location.</p>	<p>(a), (b), (d) and (e) are noted.</p> <p>(c) In the interest of clarity the text of Objective T4 will refer to both the R518 and the N69.</p>
	Chief Executive's Recommendations:	
	Amend the text of Objective T4 to reference the N69 and the R518	

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3	Name/Group:	Eoin Bennis / Patrick O'Sullivan, Department of Environment, Community and Local Government(DECLG)
	Submission:	Response
	<p>a) The submission notes the emphasis of the proposed LAP on a compact town centre (specifically retail) and consolidation (specifically the rejuvenation of the 6 identified opportunity areas.</p> <p>b) The DECLG requests clarification of the population target of 1205 persons for 2021 when the County Development Plan core strategy has a target figure of 1398 persons for 2022. The number of housing units as extrapolated in the proposed LAP is consistent with the core strategy figures for housing units but the population figures appear to be inconsistent.</p> <p>c) The proposed LAP highlights the urgent need for a waste water treatment plan. The SIFP Plan identifies a Strategic Development Location (SDL) just outside the proposed LAP area. It is unclear how the development of the town and its requirements for waste water treatment relates to the future development of the strategic site outside the local area plan area.</p> <p>d) The Council should liaise with the OPW with respect of flooding and compliance with the Planning System and Flood Risk Management 2009 Guidelines and the recent Department Circular PL 2/2014, dated 13 August, 2014.</p> <p>e) The Council is requested to clarify the area of the plan area. 114 hectares is stated as the area on page 1 of the proposed LAP. However, Section 3.2 SEA Screening Report under Appendix 3 states 114sq.km squared. An area</p>	<p>(a) Noted</p> <p>(b) Having revisited calculations it is agreed that the expected population of 1205 as stated in Table 3.2 on page 22 is incorrect and the accurate figure is 1398. The plan should be amended to include the correct population figure. The number of residential units required as set out in Section 3.6.1 Population Targets and Table 3.3 on page 22 is correct and consistent with the Core Strategy of the County Development Plan.</p> <p>(c) Objective IN 3 requires that adequate waste water infrastructure is in place prior to further development taking place. Objective EH 7 concurs as follows: "It is the objective of the Council to: a) Protect the integrity of the downstream Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones around the river. b) Ensure that appropriate waste water infrastructure is provided in advance of new developments thus ensuring that discharges to the river are within correct environmental limits. c) Ensure that development projects likely to have significant effects on the Lower River Shannon Special Area of Conservation site are subject to appropriate assessment and will not be permitted under this</p>

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	<p>over 50sq.km requires a mandatory SEA.</p>	<p>plan unless they comply with Article 6 of the Habitats Directive.</p> <p>No projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of the plan (either individually or in combination with other plans or projects).</p> <p>In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows and ponds/wetlands and other natural features of local importance.”</p> <p>(d) Objective IN5 indicates only limited development may be permitted in existing built-up areas, where there may be a flood risk subject to appropriate flood risk assessment justifying the development.</p> <p>(e) Section 3.2 SEA/AA Screening Report inaccurately states the plan area of 114sq.km. The correct area is 1.14sq.km.</p>
<p>Chief Executive's Recommendations:</p>		
<p>(b) Amend Table 3.2 Population Target, residential units and zoned land requirements by 2021</p> <p>(e) Amend typographical error in Section 3.2 SEA Screening Report under Appendix 3 to state 1.14sq.km squared and not 114 sq.km which is inaccurate.</p>		

<p>4</p>	<p>Name/Group: John Casey, Irish Water</p>	
	<p>Submission:</p>	<p>Response</p>
	<p>a) The submission suggests amendments to the text in relation to Policy IN1, Objective IN 1 Water Supply and Storage, and Objective IN 3 Sewerage Facilities, and Section</p>	<p>(a) Amend the text accordingly (b) Noted</p>

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	<p>7.2 Water supply and foul sewerage.</p> <p>b) The Council is requested to note that while the Council's objective in relation to surface water disposal is welcomed by Irish Water, Irish Water do not have any statutory powers to require developers to include SUDs in their design other than through its connection charging policy.</p>	
Chief Executive's Recommendations:		
(a) Amend the text of Policy IN1, Objective IN1 Water supply and storage, Objective IN 3 Sewerage Facilities, and Section 7.2 Water supply and foul sewerage.		

5	Name/Group:	Yvonne Nolan, Department of Arts, Heritage and the Gaeltacht	
Submission:		Response	
<p>a) The significance of the River Deel and other watercourses in the area is not adequately addressed from a cultural prospective. Any proposed future development including the suggested footbridge should have an attendant Archaeological Assessment carried out including an under water archaeological assessment as part of its methodology. Any development along the Quay or other water courses that have the potential to impact such watercourses, should also included a cultural assessment of these water courses.</p> <p>b) The Planning Authority should have regard to the advice and recommendations of the Underwater Archaeology Unit of the Department in respect of planning decisions and this should be acknowledged in the LAP.</p> <p>c) The submission outlines possible future conditions it may require of future planning applications.</p> <p>d) Any development either above or below water including river banks or tidal edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.</p>		<p>(a)Noted and additional text to be inserted to acknowledge the underwater archaeological potential in the town.</p> <p>(b), (c), (d) and (e) noted.</p> <p>Note Section 5.5 Tourism outlines the significance of Askeaton's historical heritage, built heritage and cultural heritage including its contemporary arts and traditions associated with swimming and boating on the river and it is stated that development of the town shall safeguard the local natural, the built environment and local cultural heritage. (Page 35)</p>	

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<p>e) The submission requests the LAP to be updated to include the comments above and to insure the broader nature and extent of our under water cultural heritage is addressed, informed upon and ultimately preserved.</p>	
<p>Chief Executive's Recommendations:</p>	
<p>Insert text into Section 8.3 Archaeological Heritage to acknowledge the underwater archaeological potential in the town.</p>	

<p>6</p>	<p>Name/Group:</p>	<p>Teresa Wallace, Askeaton-Ballysteen Community Council</p>
	<p>Submission:</p>	<p>Response</p>
	<p>a) Submission welcomes the recognition in the proposed LAP of the heritage and cultural uniqueness of the town, the reduction in the land area zoned, objectives for infill development, infill development and the town centre development, and public transport services.</p> <p>b) Submission asks the Council to prioritise the upgrade of the inadequate waste water treatment system. It is presently a health hazard and unacceptable in a river used for swimming.</p> <p>c) The northern boundary of the LAP is defined by the N69 bypass. This boundary is considered artificial. Gurt Quay to the north of the N69 should be included in the LAP boundary and it is suggested it be zoned as open space and recreation. Historically, this area was associated and integral to amenity in the town, as it was used by local people for docking boats, regatta's, and a play area. Recently, Askeaton Swimming Club which is a local voluntary committee have focused redevelopment of the area for water-based recreational activity.</p> <p>d) The submission requests heritage buildings and structures to be listed and 'preservation orders' to be</p>	<p>a) Noted</p> <p>b) The responsibility for water services including sewerage infrastructure is the responsibility of Irish Water since January 1st, 2014. Irish Water has indicated that plans for the construction of a new waste water treatment plant are now on Irish Water's Capital Investment Programme 2014 – 2016. To ensure that adequate sewerage facilities are in place prior to further development, Objective IN3 Sewerage facilities (page 40) states it is an objective of the Council to ensure that adequate and appropriate waste water infrastructure is provided for prior to future development to avoid any further deterioration of receiving waters.</p> <p>c) It is recommended that the plan is amended to include reference to Gurt Quay and its future development. However, it is not considered necessary to zone this area of land.</p> <p>d) Appendix 4 of the proposed LAP lists the buildings/structures in Askeaton designated Protected Structures under the provisions of Part IV of the Planning and Development Act 2000 – 2013. The</p>

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<p>enforced on them.</p> <p>e) It is stated that it is unclear if the 'embargo on added buildings exists.'</p> <p>f) Clarification is sought on the status the Fever Hospital located in Deel Manor.</p> <p>g) Clarification sought on the building in the field beside the Abbey which is part of the Abbey complex but is not owned by the OPW. This area is presently being used for grazing.</p> <p>h) The submission refers to the unfortunate history of demolition of the Old Mill, West Square, the old secondary school, and a cut stone footpath covered with concrete. It is stated that these were permitted by the Council.</p> <p>i) Submission comments on the issue of vacancy in the town centre and delapidated, neglected buildings. The submission enquires as to what measure the Council is put in place to encourage or compel property owners to maintain their properties. Mussel Lane and Brewery Lane are identified as particular problem areas.</p> <p>j) The submission notes the higher unemployment rate than the national average. The submission comments on the Council's social housing policy and Traveller accommodation policy in the town and requests a cap on numbers, monitoring and mentoring.</p> <p>k) Submission comments there is insufficient lands zoned for small industrial units. It is suggested that lands by the Community Centre and Kerry Agri-business be zoned for enterprise and employment use.</p> <p>l) Suggests that land owned by Limerick City and County Council,</p>	<p>proposed LAP also provides photographs and a brief description of each Protected Structure. This list is an extract from the Record of Protected Structures in the Limerick County Development Plan 2010 – 2016. Structures can not be added or deleted from the RPS under the provisions of the LAP.</p> <p>e) The Council does not enforce an 'embargo' on additions buildings/structures. There are provisions under Part IV of the Planning and Development Act 2000 – 2013 that allows buildings/structures to be added to the Record of Protected Structures when it is deemed desirable or necessary. The Council will consider any such proposals from owners and the wider community and if deemed appropriate will commence the process of adding structures to the RPS under Section 55 of the Act.</p> <p>f) The structure referred to in Deel Manor is not on the Record of Protected Structures. However, it was assessed in the past in respect of special interest by did not meet the necessary criteria and was not considered to warrant protection.</p> <p>g) The structure referred to is within the curtilage of RPS 913 the attendant wall of the Franciscan Abbey and R914 the church in the attendance grounds of the Abbey. The curtilage provides the legal connection between these structures, recognizing the cultural/historical/architectural heritage value of this building. The structure is on land which is privately owned and is not OPW property. The issue of animals grazing on private lands is a civil law matter and not the remit of planning legislation</p>
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<p>adjacent to the community hall should be developed for a walking/running track or amenity area.</p> <p>m) The submission states provisions should be made for off-street parking. Congestion is referred to on Church Street associated with Colaiste Mhuire and businesses on the street, and reduced visibility due to on-street parking on Main Street/St.Mary's Terrace and Mussel Lane.</p> <p>n) Tidal flooding is an issue on the Quay.</p> <p>o) Road surfaces need to be upgraded in the town and paths extended on Foynes Raod, Station Road and east of the Four Roads.</p>	<p>and the local area plan.</p> <p>h) The Old Mill and the old secondary school are not on the Record of Protected Structures. The stone cut flag stones covered by concrete possibly refer to works on the Quay undertaken by the Council in the past. At the time of the works there was no protected structure on the Quayside.</p> <p>i) The Plan dedicates an entire chapter to urban design. Section 10.2 deals with vacancy and the Council undertook a preliminary assessment of vacancy using both the 2011 census and a vacancy count in the town centre. Powers available to the Council to incentivise private land owners to maintain their properties are unfortunately very limited. The issue is further complicated by identifying accurately ownership of properties. The Plan does identify lands on Brewery Lane as a Opportunity Area and general guidance is given on desirable re-development.</p> <p>j) Section 4.7 of the proposed LAP makes reference to Objective HOU O9 of the Limerick County Development Plan, 2010-2016 as varied which outlines Limerick County Council's objective to provide housing accommodation for the Traveller Community in accordance with the Traveller Accommodation Programme for the period 2014 – 2018 as adopted by the Council. The provision of social housing is the responsibility of the Home and Community Department and is not the responsibility of the local area plan. It is the responsibility of the Economic Development and Planning Department to ensure a sufficient quantum of land is zoned for the</p>
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		<p>envisaged future population growth and not how social housing is allocated.</p> <p>k) Lands to the east of the community are zoned for enterprise and employment in the proposed LAP. The Abbey Mills is identified as an Opportunity Area (page 69). The Plan states that while generally not permitted on 'existing residential' zoned land business incubator units for new start – up business, community business or local micro-business would be open to consideration in the interest of re-use of the building and the given the scale of the former creamery. At this time this is considered sufficient for the town given the location of the industrial lands known as the Askeaton Strategic Location Node in the Shannon Integrated Framework Plan, which is located just outside the boundaries of the Plan. Furthermore, there is a significant difference in finished floor levels between the existing enterprise park and the lands suggested for enterprise and employment zoning in the submission.</p> <p>l) The lands in question are zoned open space/recreation and residential phase 1. Amenity as suggested would be considered acceptable on these lands.</p> <p>m) The Roads section undertook a preliminary assessment of traffic on Main Street as highlighted by the community. The assessment concluded that traffic congestion coincides with school drop-off during the school term.</p> <p>n) The Council has been guided by the 2009 Flooding Guidelines in the preparation of this LAP. The Council will co-operate with the</p>
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	OPW in relation to any future proposals to ameliorate the problem. o) The road repairs programme is managed by the Roads Section and is not the responsibility of the proposed Local Area Plan.
Chief Executive's Recommendations:	
c) Amend Section 9.2 Community and Recreation to refer to lands at Gurt Quay.	

7	Name/Group:	Michael Sheehan, Secretary Askeaton GAA
	Submission:	Response
	<p>a) Submission states more reference to be made in the proposed LAP to local clubs. It is stated that this was a feature of the previous LAP.</p> <p>b) Traffic is stated as an issue in the town. No further details submitted.</p> <p>c) Main Street should be designated an opportunity site as it is stated that only 20% of the buildings are occupied.</p> <p>d) Typing error on page 33 of the LAP referring to the Maigne rather than the Deel.</p>	<p>(a)The proposed LAP dedicates an entire chapter to community and recreation (Chapter 9) with 8 objectives stated for these facilities. There are provisions in the land use zoning map no 1, and the Askeaton Amenity Map no 3, and the Land Use Zoning Matrix (Table 11.2) for open space and recreation, and Education/Community facilities. It is not practical and not a statutory requirement of the proposed LAP to provide an inventory of the local community clubs/groups. The 2009 plan dedicated a section of the plan to community and recreation with 6 objectives stated for the community and recreational facilities. Table 11.1 indicates that the amount of lands zoned for education and community facilities, and open space and recreation has increased by 43.75% and 50% respectively from the 2009 plan.</p> <p>(b)See response to Submission 6 point (m) above.</p> <p>(c)Section 10.2 Derelict and vacant sites acknowledges that vacancy is an issue in the town including on Main Street. Given the large number of properties along the street it is not considered appropriate or practical</p>

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		<p>to designate an entire street as an opportunity area. The Plan makes provision for 6 opportunity areas around the town which are relatively small-scale, having a greater possibility of site assembly given a smaller number of land owners. Section 4.4 Infill Development encourages appropriate infill development in the town centre including Main Street, with a specific objective H4 Infill Development, Restoration and Town Renewal.</p> <p>(d) Typographical error on page 33 to be corrected.</p>
Chief Executive's Recommendations:		
d) Typographical error on page 33 to be corrected.		

8	Name/Group:	Anthony Sheehy, The Quay, Askeaton
	Submission:	Response
	<p>a. Flooding is an issue along the Quay as experienced January and February 2014. A long term engineering solution is required other than the provision of flood doors on properties.</p> <p>b. Sewerage infrastructure is inadequate, and the consequent smell is nuisance for residents.</p> <p>c. Garda presence is reduced in the town.</p> <p>d. Rather than building new houses the existing housing stock should be re-furbished.</p> <p>e. The town requires restaurant and hotel facilities. The Tall Trees site should be zoned to accommodate such a development. Similarly, the Old Rectory site should be considered for such a proposal.</p> <p>f. Footpaths and streets in the town are</p>	<p>(a)The proposed LAP has been prepared in accordance with the 2009 Flood Risk Management Guidelines prepared by the DoECLG, and a stage 1 Flood Risk Assessment of the LAP is included as Appendix 2 in the plan. The OPW has been consulted in the preparation of the LAP. Objective IN 5 Flood Risk Management in Section 7.5 states it is the objective of the Council to implement the recommendations of the 2009 Flood Risk Management Guidelines.</p> <p>(b) See response (b) to submission 6 above.</p> <p>(c) Policing is the responsibility of the An Garda Siochana and is not the remit of the LAP.</p> <p>d) Given the inadequacy of the sewerage treatment plant and its failure to meet its obligations under EU Directives, future development is</p>

<p>in poor condition and require maintenance.</p>	<p>severely constrained. In the short term only the completion of the unfinished housing estate known as Deel Manor will be considered for housing development and residential phase 1 lands (see Residential Development Phase 1 of Land Use Zoning Map 1). The Council encourages the re-use of existing building stock through a number of objectives including Objective H4 Infill Development, Restoration and Town Renewal and section 8.2 Built Environment refers to architectural heritage and a number of the opportunity areas identified in Chapter 10 Urban Design. Section 10.2 Derelict and vacant sites acknowledges that vacancy is an issue in the town and contains general guidance on the re-use of older buildings.</p> <p>(e) Hotel/hostels are open for consideration on lands zoned mixed use and enterprise and employment, and are generally permitted on lands zoned town centre according to the zoning matrix(refer to Table 11.2 and Land Use Zoning Map no 1). Restaurants/café's are open for consideration on land zoned enterprise and employment, and are generally permitted on land zoned town centre and mixed use.</p> <p>The Tall Trees site and the Old Rectory (Ballindeen House) are zoned existing residential and both buildings are Protected Structures. Hotel/hostel accommodation is generally not permitted according to the zoning matrix (refer to Table 11.2). Given the intensification of use, traffic and noise associated with hotels it is considered inappropriate to permit hotels on existing residential lands. However, guesthouse accommodation is open to consideration, and a fine-dining</p>
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		<p>restaurant may be considered subject to any proposed licensed bar facilities being confined for the sole use of guests and patrons of the restaurant or guesthouse, and the integrity of the Protect Structures are not negatively impacted upon.</p> <p>(f) Roads and footpaths are the responsibility of the Main Roads section. The submission has been referred to the Roads section.</p>
	Chief Executive's Recommendations:	
	No change	

9	Name/Group:	Daragh O'Grady
	Submission:	Response
	Indicative access points to new residential phase 1 lands should be indicated as per the 2009 LAP.	Indicative access to residential development area phase 1 is indicated on the zoning map. Having regard to the size of the phase 1 serviced sites it is not considered necessary to show indicative access points to these lands.
	Chief Executive's Recommendations:	
	No change	

10	Name/Group:	Sandra Walsh, Cloonreask, Askeaton
	Submission:	Response
	<p>a. Submission refers to Wild Atlantic Way and questions how to get Askeaton on the route and signage to reflect same.</p> <p>b. States 'lights on new walking/run track'</p> <p>c. States sewage problems on Plunkett Road and Centra</p> <p>d. States 'tourism – restaurants and parking required'.</p> <p>e. States clean up area around tennis club</p> <p>f. States 'school parking – Coláiste Mhuire'.</p>	<p>a) The Wild Atlantic Way is a marketing initiative by Fáilte Ireland to brand a long distance tourist route along the Atlantic coast. Fáilte Ireland determined the route which includes Foynes, the Foynes Flying Boat and Maritime Museum. The route does not include Askeaton. While the Council were consulted and would have liked to extend the route along the estuary towards Limerick City, the final determination of the route and the associated funding of signage is the responsibility of the Fáilte Ireland.</p> <p>b) It s not clear where the location of the 'walking/running' track is referred to in the submission. Public lighting will be requested of</p>

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	<p>any proposals for new walking/running tracks on lands zoned open space and recreation.</p> <p>c) The responsibility for water services including sewerage infrastructure is the responsibility of Irish Water since January 1st, 2014. The specifics of the submission have been referred to the Water Services section in the Council.</p> <p>d) The zoning matrix and the land use zoning maps make provision for tourism development on lands zoned town centre and mixed use. Generally, off-street parking provision will be a requirement for any tourism proposal.</p> <p>e) The maintenance of this area is the responsibility of the Adare-Rathkeale municipality office and the submission has been forwarded to the office accordingly.</p> <p>f) Refer to (f) under Submission 8 above</p>
Chief Executive's Recommendations:	
No change	

11	Name/Group:	Breda Kelly (Community Council), Main Street, Askeaton
	Submission:	Response
	<p>a) Detailed submission suggesting traffic management around Top of the Town, traffic congestion on Church Street between Twohig's and Church of Ireland associated with school.</p> <p>b) Footpaths on Station Road are in poor condition. The road surface is very uneven on Brewery Lane.</p>	See point (f) Submission 8 above
Chief Executive's Recommendations:		
No change		

Part B

Proposed Amendments to Proposed Askeaton Local Area Plan

2015 - 2021

(To be read in association with Part A)

Omit wording ~~struck through~~ and insert wording underlined. Where policies or objectives are proposed to be included or amended the policy / objective numbers of those existing may need to be revised.

Amendments to Chapter 3 Plan Strategy

Amend Table 3.2 Population Target, total residential units and zoned land requirements (page 22) as follows:

Year	2006 census	2011 census	Expected population 2021 CS*
Total population	979	1149	1205 <u>1375</u>
Additional housing units required			140
Zoned land required to accommodate additional housing units (including additional 50% headroom) - hectares			10.7

*As determined by the Core Strategy in the Limerick County Development Plan 2010 – 16, Volume 1, Table 2.5, page 2-11-2.10

Amendments to Chapter 5 Economic Development

To include additional text to Objective ED 1 Economic Development Proposal in Section 5.2 'Enterprise and Employment Zoned Land (page 31) as follows:

Objective ED 1: Economic Development Proposals

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

- a) is located on appropriately zoned land;
- b) is appropriate to the respective area in terms of size and the type of employment generating development to be provided;
- c) would not result in adverse transport effects;
- d) would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers; and
- e) can be serviced efficiently and economically.

In terms of proposals for the Askeaton Strategic Development Location the Council with be guided by the recommendations of the Shannon Integrated Framework Plan.

To amend Section 5.3 Retail and Commercial Development (page 33) as follows:

In Askeaton there are three areas outside the town centre that have a commercial use and any redevelopment of these areas should not undermine the town centre's primacy as a retail centre. These are the recently built units opposite St. Mary's Terrace, the petrol station and adjacent commercial units on Chapel Road and Twohig's SuperValu on Church Road. It is important that any redevelopment of these areas:

- a) Would have no significant adverse affects on the amenities of adjacent occupiers.
- b) Would not result in adverse transport impacts.
- c) Would respect the prevailing development grain, scale and built form in the design and scale of development.
- d) Would not result in any significant negative impact on the conservation value of the River Maigue Deel.
- e) Would comply with the terms of the retail objectives in this Plan and in particular would not undermine the village centre's primacy as a retail centre.

Amendments to Chapter 6 Transport

Amendment to Objective T4 Safeguard the capacity of the Strategic Regional Road R518 Askeaton to Rathkeale and the N69 (page 38) in Section 6.2 Movement and Accessibility as follows:

Objective T4 Safeguard the capacity of the Strategic Regional Road R518 Askeaton to Rathkeale and the N69

It is the objective of the Council to safeguard the capacity of the <u>N69</u> and the R518 and ensure that any future developments do not compromise the strategic function of this road in accordance with the Spatial Planning and National Road Guidelines 2013 <u>2012</u> and policy IN P 8 of the Limerick County Development Plan 2010 - 2016.
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Amendments to Chapter 7 Infrastructure

A To amend Policy IN 1 (page 39) as follows:

It is the policy of the Council in co-operation with Irish Water to ~~provide for~~ facilitate the provision of adequate water, and sewerage facilities in Askeaton; and in general raise awareness of energy efficiency, and waste management in the town including the minimisation, re-use, recycling/recovery of waste.

B To amend Section 7.7 Water supply and foul sewerage (page 39) as follows:

There are no issues with regard to the public water supply based on the current population of the town. Unfortunately, the existing waste water treatment plant is overloaded and has been for some time. The existing treatment plant was built in the 1940's and was designed for 550 population equivalent (PE). Presently it is estimated that the treatment plant is dealing with 1145 PE load which only receives primary treatment before discharge into the Deel. Thus, the system is currently failing to meet obligations under EU Directives, for example, the Urban Waste Water Directive. Background levels of phosphorous in the Deel continue to exceed the

limits of the Surface Water Regulations. Preliminary studies by the Council have identified the need for a new treatment plant, upgrade of the sewer network, ~~and a new pumping station with preliminary capital costs estimated to be over €3million.~~ Plans for the construction of a new waste water treatment plant are now included in Irish Water's Capital Investment Plan 2014 – 2016.

Askeaton's competitiveness as a place to invest in as a place to locate business and sustain a good quality of life for a growing population is dependent of high quality infrastructure including waste water disposal. The Council will work with Irish Water to improve the primary discharge into the River Deel. All future development will require separate foul and ~~storm~~ surface water connections to the appropriate collection network in compliance with DoECLG policy.

C Amendment to Objective IN 1 Water supply and storage (Page 39) as follows:

Objective IN 1 Water supply and storage

It is an objective of the Council in conjunction with ~~as an agent~~ of Irish Water to:

- a) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population in a sustainable manner.
- b) Ensure that development proposals provide adequate water infrastructure to facilitate proposed developments.

D Amendment to Objective IN 3 Sewerage facilities (page 40) as follows:

Objective IN 3 Sewerage facilities

It is the objective of the Council, as an agent of Irish Water to:

- a) Ensure adequate and appropriate waste water infrastructure is provided for prior to further development to avoid any deterioration in the receiving waters. In this regard, account shall also be taken of viable existing permissions in assessing impact.
- b) Ensure that development proposal provide adequate waste water infrastructure to facilitate the proposed development. This includes the separation of foul and surface water through the provision of separate sewerage networks.

Amendments to Chapter 8 Environment and Heritage

Amendment to Section 8.8 Archaeological Heritage (page 49) as follows:

Askeaton is classified as a historic town (LI011-092001) in the Record of Monuments and Places (RMP). There are a further 16 individual monuments within the town and the boundary of the LAP. All of the 16 monuments are contained within the boundary of the historic town as shown on the accompanying map in Appendix 5. Askeaton Castle is a National Monument in State ownership (Reg. No. 201), the Franciscan Friary is a National Monument in State Guardianship (Reg. No. 185). Eight of the Recorded Monuments are individual elements contained within the precincts of the Friary. The core archaeological sites are the bridge, the castle complex, the friary, the parish church and the historic town itself as defined in the RMP map. Within this area the Local Authority will refer all applications to the National Monuments Service

and the Conservation Architect in the OPW for their recommendations and in the vicinity or views of the Friary and the Castle. Within the RMP archaeological impact assessments may be required. Exempted development does not apply within the RMP area as in these instances Section 12 (3) of the 1994 amendment to the National Monuments Act applies.

Askeaton has a rich and varied history which is intrinsically influenced by the River Deel and the Shannon Estuary. There is potential for the recovery of archaeological material from the river bed, the river banks and the Quayside. All future planning applications for development with potential implications for underwater archaeology shall be referred to the Underwater Archaeology Unit of the DECLG for comment and further investigation if necessary.

Amendments to Chapter 9 Community and Recreation

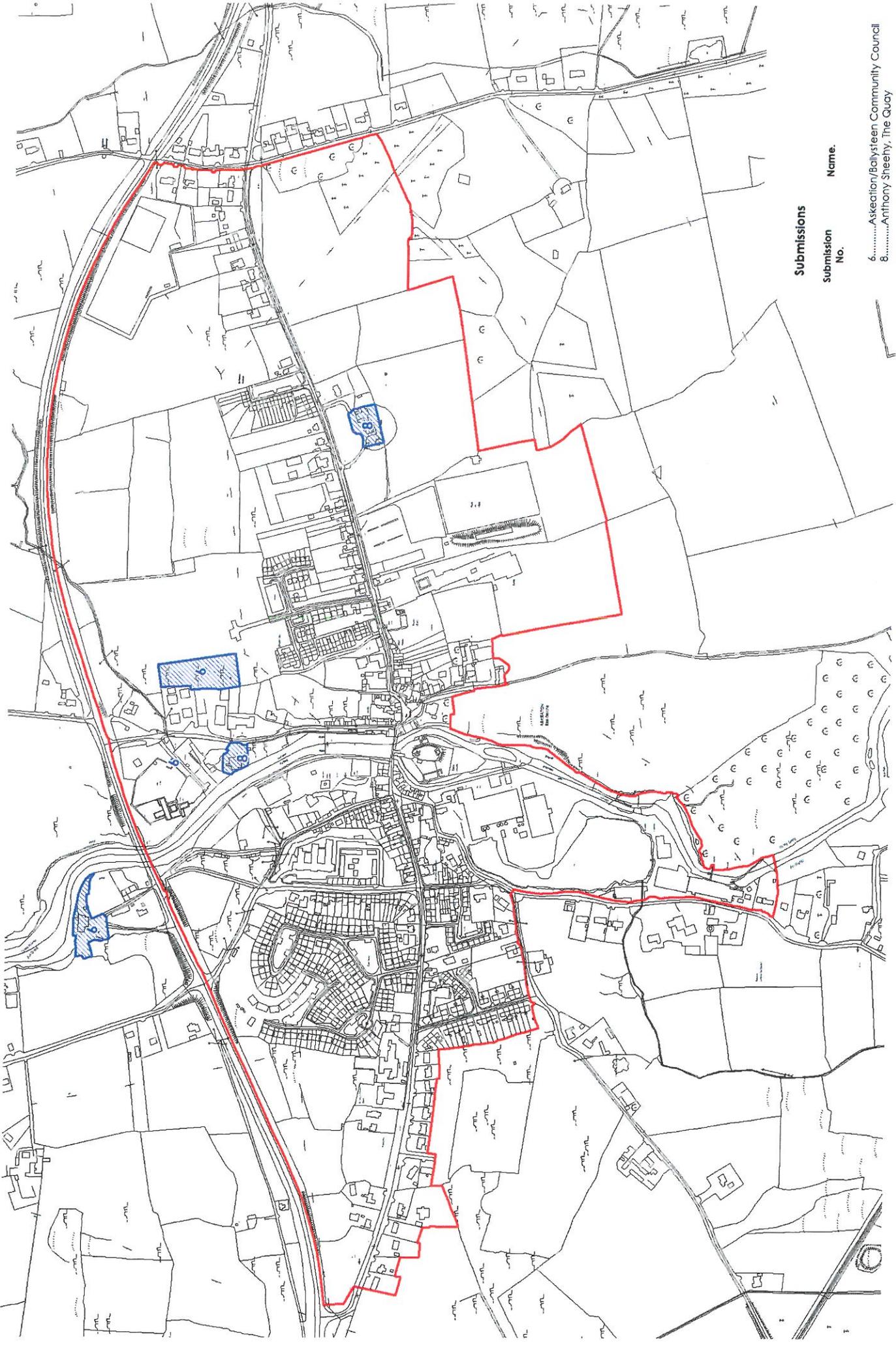
Amendment to Section 9.2 Community and Recreation (page 55) as follows:

The park by the river and the leisure centre/swimming pool is a valuable amenity having further amenity potential as does the lands at Gurt Quay which as associated with the swimming, boating and regatta traditions of the town. The Council supports the principle of proposal for recreational/amenity development at this location and will endeavor to work with the local community in the future in relation to community and recreational requirements subject to ecological, and public safety considerations.

Amendments of SEA/AA Screening Report

Amend Section 3.2 SEA Screening Statement (Appendix 3) as follows:

Under updated SEA Regulations (2011) the threshold for a mandatory SEA is 5000 people in an area of 50Km². The zoned area of the proposed LAP is approximately 414Km² 1.14sq.km and the 2011 census population of the town was 1149. These are below the mandatory thresholds for SEA. In the Proposed LAP lands have been removed from the 2009 LAP boundary (approximately 6 hectares), and previously residentially zoned lands to the north have been zoned open space and recreation in response to identified flood risk – see Appendix 2.



Submissions

Submission No. Name.

- 6.....Askeaton/Ballysteen Community Council
- 8.....Anthony Sheehy, The Quay



