

Bruff Local Area Plan 2012-2018



June 2012
Extended until May 2022



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

In accordance with the provisions of the Planning and Development Acts 2000 – 2011, Section 20 (4A) this Local Area Plan came into effect on 25th June 2012, four weeks from the date of its adoption by elected members of Limerick County Council on the 28th May 2012.

On 20th April 2017 Limerick City & County Council extended the duration of the Bruff Local Area Plan 2012 – 2018 for a further five years, until May 2022.

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Structure of the Plan

Chapter 1 Introduction

This section introduces the Bruff Local Area Plan (LAP) 2012 – 2018, and the statutory context which informs the LAP.

Chapter 2 Context

This Chapter describes the geographical location of the town: its historical evolution, present day function and an overview of the socio-economics and demographics of the town, specifically population, age profile, employment, education and travel patterns. Note that during the preparation of the LAP the data from the 2011 Census was not available to the Council.

Chapter 3 Plan Strategy

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

Chapter 4 Housing

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

Chapter 5 Economic Development

This Chapter outlines the labour market in Bruff based on the 2006 census figures, skills, and education which effects employability. Note during the preparation of the LAP the data from the 2011 Census was not available to the Council. The Chapter discusses lands zoned for enterprise and employment, mixed use, small-scale businesses in residential areas and commercial and retail development in the town and tourism.

Chapter 6 Transport

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

Chapter 7 Infrastructure

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

Chapter 8 Environment and Heritage

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

Chapter 9 Community and Recreation

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

Chapter 10 Urban Design

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

Chapter 11 Land Use Zoning

This Chapter describes the purpose of the various land use zones of the Plan.

Chapter 1 Introduction

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

The Bruff Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick County Council's planning policies for the town of Bruff. The 2012 – 2018 Bruff LAP, adopted 28th May 2012 replaces the Bruff LAP 2006 - 2012. The 2012 – 2018 LAP is effective from 25th June 2012.

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

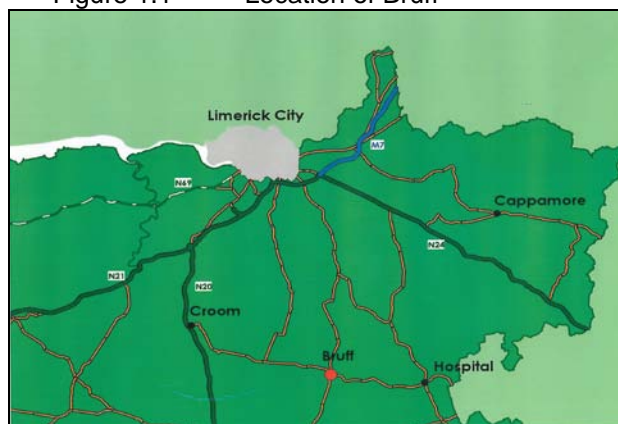
The plan builds on the review of the Bruff LAP 2006 - 2012, taking into account recent key development trends and national, regional and local policy developments.

All planning applications in the town of Bruff will be measured against the contents of this LAP and the current Limerick County Development Plan. The Bruff LAP must be read in conjunction with the Limerick County Development Plan 2010 – 2016 as varied. Unless otherwise stated, the general development plan policies, objectives and development management standards still apply to the area.

1.2 Plan Area

The Bruff LAP covers approximately 1.6 square kilometres (163 hectares) in area and falls into the Bruff Electoral Division (ED). It contains parts of the townlands of Ballycampion, Newtown, Brackvoan, Ardykeohane and Ballygrennan. It is located approximately 25km south of Limerick city.

Figure 1.1 Location of Bruff



1.3 The Review Process

1.3.1 Steps involved in preparation of the plan

The review of the Local Area Plan commenced on the 20th August 2011 with the publication of an issues paper entitled 'Proposed Bruff Local Area Plan 2012 – 2018 – First Issues'. Its intention was to prompt discussion on local issues at pre draft stage. Copies of the issues paper and an invitation to make a submission were sent to local community and voluntary agencies in the area. A public meeting was held in the area in early September 2011.

The LAP went on public display at County Buildings, area offices, libraries and on the internet at www.lcc.ie for a period of six weeks from 29th October 2011 – 12th December 2011. Again, written submissions are invited. At the end of the public consultation period a Manager's Report was prepared on any issues arising during the public consultation period and was submitted to the Members of the Council for their consideration. Following the elected members consideration of the manager's report, the Council decided to materially amend the proposed local area plan, and a further period of four weeks public consultation took place 16th March to 16th April 2012 on these material alterations only. A further managers report on submissions regarding proposed amendments, was then prepared for the Councillors who, having considered the report, made the new local area plan, with amendments on the 28th May 2012.

Responsibility for making a local area plan rests with the elected members of the Planning Authority.

1.3.2 Strategic Environmental Assessment (SEA)

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

1.3.3 Appropriate Assessment (AA)

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

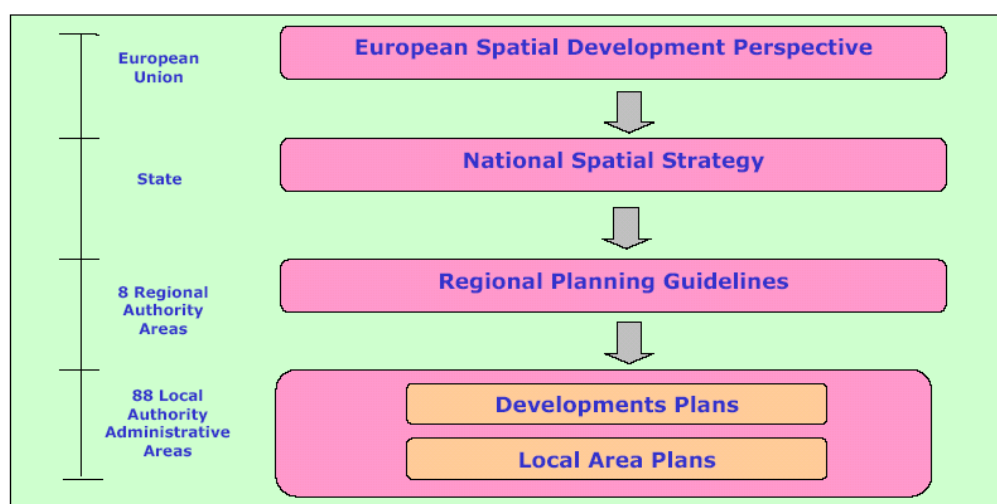
1.3.4 Flood Risk Assessment

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

1.4 Planning Context

In accordance with the Planning and Development Act 2000 – 2011 the LAP has been informed by a hierarchy of national, regional, and local spatial planning policies. See Figure 1.2 below.

Figure 1.2 Hierarchy of Spatial Planning Policies



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

1.4.1 National Planning Context

1.4.1.1 National Spatial Strategy 2002 - 2020

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

1.4.1.2 National Development Plan 2007-2013

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

1.4.2 Regional Planning Context

1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022

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

1.4.2.2 Mid-West Area Strategic Plan (MWASP)

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

1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016

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

1.4.2.4 Joint Housing Strategy 2010 – 2017

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Acts 2000-2011 and covers the functional areas of Limerick County Council, Limerick City Council and Clare County Council.

A critical objective of the Housing Strategy is to ensure the provision of housing for the existing and projected future populations in accordance with the principles of proper planning and sustainable development. The housing strategy aims to provide an equitable level of social housing and social integration.

1.4.3 County Planning Context

1.4.3.1 Limerick County Development Plan 2010 – 2016, Variation No.1

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

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

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

1.4.4 Other Planning Guidelines

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

Chapter 2 Context

2.1 Geographical Context

Bruff is located approximately 25km south of Limerick city in the rural area defined by the Limerick County Development Plan 2010 – 2016 as an area of Strong Agricultural Base. The Limerick-Killmallock road (R512) runs north-south through the town and forms the Main Street. The regional road R516 from Croom converges with the Limerick-Killmallock Road in the town. The regional road R516 links Bruff with Knockainey and Hospital. South of the Morningstar river the local road L1414 connects Bruff to Athlacca and Bruree.

Bruff's agricultural hinterland is largely lowland pastoral farming. The Morningstar river, a tributary of the Maigue flows through the south of the town in an east – west direction confluent with the Maigue approximately 12km downstream. The Maigue in turn flows into the Shannon estuary approximately 28km downstream from Bruff.

The central core of the town is concentrated on Main Street. The historical core of the town is delineated by the Fair Green and St. Peter's and Paul's Church to the north and the Church of the Ireland which is located to the south by the Morningstar.

2.2 Historic Evolution

It has been suggested that between 700 and 1150 AD Bruff, Brúgh na Déise, was one of a network of territorial centres¹. Brúgh na Déise translates as 'chief seat of the territory of Deisy which is the ancient name of the territory in which it is situated'². This is supported by the presence of a large enclosure (Recorded Monument LI032-114) at the south-west end of the town.

Bruff was referred to in documents throughout the medieval period. The Desmond Roll 1583 states: 'Burg, alias A Burrough town, was altogether laid waste, long before the rebellion of the Earl'³. Bruff was certainly a manorial centre containing the parish church, a castle, which would have acted as an administrative hub, and a demesne farm. The church at Bruff is first mentioned in 1186, and in 1410 it was rededicated to St. Peter of Alexandria. It was in a ruinous condition when Lady Lucy Hartstonge demolished it and built the new church in 1776.⁴ The Castle is attributed to the de Lacy family

¹ O'Connor, P. J. 1987 *Exploring Limerick's past*, Newcastle West, 8

² O'Flanagan, M. (ed.) 1929 *Letters containing information relative to the antiquities of the county of Limerick collected during the progress of the ordnance survey in 1840*, unpublished, 36

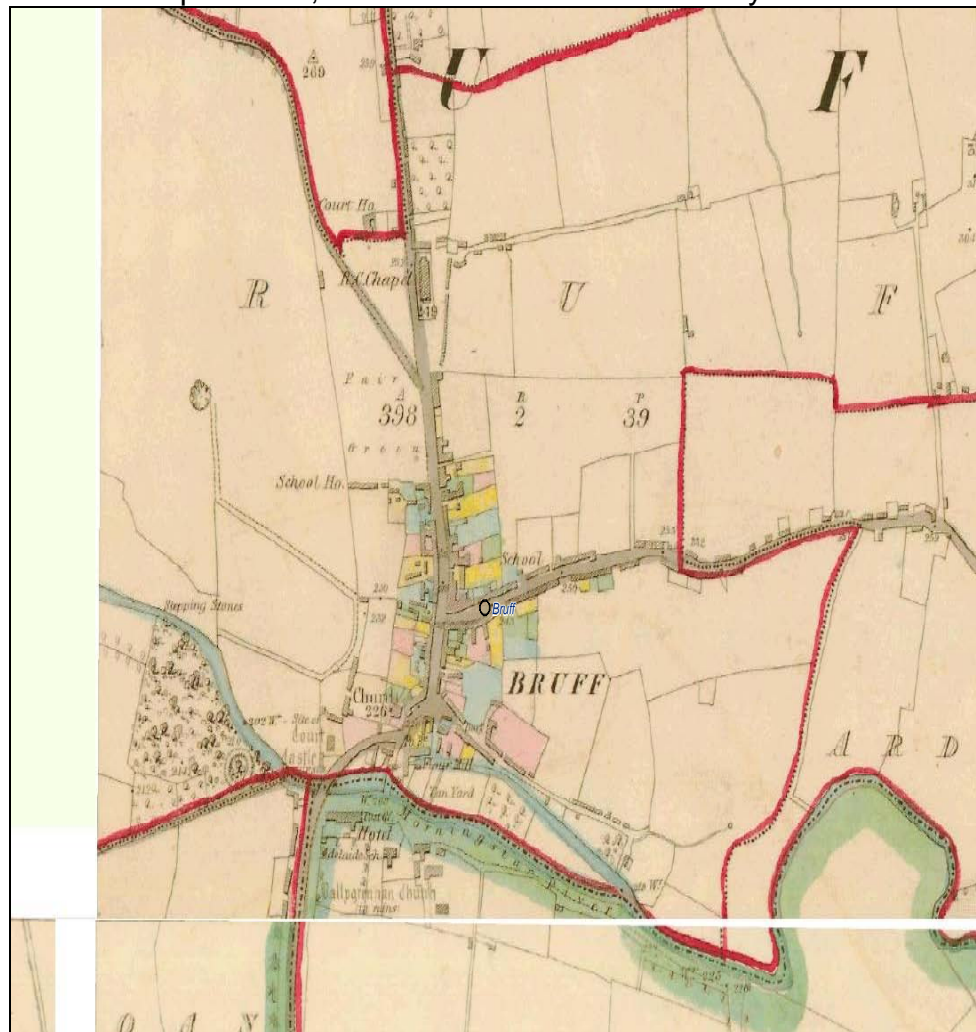
³ Westropp, T.J. 1906/07 'The ancient castles of the County of Limerick', *Proceedings of the Royal Irish Academy*, XXVI, Central & South-Eastern Baronies 143-264, 170.

⁴ Westropp, T.J. 1904/05 'A survey of the ancient churches of the county of Limerick', *Proceedings of the Royal Irish Academy*, XXV, 327-480, 430

and is dated to 1220. It was still standing to 24 foot in height in the mid nineteenth century, and another stone building known as the Court stood to the north east⁵. The Civil Survey (1654-56) records in the townland of Bruff, a Castle bawn orchard, 2 mills, a fishing weir out of repair, and two annual fairs and a market⁶. The Castle, the Court and the Church and Graveyard all have the status of Recorded Monuments (LI032-115001-004).

In the 19th century Bruff was a market and a post town, containing 314 houses, a court house and a police station. The Catholic Church was built in 1833. Much of the existing streetscape was built in the first half of the nineteenth century.

Figure 2.1 Map of Bruff, from the first Ordnance Survey edition in 1839.



Not to scale

⁵ Flanagan 1929, 136-7

⁶ Simington, R.C. 1938 *The civil survey AD1654–1656, County of Limerick*, Vol. IV, Dublin, 128

Figure 2.2 Map of Bruff, from O.S 2nd Edition 25 inch map 1901

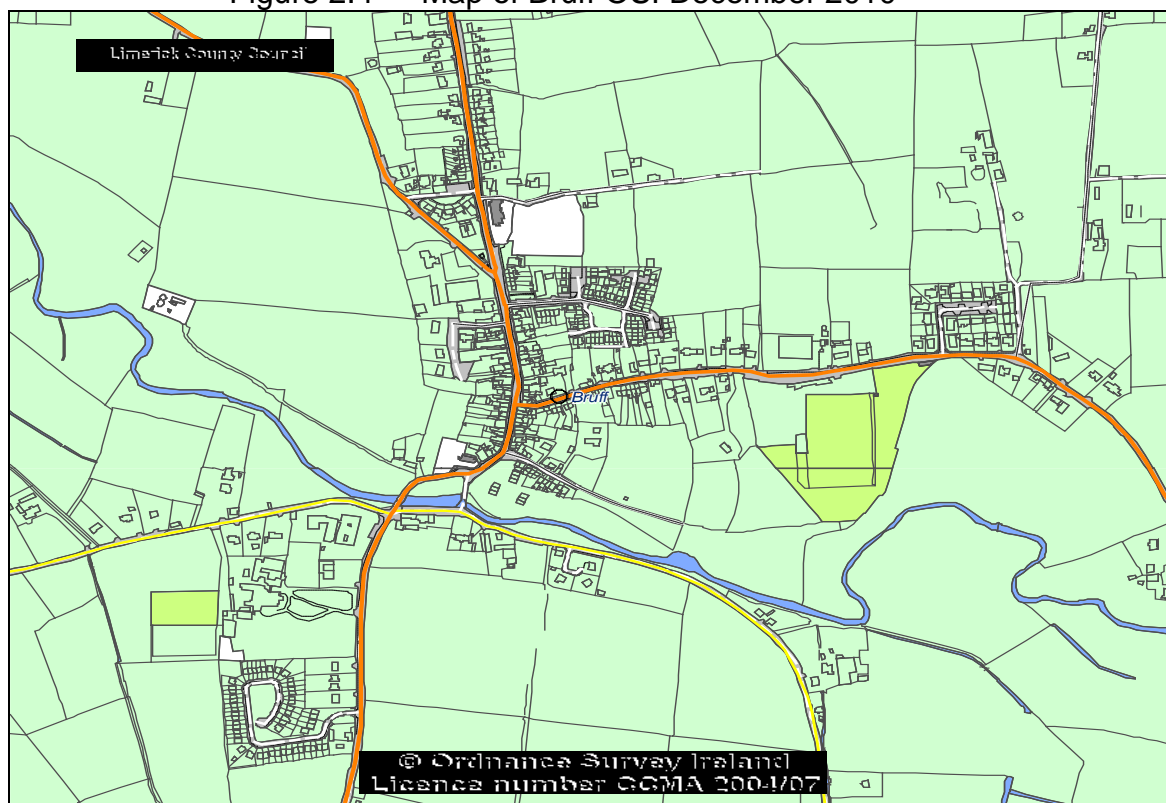


Not to scale

Figure 2.3 Aerial Photo of Bruff, 2006



Figure 2.4 Map of Bruff OSI December 2010



Not to scale

Since 2006 the town has developed southward along the R512 Bruff – Kilmallock road with the construction of 40 houses at Brackvoan. Infill/backland development has taken place at Ardykeohane with the construction of 17 dwellings known as Brugh na nDeise.

2.3 Natural and Built Environment

Bruff is located in the Agricultural Lowlands as designated by the Limerick County Development Plan 2010 – 2016 as varied. This lowland farming landscape is defined by regular field boundaries with a developed hedgerow system and the primary farming activity is pastoral or dairy farming. Consequential to its hinterland Bruff developed as a market town.

The town has a simple linear street layout characteristic of many Limerick towns. Religious and civil establishments of the eighteen and nineteenth century are clustered around the Fair Green area, at the convergence of two important regional roads to the north, and by the Morningstar river where the former Church of Ireland is located. Educational establishments of the same period are located outside the town core, south of the Morningstar. Main Street is dominated by late nineteenth century architecture of terraced buildings, two and three storey, some with retail uses on the ground floor. There is some vacancy of properties in the town. Ground floor vacancy is generally clustered south of the junction of Main Street and Crawford's Lane contributing to a neglected appearance in this part of the town. There are 35 Protected Structures within the LAP boundary and an Architectural Conservation Area (ACA) extending south from Newtown on to Main Street.

All of the Protected Structures are entered in the National Inventory of Architectural Heritage. There are seven recorded monuments within the LAP boundary.

Figure 2.5 Example of Protected Structure, Main Street, Bruff,



2.4 Function

The town performs an important civic, trade/market and service function for the resident population and for the surrounding hinterland. This is evident by the diverse range of services and businesses operating in the town.

Most of the local economic activity is located on Main Street. Bruff has a credit union, butchers, supermarket, pharmacy, a bank, five pubs, two restaurants, two take-aways, a B+B, hair dressers/barbers, funeral home, service station, bookmaker, a hardware store, professional services including accountancy, auctioneering, land surveyance, legal advocacy, veterinary clinic and photography. Educational, health and community facilities include a health clinic, primary school, secondary school (due to close September 2012), community pre-school, and community/youth café. Bruff is the location of the headquarters of the Bruff Garda District serving a larger catchment area including Ballylanders, Bruree, Cappamore, Hospital, Kilfinane, Kilmallock, Murroe, and Pallasgreen.

2.5 Demographic and Socio-economic Context

2.5.1 Population

The total population for Bruff town according to the 2006 census was 724. This was an increase from the 2002 figure which was 695. According to the 2011 Census the Bruff Electoral Area, of which Bruff town is part of, has experienced an 8.7% increase in total population between 2006 – 2011. The total population of the Bruff electoral area is 1374 according to the 2011

census. In the absence of a specific 2011 population figure for the town it is estimated that the population of Bruff is approximately 977.⁷

Table 2.1 Total Population of Bruff

Year	Population	Annual average increase %
1996	700	
2002	695	-0.8%
2006	724	+4%

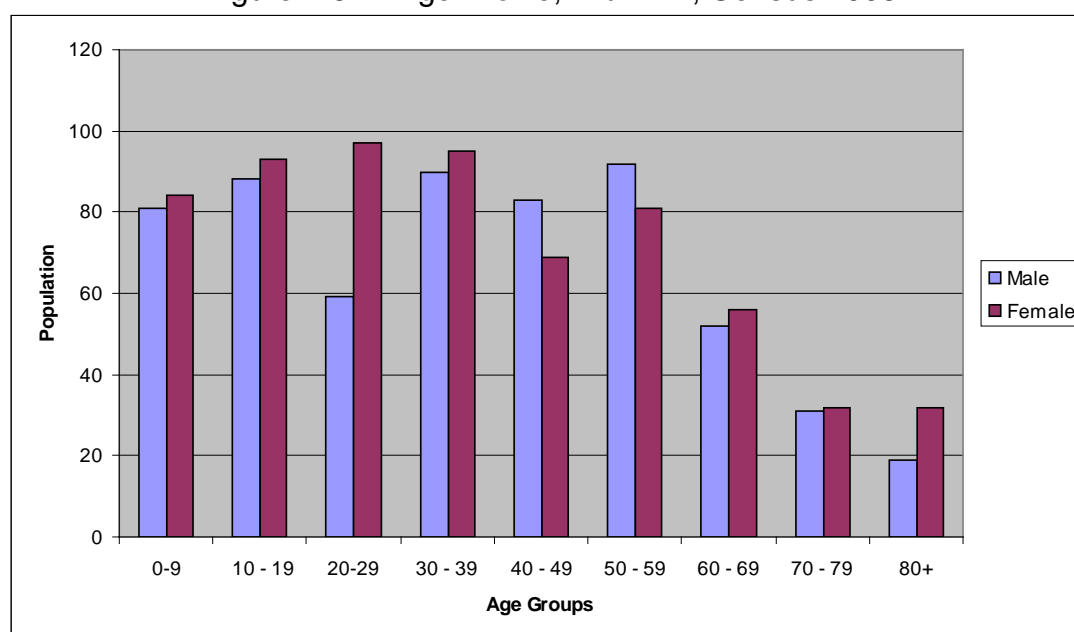
Source: CSO Census

2.5.2 Age profile

The graph below depicts the age structure of the Bruff Electoral Division in 2006. This demonstrates that Bruff has a relatively young population with 28% of the population under the age of 19 years. At 15% the 30-39 age groups accounts for the highest category.

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

Figure 2.6 Age Profile, Bruff ED, Census 2006



⁷ The number of Geo-directory occupied residences in the local area plan boundary x 2.6 [the average household size]. The Council awaits results of the 2011 census population figure for the town to confirm a population figure.

2.5.3 Employment

Figure 2.7 depicts the employment in different industrial groups in 2006. The greatest numbers were employed in manufacturing and professional services, while the sales and construction sectors also absorbed a considerable amount of the local workforce at the time. However, it is envisaged that the 2011 Census will indicate that employment has decreased as jobs have been lost since 2006 in these and other sectors. On a local level since 2006 the largest manufacturer in the town Mircro-therm closed, as has many other manufacturing companies in the wider county including Limerick City and its environs. Figure 2.7 indicates that the greatest numbers employed in manufacturing and construction sectors in the Bruff electoral division were male according to the 2006 Census. Thus, it can be deduced that the male workforce has been considerably negatively effected in terms of unemployment due to the downturn in the economy. According to the 2006 Census the unemployment rate was approximately 4% in Bruff.

Figure 2.7 Persons at work by sex and occupation, Bruff ED, Census 2006

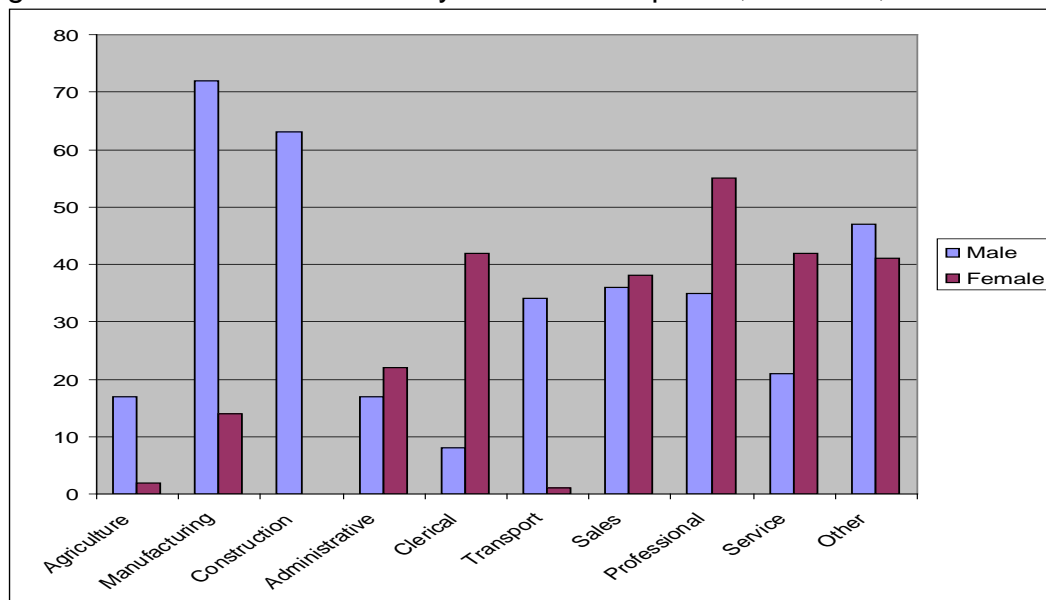
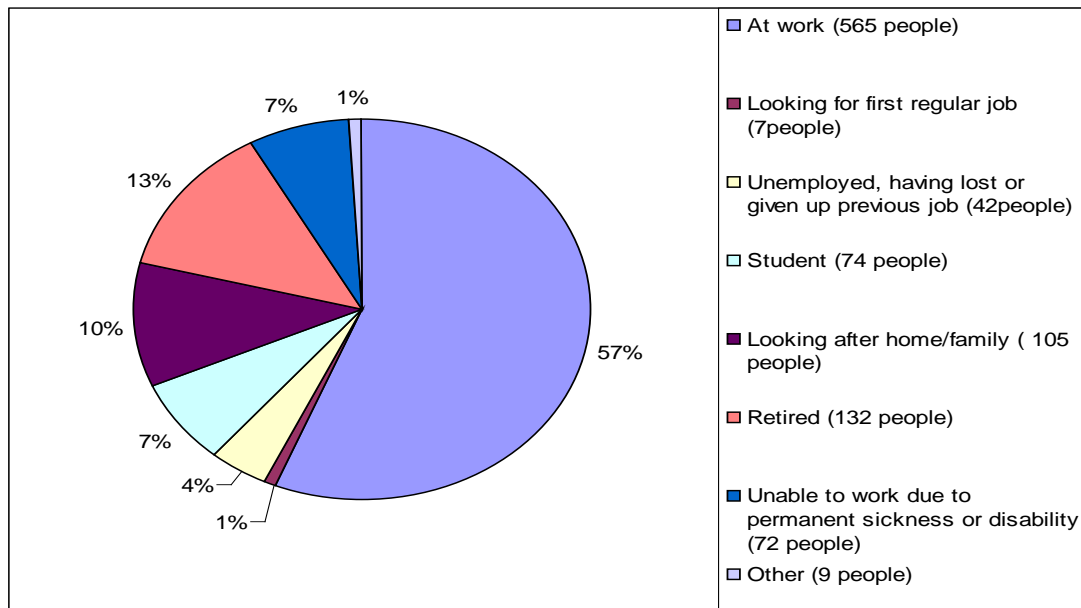


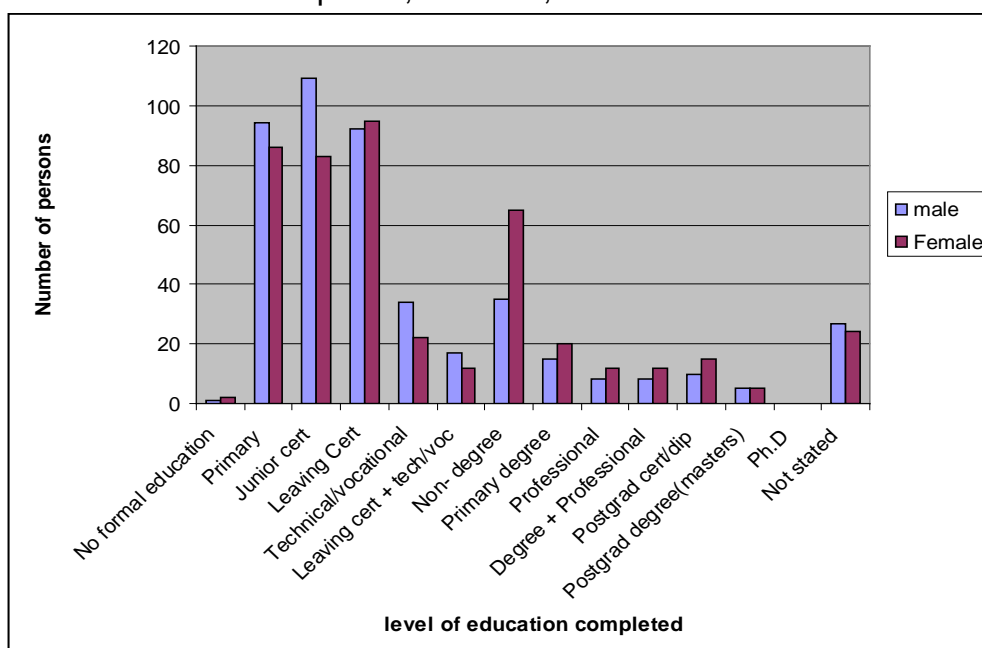
Figure 2.8 Persons aged 15 years and over by principal economic status, Bruff ED, Census 2006



2.5.4 Education

Analysis of the 2006 census indicates a good standard of education. 20% of those over 15 years of age had completed the leaving cert. 6% of those over the age of 15 years had a technical or vocational qualification. A greater number of males completed this level of education which may reflect the number of males that entered into apprenticeships in the construction sector. Approximately, 11.5% of the population completed a university degree or higher.

Figure 2.9 Persons aged 15 years and over by sex and education completed, Bruff ED, Census 2006



2.5.5 Travel Patterns

Bruff is within commuting distance of Limerick City, its environs, Kilmallock and Charleville. Figure 2.11 shows the distances travelled by people living in the Bruff electoral division. According to the 2006 census there is a noticeable peak at 15km to 49km, which would be largely accounted for by those travelling to Limerick City and Environs. Twenty seven percent travel less than 4km. A considerable amount of this is accounted for by traffic associated with schools. Figure 2.10 below shows that forty five percent of people use the car as the means to get to work, school or college. With the forthcoming closure of the secondary school the reliance on the private car and bus may be greater as secondary school students will have to travel greater distances to school.

Figure 2.10 Persons aged 5 years and over by means of travel to work, school or college, Bruff ED, 2006

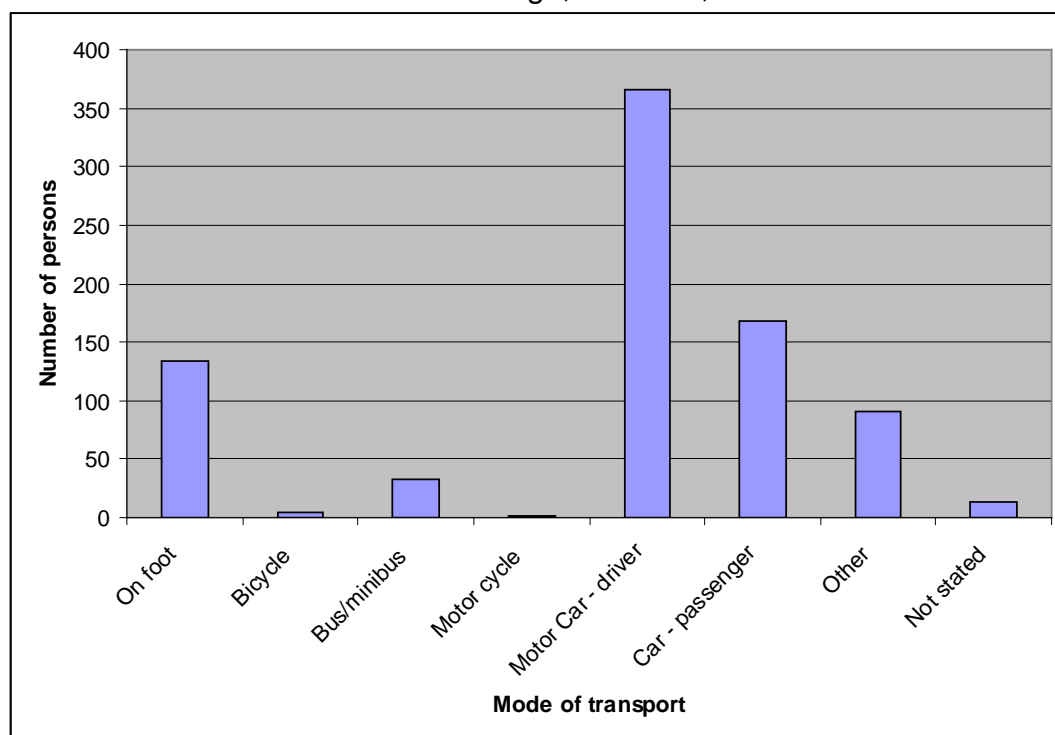
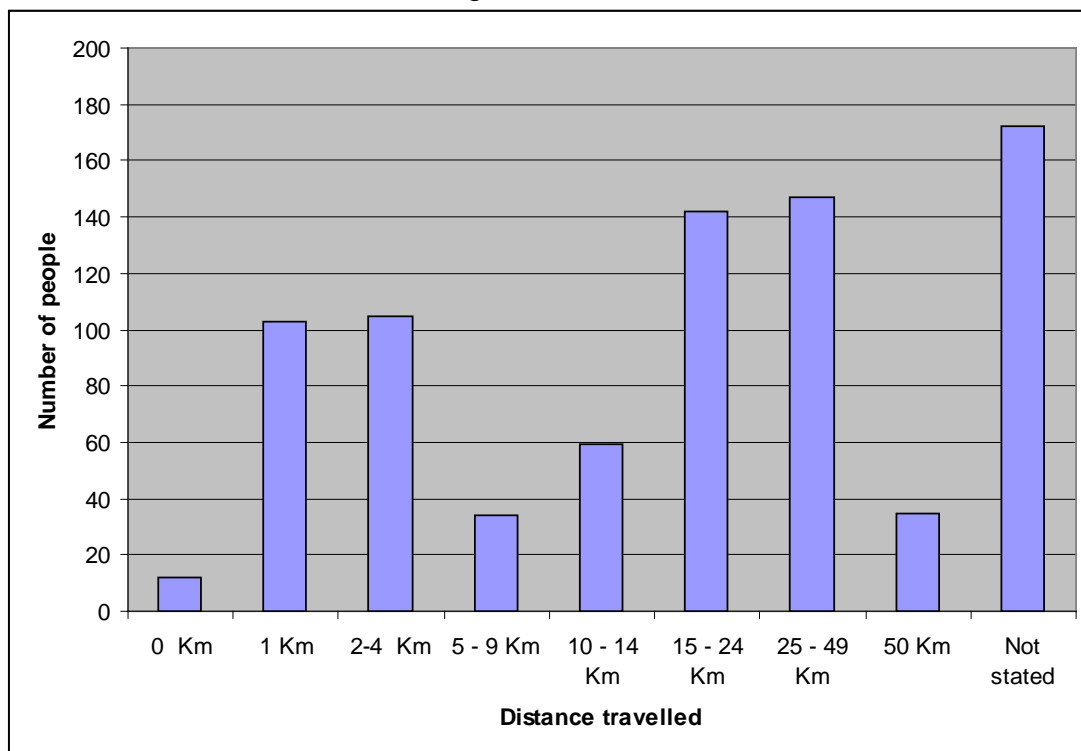


Figure 2.11 Persons aged 5 years and over by distance traveled to work, school or college, Bruff ED, Census 2006



Chapter 3 Plan Strategy

3.1 Policy Context

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

The CDP contains the Council's policy to guide future development in County Limerick. This guidance includes placing settlements, towns and villages in a settlement hierarchy determined by the population of the settlement, and existing public and private services. The settlement hierarchy reflects the development role of each settlement within the county. Bruff is a Tier 4 settlement providing a wide range of services for its inhabitants and its hinterland. The County Development Plan also outlines the population projections for Bruff town up to 2016 and 2011. These projections are referred to as the core strategy in the CDP⁸.

3.2 Vision Statement

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

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

3.3 Strategic Policy

S1 Sustainable Development

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

S2 Compliance with the Limerick County Development Plan

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

⁸ Refer to Limerick County Development Plan 2010 – 2016, as varied Chapter 2, Core Strategy and Chapter 3, Urban and Rural Settlement Strategy.

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

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

3.4 Evaluation of the 2006 Bruff LAP

It is important to assess the strengths and limitations of the 2006 – 2012 Bruff LAP and to determine what planning policies are relevant to the future development of the town.

There have been some significant developments by the public, private and voluntary sector since the adoption of the 2006 LAP.

The sewage treatment plant was a constraint to development in the past is The upgrade of the plant has recently been completed and is designed to have sufficient capacity to cater for the projected population to 2022.

Amenities have been improved by the development of the soccer pitch on Council lands adjacent Brugh na nDeise and Sycamore Drive. The local voluntary sector with the support of other agencies has implemented a number of initiatives since 2006 including: a community café, revival of the market in Market Square, provision of information panel, restoration of the Old Barracks and a number of pumps in the town. The visual amenity of the town has been maintained through planting and other works associated with entry in the Tidy Towns competition.

Housing development has taken place with the construction and completion of approximately 58 houses since 2006, 43 of which are located in the Waterfall and at Brackvoan and 15 units in Brugh na nDeise.

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

1. There has been very little development of the seven design briefs for keys sites throughout the town that were identified by the 2006 LAP as having redevelopment potential.
2. There has been no progress on the enterprise and employment objectives of the Plan.

3. Groundfloor vacancy of retail/commercial units remains an issue and is a particular problem on Main Street south of the junction with Crawford's Lane.
4. There has been no development of the residential serviced sites as an alternative development option on larger plot sizes in the town despite a number of locations identified through zoning in the 2006 LAP.

3.5 SWOT Analysis

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

Table 3.1 SWOT Analysis of Bruff

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Position in respect to Limerick City and Environs, and Kilmallock town • Accessible to strategic regional road • Has a number of key community services • Has a strong history of community development and a vibrant local voluntary sector • Upgraded sewage facilities • Has a strong vibrant service function for the surrounding hinterland • Rich built fabric and traditional streetscape 	<ul style="list-style-type: none"> • Reliance on Limerick city for employment and associated commuting issues on quality of life • Flood risk identified in the town • High vacancy rate and associated neglect of buildings in the town centre • Lack of employment opportunities in the town • Increasing unemployment • Lack of designated parking in town centre and resultant traffic congestion 	<ul style="list-style-type: none"> • Creation of pedestrian links • Further development of community initiatives with the experience of a strong voluntary sector in the town, and a history of co-operation and partnership with a wide range of agencies • Relatively young population with 28% of the population under 19 • Development of a playground • Possibility of using the secondary school for community uses 	<ul style="list-style-type: none"> • Unfinished housing estate in the town • Employment losses associated with the downturn in the economy, and the forthcoming closure of the secondary school • Lack of monetary resources • Reduction in public service provision due to minimising costs • Uncertainty regarding the release of zoned lands • Closure of secondary school and uncertainty regarding the spin-off effect on the town

3.6 Population Targets and Zoning Requirements

3.6.1 Population Targets

The core strategy of the Limerick County Development Plan 2010 - 2016, Variation No.1 outlines population targets for county Limerick, which were allocated by the DoECLG at national level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines 2010-2022 have allocated a population target of an additional 32,800 people for county Limerick up to the year 2022.

Based on the population and housing targets contained in the Core Strategy of the Limerick County Development Plan 2010 - 2016, Variation No.1, targets for 2018 and 2022 have been allocated for Bruff. According to the Core Strategy 170 additional housing units are required in Bruff to 2022. The 2018 additional housing requirement for the town is based on the 2022 additional housing figure applied on a pro-rata basis as follows:

$170 \text{ additional housing units} / 16 \{ \text{the number of years } 2006 - 2022 \} \times 12 \{ \text{the number of years } 2006 - 2018 \} = 128 \text{ additional housing units required by 2018.}$

The hectares required to accommodate the 128 additional units by 2018 at a percentage allocation of 20% serviced sites and 80% as new residential is determined as follows:

$20\% \text{ of } 128 \text{ units} = 26 \text{ units applied at a density of the } 10 \text{ units per hectare} = 2.6 \text{ hectares} + 50\% \{ \text{headroom to allow for element of choice} \} = 3.86 \text{ hectares}$

$80\% \text{ of } 128 \text{ units} = 102 \text{ units applied at a density of } 22 \text{ units per hectare} = 4.6 \text{ hectares} + 50\% \{ \text{headroom to allow element of choice} \} = 6.98 \text{ hectares}$

The total area required for additional units in Bruff as serviced sites and new residential is 10.84 hectares by 2018.

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

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

Year	2006	2018	2022
Total population	724	962	1041
Additional Population	0	238	317
Additional housing units required	0	128	170
Zoned land required to accommodate additional housing units (including additional 50%) - hectares	0	10.82	14.37

Table 3.3 Residential unit and land requirements by 2018

	A Residential development areas	B Serviced sites	Total residential zoned land (A+B)
Additional Units required	102	26	128
Additional area required including headroom (ha)	6.98	3.84	10.82

Based on the tables above there will be a requirement for an additional 128 households to accommodate population targets up to 2018. 26 of these units are required as serviced sites and the remaining 102 houses required are on residential zoned lands primarily as housing estates. A total of 6.98 hectares is required to accommodate the 102 houses accounting for a minimum density of 22 units per hectare and 50% headroom, to allow for an element of choice. To accommodate the 26 serviced sites and allowing for a density of 10 units per hectare and 50% headroom, 3.84 hectares are required to be zoned for serviced sites.

3.6.2 Land Currently Available for Housing Development

This LAP reduces the amount of land zoned for residential development from that contained in the 2006 Bruff LAP in order to accommodate the population targets set out in the Regional Planning Guidelines for the Mid West Region, 2010-2022 and the Limerick County Development Plan, 2010-2016 as varied. Under the 2006 Bruff LAP there is approximately 35 hectares of undeveloped land zoned for residential purposes.

Table 3.4 outlines the amount of land in hectares that is zoned in the LAP in each phase. A total of 11.56 hectares are zoned as phase one, which is expected to meet the population target for the LAP period.

Table 3.4 Residential zoned land required and zoned - hectares

	Required by 2018	Required by 2022	Zoned Phase 1	Zoned Phase 2	Zoned Phase 3
Residential development area - hectares	6.98	9.27	6.97	3.2	6.47
Serviced Sites- hectares	3.84	5.1	4.59	0	0
Total hectares	10.82	14.37	11.56	3.2	6.47

Chapter 4 Housing

Strategic Policy for Housing

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

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

4.1 Introduction

Based on the population and household projections in Chapter 3, 10.82 hectares of land zoned for residential use is required to accommodate the population target of 962 persons by 2018. 6.97 hectares of land has been zoned 'Residential Development Area – Phase 1' in this Plan. 4.59 hectares of land is zoned for 'Residential Serviced Sites – Phase 1' which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 22 units to the hectare. Phase two will only be permitted when at least 50% of the housing in phase 1 has been completed. Similarly, phase 3 residential development shall only commence on the completion of 50% of phase 2 development.

Chapter 3, Objective SSO01 in the County Development Plan outlines the Council's requirements for development within tier 4 settlements. The Council's objective is to ensure that development is in proportion to the pattern of existing development as close to the town centre as possible. It also requires that the town grows in a sequential, compact manner and avoids leap frogging of development. Within tier 4 settlements generally no one proposal for residential development shall increase the existing housing stock by more than 15% within the lifetime of this LAP.

4.2 Residential density, design, mix and phasing

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

Objective H1: New Housing

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

Objective H2: Residential Density, design, mix and phasing

It is an objective of the Council to:

- a) Ensure that proposals for residential development are planned coherently through the use of design briefs, master plans for larger landholdings, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.
- b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.
- c) Require an average gross density of 22 units to the hectare on 'New Residential' zoned sites within the plan area.
- d) Ensure that the density of housing in any one location and plot ratio in any given site is appropriate to the housing type.
- e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.
- g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed. Similarly, Phase 3 will only be permitted on the completion of 50% of development in phase 2.

4.3 Serviced and low density sites

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

Objective H3: Serviced and low density sites

It is an objective of the Council to:

- a) Promote lower density serviced sites in specified edge of town locations zoned 'Residential Serviced Sites', of no less than 0.1 hectares each. Larger sites than these will generally be required for houses exceeding 250 square metres or where the sites are of awkward configuration.
- b) Require a masterplan/design brief for all serviced and low density sites and encourage within this, a high standard of design. The masterplan will show the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.

4.4 Infill Development – Residential

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

Objective H4: Infill Development, Restoration and Town Renewal

It is an objective of the Council to

- a) Promote the appropriate restoration of existing buildings for residential, office, workshop, or retail uses in the town centre that are vacant or underused.
- b) Encourage living in the town centre by the promotion of residential uses over businesses and rehabilitation of vacant properties for residential purposes.
- c) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- d) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscape.
- e) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.

Figure 4.1 Mixed Housing development at Sycamore Drive



4.5 Social Housing

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

Objective H5: Social Housing and Joint Housing Strategy

It is an objective of the Council in compliance with Objective HOU O2 of the County Development Plan 2010 – 2016 as varied, to

- a) Require that developers comply with Part V of the Planning and Development Acts, 2000 to 2010.
- b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

4.6 Traveller Accommodation

Limerick County Council has prepared and adopted a Traveller Accommodation Programme for the period 2009-2013 to meet the existing and projected needs of travellers in the County. Objective HOU O9 of the Limerick County Development Plan, 2010-2016 outlines Limerick County Councils objective to provide housing accommodation for the Traveller Community in accordance with the Traveller Accommodation Programme and any subsequent document.

Chapter 5 Economic Development

Strategic Policy for Economic Development

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

5.1 Introduction

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

There is no manufacturing/industrial facility operating in the town since the closure of Microtherm in 2006. Shannon Development do not have any lands in Bruff at present.

There are a number of former ground floor commercial/retail premises vacant south of the junction of Main Street and Crawford's Lane. A preliminary assessment has found approximately 10% of ground floor units on Main Street to be vacant.

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

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

In relation to retail, the County Development Plan is committed to the implementation of the Joint Retail Strategy for the Mid-West Region 2010-2016, as amended by the elected members.

There is adequate scope in the existing town centre, coupled with the existing retail site on the approach road R512 from Limerick, to meet the envisaged convenience retail needs of the community. Priority should be given to the town centre as a location for retail business, but this must be coupled with improvements in public parking provision. It is important that sufficient land is zoned within the town to strengthen the service function of the town.

5.2 'Enterprise and Employment' Zoned Land

A total of 5.9 hectares of land was zoned for enterprise and employment in the 2006 Bruff LAP. These are located at Ballycampion and Ardykeohane. The site at Ardykeohane is the former Microtherm site comprising of approximately 1.2 hectares. The building remains on the site but has been vacant since 2006 with the closure of Microtherm. The remainder to the lands zoned for enterprise and employment are located at Ballycampion on the outskirts of the town with direct access to the R512. These lands have not been released for the purposes of enterprise and employment and remain in agricultural use. This zoning is to remain in the proposed Bruff LAP. The key considerations are the re-use of the existing manufacturing unit for small scale enterprises and maximising access to a regional road on the outskirts of the town for new build proposals.

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

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

Objective ED 1: Economic Development Proposals

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

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

Objective ED 2: Boundary Treatment

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

5.3 Small-scale businesses in residential areas

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

5.4 Retail and Commercial Development

The Joint Retail Strategy 2010 – 2016 was adopted by Limerick County Council elected members on the 1st November 2010. The Limerick County Development Plan, 2010-2016 as varied, incorporates the policy recommendations from the Retail Strategy as they apply to County Limerick.

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

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

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

Objective ED 3: Retail Development

It is the objective of the Council to enhance the vitality and viability of Bruff as a retail service centre and to improve the quantity and quality of retail provision in the town by:

- (a) Emphasising the core retail/commercial area is the primary shopping location.
- (b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre;
- (c) Ensuring that proposals with significant retail development elements comply with the provisions of the County Retail Strategy and the Retail Planning Guidelines in reference to site suitability and the sequential approach;
- (d) Ensure that proposals at ground floor level within the town centre are restricted to shopping and closely related uses such as banking. Storage use will not be permitted as the primary use in this location

- (e) Encouraging the use of upper floors in retail premises for commercial or residential use;
- (f) Enhancing the physical environment of the town centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.
- (g) Encourage the retention of traditional shop fronts to enhance the streetscape.

Figure 5.1 Part of Bruff town centre – Main Street



5.5 Tourism

Bruff has potential for tourism with many important resources in close proximity including: its location close to the Ballyhouras, the walled town of Kilmallock, Lough Gur; the Morning Star river, Bruff's historic buildings and structures, its local heritage and the its traditional streetscape with many fine traditional shop fronts. As a resource that is underdeveloped this plan seeks to ensure that the potential of tourism to contribute to Bruff's economy be harnessed.

This Plan encourages the growth of the tourism sector while safeguarding the local natural and built environment and local cultural heritage for the benefit of both tourism and the local community.

Objective ED 4: Tourism

It is the objective of the Council to

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

Chapter 6 Transport

Strategic Policy for Transport

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

6.1 Introduction

The Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines, the Limerick County Development Plan 2010 - 2022, and the emerging 30 year Mid-West Area Strategic Plan (MWASP) all point in the direction of improving existing transport infrastructure and designing new infrastructure that will make non-car transport modes more attractive.

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

There are other issues relating to the effectiveness and uses of the existing transport infrastructure in the town. Traffic congestion is often an issue in the town. It is important that the Council address the causes of congestion by identifying possible lands which may be suitable for parking. Since 2006 the Council has undertaken works under Part 8 to improve the alignment of the junction at Main Street and Crawford Lane. The re-alignment of the junction has improved traffic safety at this important junction in the town.

Figure 6.1 Re-alignment of junction at Main Street and Crawford's Lane completed 2009



6.2 Movement and accessibility

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

Objective T1 Movement and accessibility

It is the objective of the County Council to facilitate access to backlands by seeking the provision of new roads and improvement of roads and junctions as part of the planning application process as outlined on Map 1.

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

Objective T2 Network of pedestrian and cycle facilities

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

- (a) Secure cycle parking facilities will be sought at appropriate locations as opportunities arise.
- (b) Combined off-road footpath and cycleway links will be encouraged along the proposed distributor road and the Morningstar river with a pedestrian bridge from the public park to lands north of the river identified as part of indicative pedestrian route.
- (c) A pedestrian network will be encouraged where identified in Appendix 1, map 2 linking existing and proposed residential areas to each other and to amenity areas and to provide connections to the town centre.

Objective T3 Measures in support of public transport

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

Objective T4 Car parking and traffic management

It is an objective of the Council to encourage the provision of off-street public parking areas as part of any application for development, and in particular the areas indicated as P on Map 1.

Chapter 7 Infrastructure

Water services, energy, telecommunications and waste

Strategic policy for Infrastructure

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

7.1 Introduction

A key consideration for the development of the town is the availability and quality of infrastructure. Infrastructure and land use should be managed and developed together while protecting the environment for future generations. The Council's largest infrastructural investment in the town since the adoption of the 2006 LAP is the improvement works on the treatment plant, which recently completed. Prior to these works inadequate sewage treatment disposal was a constraint to development in the town.

7.2 Water Supply

Bruff public water is supplied from two locations, in Ballygrennan and to the north of the town in Moloney's field. The reservoir has been recently upgraded but there is an issue regarding inadequate 24 hour storage capacity at present.

Objective IN 1 Water supply and storage

It is an objective of the Council to:

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

7.3 Foul Sewerage

The sewerage treatment plant was built in the 1950s. By the 1990s the treatment plant was operating at capacity resulting in a need to address the environmental quality of the discharge to the Morning Star. The plant has recently been upgraded. The upgrade is designed for a Population Equivalent (PE) of 1690 to the year 2015. Thus, it is considered that there will be sufficient capacity in the treatment plant to cater for the projected population to 2022. It is important that development be phased and monitored for its impact on service capacity.

While zoning for Bruff includes serviced sites, these sites will be connected to the Public sewer as sufficient spare capacity exists in the Bruff waste water

treatment plant to cater for these individual sites. This means that these sites will not rely on individual treatment systems which would discharge to ground water. This reduces the risk to ground water.

Objective IN 2 Sewerage facilities

It is the objective of the Council to:

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

7.4 Surface Water Drainage

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

Objective IN 3 Surface water disposal

It is the objective of the council to:

- (a) Require that all applications for development demonstrate that appropriate Sustainable Urban Drainage Systems (SUDS) are examined and where feasible provided.
- (b) Require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall in order to establish whether the existing surface water drainage can accommodate an additional discharge generated by a proposed development(s).
- (c) Require applicants to investigate the potential for the provision of porous surfaces where car parking and hard landscaping is proposed.
- (d) Protect the surface water resources of the plan area, and in individual planning applications by requesting the provision of sediment and grease traps, and pollution control measures where deemed necessary

7.5 Flood Risk Management

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

A stage 1 flood risk assessment has been prepared for Bruff and is included as appendix 2 of this LAP. OPW preliminary flood risk indicative maps are

available for Bruff under the OPW's CFRAM study. Maps and additional analysis were available from JBA, a company that specialises in flooding matters. These indicate that part of the central portion of the town along the Morning Star River at the Grove is in Flood Zone A. Parts of Ballygennan are also in Flood Zone A. Most development is considered vulnerable to flooding. As a response to this issue the LAP designates an area open space and recreation along the river. This zoning will provide a buffer between development and the river. Planning permissions are extant in these areas. This plan re-zones an area of land from residential to open space and recreation.

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

Objective IN 4 Flood Risk Management

It is an objective of the Council to:

- 1) Implement the recommendations of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management Guidance Documents (November 2009)', and any subsequent guidelines.
 - 2) Require any development proposal in a location identified as being subject to flooding to:
 - a) Carry out a flood risk / catchment analysis for the development to assess the likely level of flood hazard that may affect the site to the satisfaction of the Council;
 - b) Design the development to avoid minimum flood levels, incorporating building design measures and materials to assist evacuation and minimise damage to property from flood waters;
 - c) Demonstrate that the proposal will not result in increased risk of flooding elsewhere, restrict flow across floodplains, where compensatory storage / storm water retention measures shall be provided on site; and
 - d) Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.
 - 3) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and
 - 4) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.
- The 'development management justification test' and the 'plan – making justification test' as detailed in The Planning System and Flood Risk Guidance document will guide Council responses to development proposals in areas at moderate or high risk of flooding.

7.6 Waste Management

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

Objective IN 5 Provision of composting facilities

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

Objective IN 6 Shared bin spaces

It is an objective of the Council to require all commercial and residential developments to be provided with adequate internal and external space for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for:

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

7.7 Energy and Electricity

Bruff is served by the ESB distribution network and the town itself is served by 10KV overhead electricity lines. The nearest substation serving Bruff is located at Holycross.

The Council will work with Limerick-Clare Energy Agency to improve energy conservation and renewable energy use.

7.8 Access to Broadband and Telecommunications

An area within a 3km radius of the exchange on Crawford's Lane benefits from access to Broadband. It is important that adequate broadband service infrastructure is installed at the appropriate time into new development schemes.

Objective IN 7 Broadband

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

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

Chapter 8 Environment and Heritage

Strategic policy for Environment and Heritage

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

8.1 Introduction

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

8.2 Built Environment

8.2.1 Protected Structures

In the interests of safeguarding the cultural and built heritage, several structures have been identified for their contribution to the architectural heritage in the town and have been designated as 'protected structures' under section 51 of the Planning and Development Acts 2000- 2011. These structures are included within the Record of Protected Structures (R.P.S.) set out in Appendix 4 of this Plan. This list of structures is an abstract from the Record of Protected Structures, which is a statutory document maintained by Limerick County Council as part of the County Development Plan. As the Planning Act allows a Planning Authority to make additions to or deletions from the RPS the most recent edition of the RPS contained in the County Development Plan should be consulted. Exempted development regulations are not applicable to such structures where proposed development would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage.

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

8.2.2 Architectural Conservation Areas (ACA)

The collective arrangement of buildings by the river in Ballygrennan, on Main Street and part of Newtown is considered of significance to the built heritage of the town and contributes to the character and established street and

townscape. It is the objective of the Council to preserve the character of this area and therefore it is designated as an Architectural Conservation Area (ACA). The ACA is defined in the Protected Structures Map 3. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA.⁹

8.2.3. Bruff Architectural Conservation Area (ACA)

By the middle of the 19th century the formal layout of the town of Bruff was a typical Sráid Bhaile, linear in its development pattern, characterised by the usual separation of the Roman Catholic place of worship away from that of the Church of Ireland, with the latter located close to the remains of Court Castle, itself just east of Brú na n-Déise. It is here, at the southern end of the town, on the banks of the Morning Star River, that evidence for the greatest economic and social activity was found- mills, the Adelaide School, the Post Office and the Police Barracks, an Hotel, though other schools, the Fair Green and the Court House were also located further north.

In the latter half of the 19th century there was a spurt in economic growth in Bruff, along with two banks and a hall for entertainment purposes, the town was selected as the location for a large police barracks, which stands three storeys high over a basement- easily to this day still the most imposing building in the town. Social growth is also evident- the arrival of teaching orders of monks and nuns lead to the development of an educational node at the south-western end of the town where to this day the buildings of the national school (which in recent years expanded into the lands previously occupied by the De La Salle Brothers), and those of the convent of the Faithful Companions of Jesus, and its boarding school, still stand.

During the first half of the 20th century, the mid-19th century town expanded northwards along the Limerick road through developments undertaken mainly by Limerick County Council, though there are individual houses found along this stretch of road also - most dating to the past 30 years or so.

In undertaking repairs or maintenance works to buildings in the Bruff Architectural Conservation Area, property owners and their contractors should be aware of the materials traditionally used in the county, and more specifically, in the town itself and its immediate surrounds. Refer to Appendix 4.

Works in ACAs must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas.

⁹ Refer to section 7.6.4, Chapter 7 of the Limerick County Development Plan 2010 – 2016, as varied, page 7-26 to 7-28.

Where original or early surviving elements, such as windows and doors, rainwater goods of rolled mild steel or cast iron (or a combination of both), natural slate roofing and lime renders, and so forth, then these should be repaired sensitively. The guidance here is to “do as much as necessary, as little as possible”. If replacement proves necessary, then they must be replaced on a “like-for-like” basis.

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

Figure 8.1 Part of the ACA on Main Street



Objective EH 1 Architectural Conservation Area (ACA)

It is the objective of the Council to protect, conserve and where appropriate, enhance the ACA as identified in Map 3.

Proposals for development within the ACA shall;

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

Objective EH 2 Protected Structures

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

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

8.3 Archaeological Heritage

While the known recorded monuments in Bruff are registered individually they are concentrated to the south of the town and their classification suggests the hub of a medieval manorial centre and therefore a possible nucleus of settlement. The earliest monument within the area of the Plan is the large enclosure (Recorded Monument LI032-114) at the south-west end of the town. Other earlier prehistoric monuments have been found within the town environs, indicating that Bruff has been an area of significance for several millennia.

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

There are 7 Recorded Monuments within the boundary of the LAP. See appendix 5. Limerick County Council is committed to protecting the archaeological heritage including the preservation of unrecorded or newly discovered archaeological material. Consequently, the planning authority has a policy of archaeological monitoring on developments whose scale and nature may have an impact on previously unknown archaeological materials.¹⁰

¹⁰ Refer to section 7.5.2, Archaeological heritage, of the Limerick County Development Plan 2010 – 2016 as varied, page 7-23.

Objective EH 3: Archaeology

It is the objective of the Council to:

- (a) seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994.
- (b) protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.
- (c) ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.
- (d) the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development by should be additional to the required open spaces, and
- (e) if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development

8.4 Natural Environment

Bruff is set within the Agricultural lowlands Landscape Character Area as determined by the Limerick County Development Plan 2010 - 2016, Variation No.1. The pastoral nature of the agricultural landscape around Bruff reflects function of the village as a service centre for the agricultural sector, primarily dairying. Consequently, earlier maps of the town show both a mill and a creamery beside the Morning Star river in the town.

The river remains of central importance to the town and is recognised as an important amenity and is valued as a natural habitat. The designation of lands by the river as open space and recreation recognises the importance of the natural habitat of the river. Indicative Walkways have been indicated on the zoning maps in the plan. These contribute to the role of the river as an amenity and can also help to reinforce the idea of a buffer zone between the river and any form of development.

It is important that existing open space is preserved around the Morning Star river as open space and recreation. There are a number of impressive trees, particularly in the vicinity of the convent in the south west of the town and also in the open space area known locally as the Grove. A number of field boundaries within the plan area, while lacking mature impressive trees, nonetheless form an essential part of the natural fabric of the area.

Objective EH4 Tree Protection and Nature Conservation

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

Objective EH5 Designated Sites and Nature Conservation

It is the objective of the Council to:

- a) Protect the integrity of the downstream Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones around the river.
- b) Ensure that appropriate waste water infrastructure is provided in advance of new developments thus ensuring that discharges to the river are within correct environmental limits.

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

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

Figure 8.2 Morning Star River and Bridge, Bruff



8.5 Climate Change

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

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

inputs. Development proposals which incorporate these issues will be encouraged by the Council.

Objective EH6 Adaptation to Climate Change

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

Chapter 9 Community and Recreation

Strategic Policy for Community and Recreation

Policy C1: Community and Recreational Facilities

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

9.1 Introduction

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

9.2 Community and Recreation

Bruff has a vibrant voluntary community with over 23 local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. It also has a number of important features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. The park located to the south of the town is one example.

There are proposals made for a playground adjacent to the soccer pitch, Sycamore Drive and Brugh na nDeise. The Council supports this proposal and will endeavor to work with the community to identify the most suitable location. The identification of possible amenity walkways and cycle routes also forms an important part of the plan.

Figure 9.1 Community Café, Newtown, (alternative use of Protected Structure.)



Objective C 1 Open space hierarchy and playground provision

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

Objective C 2 New amenity areas and Walkways

It is the objective of the Council to:

- a) Continue to facilitate the development of walkways as indicated on the Amenity Map in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways.
- b) Co-operate with other agencies to enhance and provide recreational and amenity facilities in the town.

Objective C 3 Allotments and Community Gardens

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

9.3 Education and Childcare Facilities

The town is currently served by a community play school operating in the Band Hall. The primary school, Scoil Dean Cussen has an enrollment of the over 250 students. Secondary level education is provided by Ard Scoil Mhuire FCJ. However, this school is to close in September 2012.

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

Objective C 4 Educational Facilities

It is the objective of the County Council to:

- a) Ensure that there are sufficient educational places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.
- b) Ensure that any proposals for a change of use of the secondary school incorporates a community gain.
- c) Require the provision of childcare facilities in suitable locations in the town, in particular in residential areas (existing and proposed), and adjacent to community facilities.
- d) All proposals for childcare facilities shall comply with the development management standards of the County Development Plan.

9.4 Health

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

Objective C 5 Provision of Healthcare Facilities

It is an objective of the Council to:

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

Strategic Policy for Urban Design in Bruff

Policy UD1 Urban Design in Bruff

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

10.1 Introduction

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

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

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

Since the adoption of the Bruff Local Area Plan in 2006 there has been a number of guidance documents issued which deal with urban design. These are as follows:

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

- DEHLG (2007) Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities.

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

On a local level the Limerick County Development Plan 2010 – 2016 as varied has placed greater emphasis on appropriate design in its development management guidelines. It is a requirement that a design statement is submitted as part of a planning application. A 'Design Statement' is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site.¹¹

10.2 Derelict and Vacant sites

Currently, there are 3 sites on the Derelict Sites Register. Two of these are located on Crawford's Lane. One is located on Main Street and has permission granted for the rebuild on the existing footprint. This is a relatively low number of registered sites when compared with other towns in the County. However, there are many buildings in the town which are vacant, neglected and of poor appearance.

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

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

10.3 Bruff Opportunity Areas

The purpose of the opportunity sites identified by this Plan is to encourage the restoration, consolidation and improvement of these sites. The appropriate development of these sites could provide for significant improvements in the town. This Plan identifies 3 opportunity areas. These are: Area 1 - Convent Lands, Area 2 - Backlands on Main Street (west) and Area 3 Riverside

¹¹ Refer to Limerick County Development Plan 2010-2016, Section 10.4, Design Statement.

Opportunity Area 1

Convent Lands

Site area and zoning:

The site area is approximately 4.6 hectares. It is indicated as 0 – 1 on the proposed Bruff Zoning Map 1, see appendix 1. The site is zoned Mixed Community and Public Services. The lands are zoned to facilitate the development of uses which would accommodate a community benefit such as community day-care centre, resource centre. Adjacent lands are zoned existing residential and agriculture, and education and community.

Location:

The site is located south of the Morning Star river at Brackvoan. The main access is from the R512, the Kilmallock road to the east. There is another access to the north on the L1414 Athlacca road.

Description and characteristics

The site is the location of the Ard Scoil FJC secondary school which is to close in September 2012. There are 3 sports fields on the site and a Protected Structure SP 1033. The school is a Protected Structure and both the school and the chapel are on the National Inventory of Architectural Heritage

Development potential

- A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the site. The existing playing fields shall remain for active recreational use open to the community and generally not of a commercial nature.
- A comprehensive flood risk assessment will be required of development proposals on these lands, to determine if development is suitable and what type is appropriate for the site. Where the flood risk assessment determines that development could take place, design measures and materials shall minimise flood damage to properties within and adjacent to the site. Minimum flood levels should be avoided. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.
- These lands are considered most suitable for community services including sheltered housing, care for the elderly, health care centre, education and other community facilities.
- The possibility of small scale employment opportunities and start up business incubation units should be explored with a view to re-use of existing buildings



- Restoration works of the buildings will be required to be sensitive to the protective status of the buildings as entrants on the NIAH and as a Protected Structure.
- The main access shall continue to be on the R512, Bruff – Kilmallock road.
- Access to the cemetery shall remain open to the Faithful Champions of Jesus.
- The existing building shall retain its present significance within the curtilage of the site. It is recognised that some demolition may be required. A quality, contemporary new build would be favoured.
- All existing trees and hedgerows on the site shall be maintained.

Opportunity Area 2: Backlands on Main Street (west)

Area and zoning:

The area is approximately 0.95ha. It is indicated as 0 – 2 in the proposed Bruff Zoning Map 1. See appendix 1. The site is zoned Town centre - Mixed use. Adjacent lands are zoned Town centre – Mixed use and Agricultural.

Location:

The area is located to the rear of the rear of Main street (west) and is accessed through Green Cottage Place.

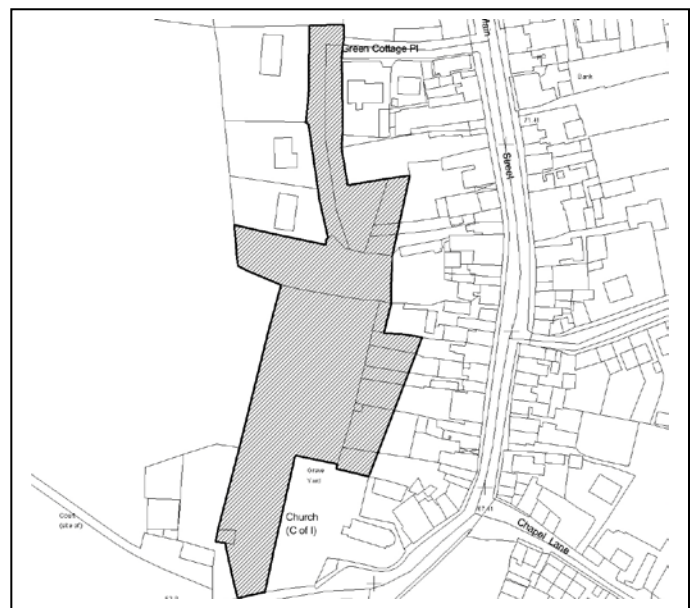
Description and characteristics:

At present the existing land uses include residential, commercial, delivery point for retail, tourist accommodation, and car parking. There are a number of Protected Structures located in the Area of Architectural Conservation (ACA) on Main Street which have conservation implications for the opportunity area. This area has been identified as having potential to provide a new street in the core of the town with the possibility of a mix of land uses including residential, retail, office, artist/craft studios and tourist accommodation



Development potential:

- A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development which could inhibit the future potential of the site.
- All future development on existing roadway shall provide active frontage addressing the road. For retail/commercial development dual access should be considered from Main Street and Green Cottage Place providing pedestrian links to Main Street.
- Any proposals shall be sensitive to the protective status of the buildings as entrants on the NIAH and as Protected Structures and as part of the ACA.
- Amalgamation of plots to the south is encouraged to facilitate the provision of off-street parking. Vehicular access shall be from Cottage Green Place.
- Pedestrian access shall be provided to the south at the bridge.
- New buildings shall generally be single storey or two storey, simple and consistent in design with the traditional streetscape on Main Street. Sensitive contemporary design is open to consideration.
- The existing stone walls on the western boundary and by the church and graveyard shall be maintained and restored as part of any proposal.



Opportunity Area 3

Riverside

Area and zoning:

The area is approximately 11.92 ha incorporates the banks of the Morning Star river. This area is indicated a 0-3 on proposed Bruff Zoning Map 1. See appendix 1. This LAP zones the lands open space and recreation. Adjacent land uses include education and community and existing residential. There are a number of Protected Structures located adjacent to this area. These are: the Church of Ireland, the former Carbury Arms Hotel, and the two bridges over the river. The Adelaide School located to the south also lends to the historic significance of this area. It is the objective of the Council to preserve and protect this area from inappropriate development in order to maintain its significance as an important ecological role, as a natural wildlife corridor, as a flood risk management mechanism and as a natural amenity area.

Location:

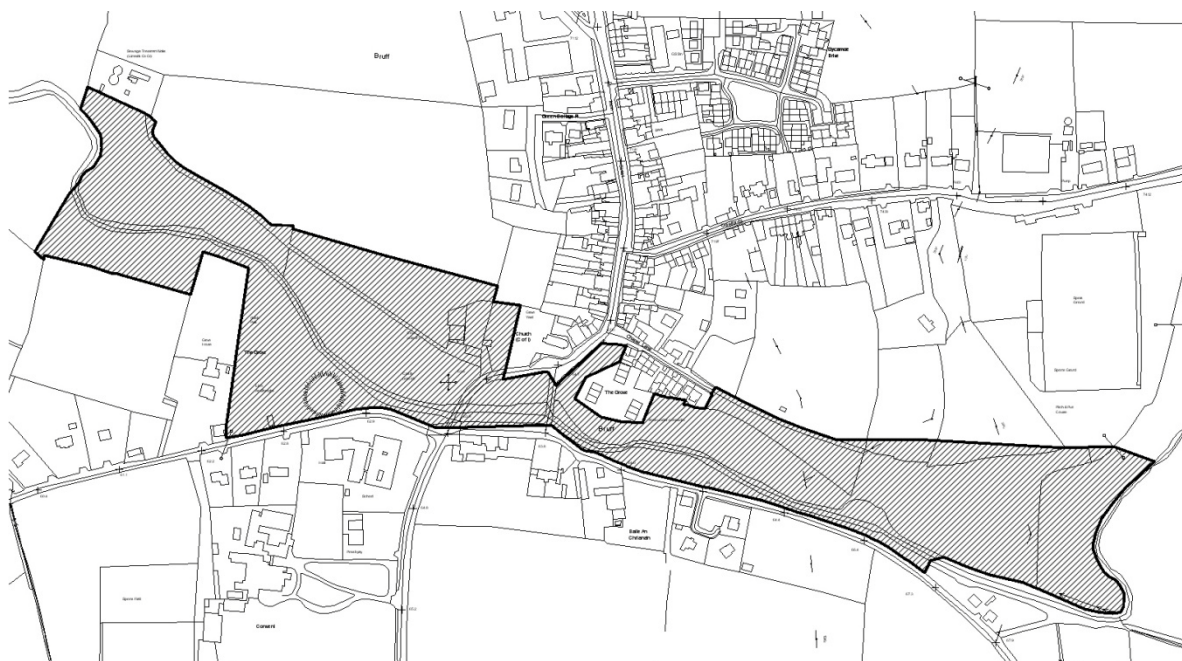
The area is located on both banks of the Morning Star river to the south of Main Street.

Description and characteristics:

Part of the area is the location of the town park between the bridges to the south of the town and the park located on the Athlacca road. Unfortunately, these park areas are not connected at present and are dissected by the R512 to Kilmallock. This area has been identified as a valuable amenity that has potential for further appropriate development in the interest of habitat protection and recreational amenity.



:



Development Potential

- A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the area to reinforce the riparian character of the banks of the river safeguarding the natural habitat of the river and its banks;
- Future development proposals shall provide a high quality riverside walkway and cycleway alongside the Morningstar river in particular on the northern banks. Any proposals must provide pedestrian and cycleway connections to the existing parks. Proposals shall be designed in accordance with the principles of universal access for all.
- All developments shall demonstrate that they enhance the biodiversity value of the area through suitable landscape and management measures.
- A comprehensive flood risk assessment will be required of development proposals on these lands, to determine if development is suitable and what type is appropriate for the site. Where the flood risk assessment determines that development could take place, design measures and materials shall minimise flood damage to properties within and adjacent to the site. Minimum flood levels should be avoided. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.

Chapter 11 Land Use Zoning

11.1 Purpose of Land Use Zoning

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

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

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

The following table sets out the total zoned land for the various zoning categories in this plan compared with the totals designated in the 2006 LAP.

Table 11.1 Total Zoned Lands

Zoning	Total Area proposed 2012 LAP - ha	Area designated in 2006 LAP - ha	% change
Agriculture	65.66	52	+ 26
Enterprise + employment	6.42	6.42	0
Education community facilities	6.95	6	+15
Utilities	0.26	0.26	0
New residential Phase 1	6.97	35	-47%*
New residential Phase 2	3.2	0	+3.2*
New Residential Phase 3	6.4	0	+6.4
Existing residential	22.53	19	+18

Table 11.1 Total Zoned Lands continued

Zoning	Total Area proposed 2012 LAP - ha	Area designated in 2006 LAP - ha	% change
Residential Serviced Sites – Phase 1	4.59	11	-58
Open space & Recreation	23.5	18	+27
Town centre - Mixed use	9.02	8.4	-9
Mixed Community and Public Services	4.6	0	+100

* There was no phasing in the 2006 LAP. New residential phase 1, 2 and 3 of the LAP used to calculate the percentage change.

1.2 Non Conforming Uses

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

11.3 Land Use Zoning Categories

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

Town Centre – Mixed Use

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

Existing Residential

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

New Residential

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity, traffic considerations and compliance with Section 5.5 in Chapter 5 of this Plan.

Residential Serviced Sites

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

Open Space and Recreation

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

Education and Community Facilities

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

Enterprise and Employment

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

Agriculture

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

Utilities

The purpose of this zoning is to provide for essential public services, existing and planned, such as waste water treatment plants.

Mixed Community and Public Services This zone applies specifically to the Convent lands which have been identified as an opportunity site in chapter 10 of the LAP. Suitable uses include the following:

1. Education where the land would be primarily teaching and training at primary, secondary, post secondary level, and evening courses, language courses and training in business and new technologies.
2. Health and related would for example include local clinics whether provided through public or private means.
3. Community facilities would include nursing homes, cemeteries, community halls/resource centres and any other community facilities which would provide for a local community gain.

4. Business incubator units for new start-up business, community businesses or locally developed micro- business. Occupants would avail of business support such as office space, associated infrastructure such as telephones and broadband.

11.4 Land Use Matrix

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

Table 11.2 Bruff Land Use Zoning Matrix 2012-2018

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

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

Appendix 1

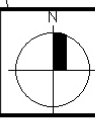
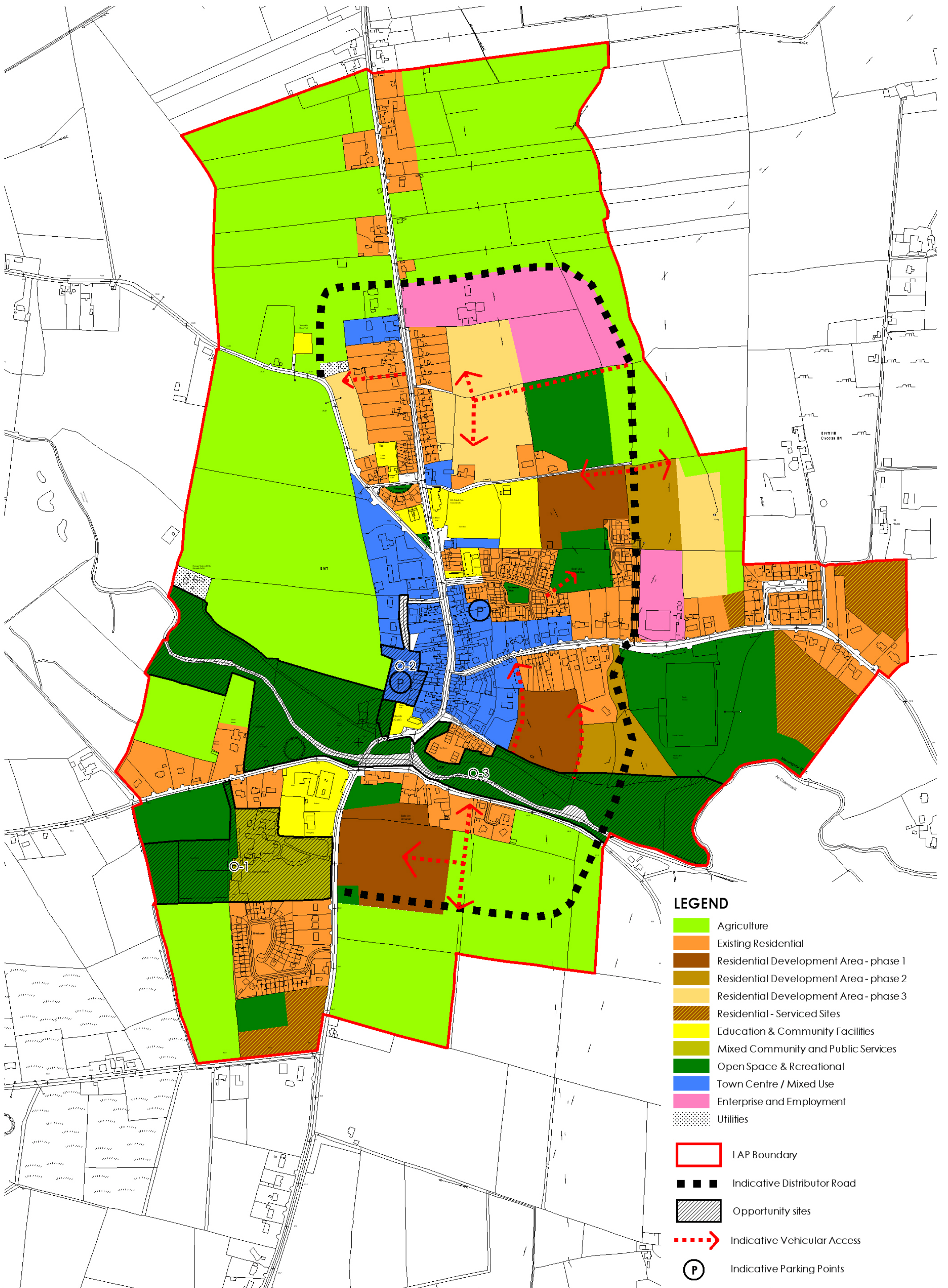
Maps

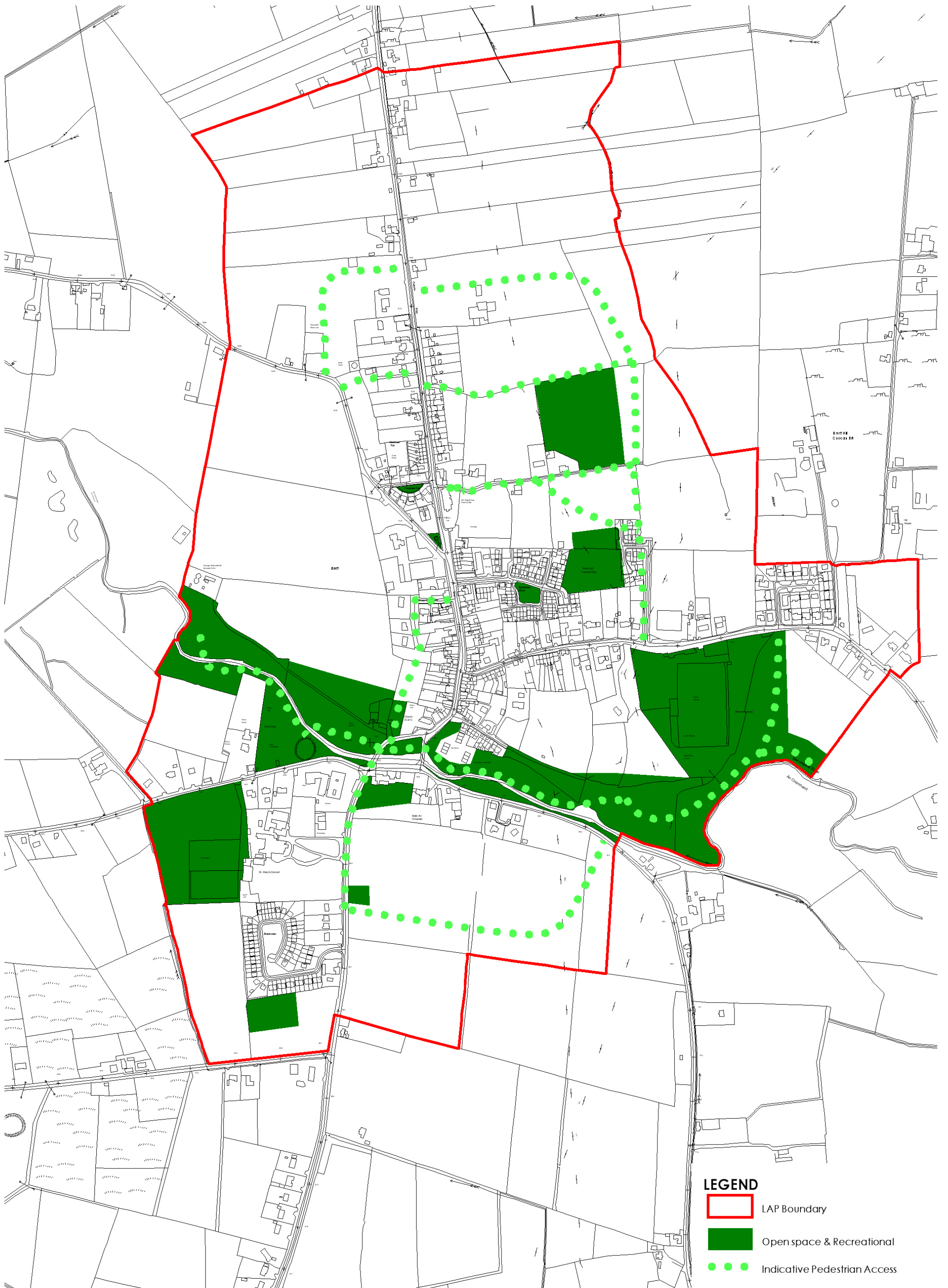
Map 1: Bruff Zoning Map

Map 2: Amenity Map

Map 3: Protected Structures Map

Map 4: Predictive Flood Zones





LEGEND



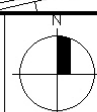
LAP Boundary

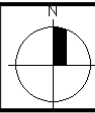
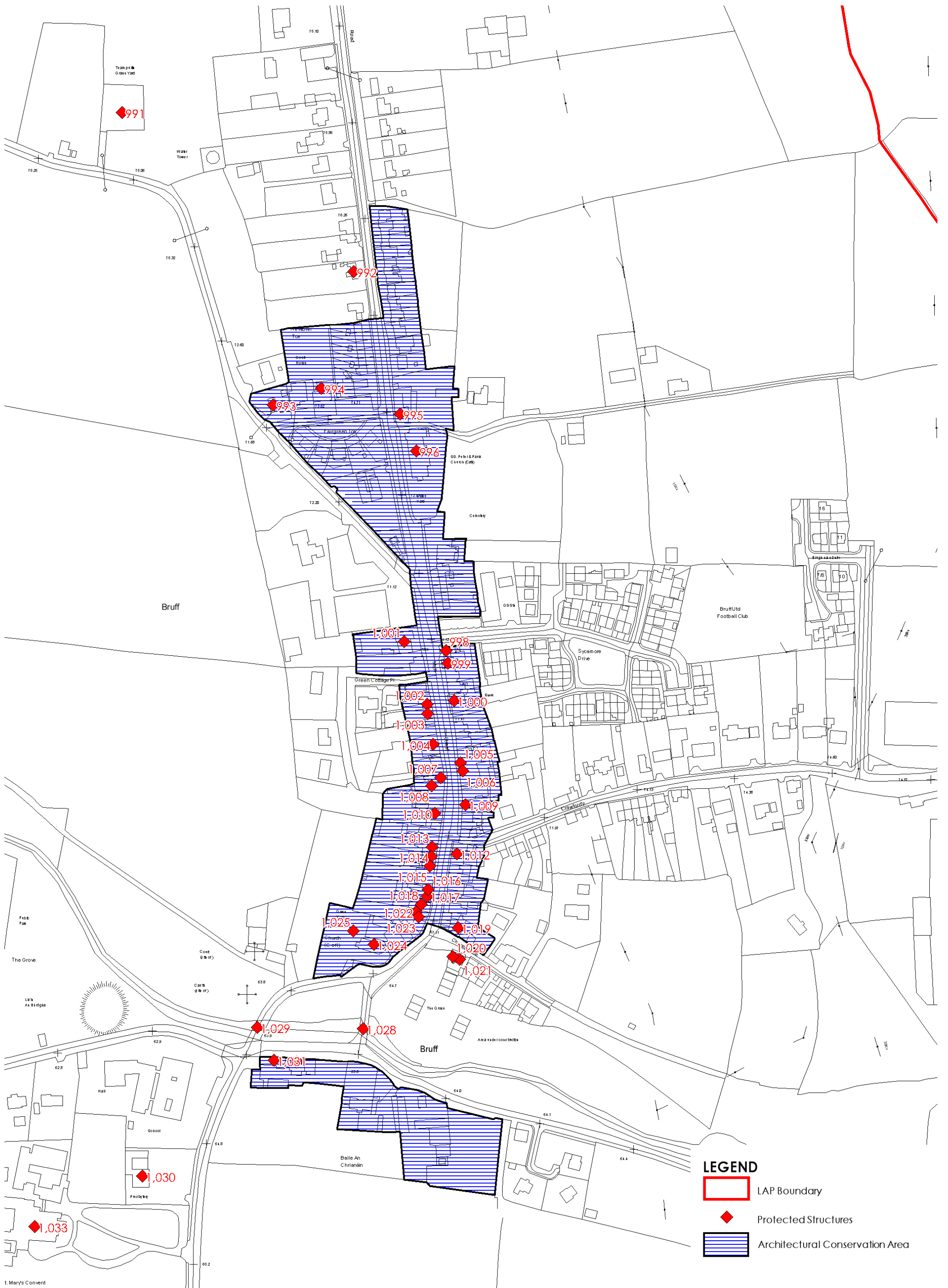


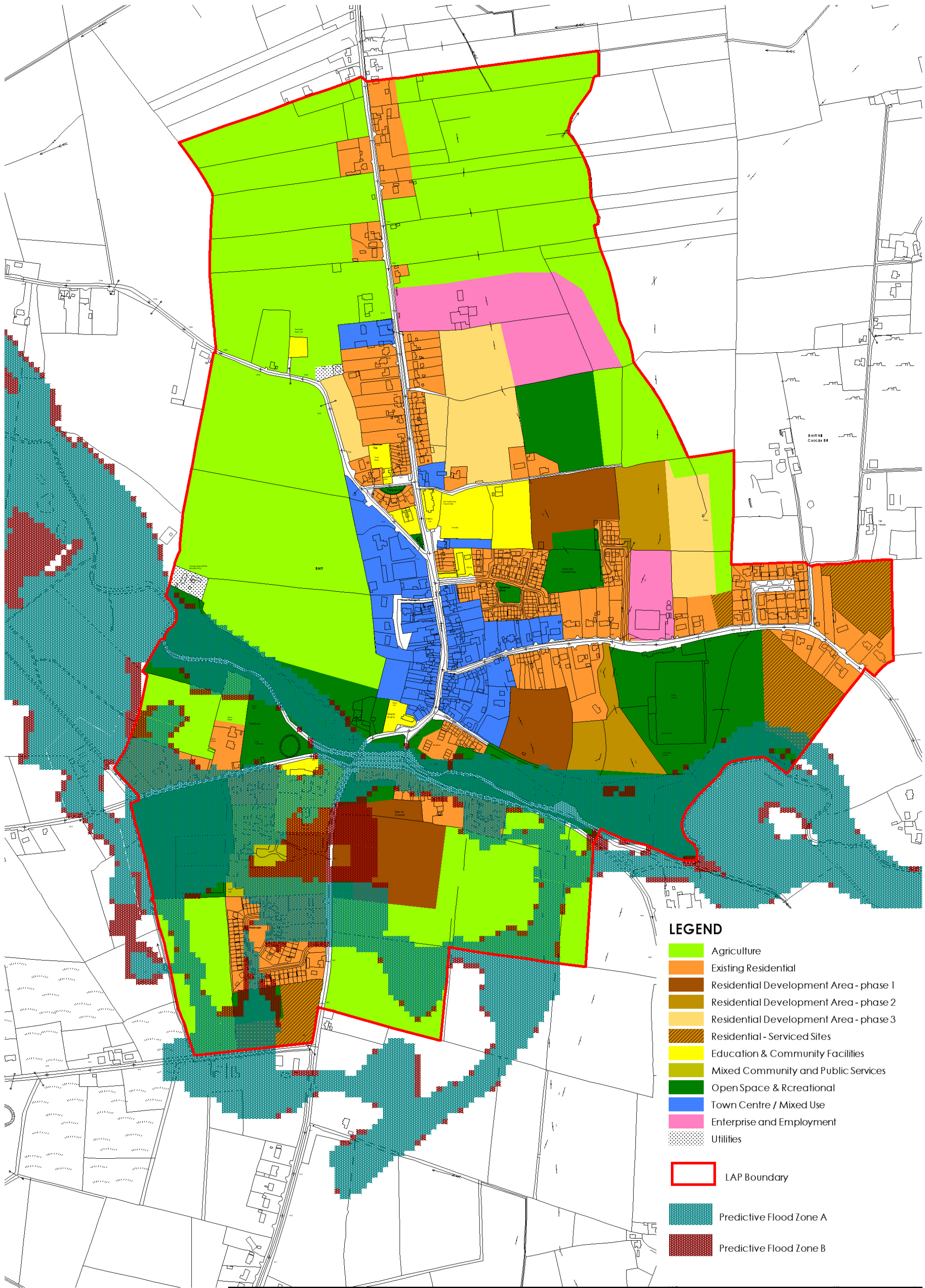
Open space & Recreational



Indicative Pedestrian Access

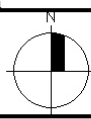






LEGEND

- Agriculture
- Existing Residential
- Residential Development Area - phase 1
- Residential Development Area - phase 2
- Residential Development Area - phase 3
- Residential - Serviced Sites
- Education & Community Facilities
- Mixed Community and Public Services
- Open Space & Recreational
- Town Centre / Mixed Use
- Enterprise and Employment
- Utilities
- LAP Boundary
- Predictive Flood Zone A
- Predictive Flood Zone B



Appendix 2

Flood Risk Assessment

2.1 Introduction - Flood risk In Bruff

This is the stage 1 flood risk identification carried out during the review of the Bruff Local Area Plan. It should be read in conjunction with the attached zoning map of the LAP.

2.2 Stage 1- Flood Risk Identification

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

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

1. OPW preliminary flood risk assessment indicative fluvial flood maps

These maps are not yet available for the Bruff Area. However maps and additional analysis were available from JBA, a company that specialises in flooding matters. These indicated that part of the central portion of the village along the Morning Star River is in Flood Zone A. Most types of development would be considered vulnerable in this zone. To the south of this area is another which is also shown within Flood Zone A. Part of both areas is shown as being zoned for residential use. Located in these is one large-scale

residential development (08 1028). It is recommended that should this application come in for revision that a revised lay out avoiding areas subject to flood risk be implemented. A similar situation exists in relation to Planning permission 04/950.

2. National Coastal Protection Strategy Study flood and coastal maps

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

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

These maps were consulted. Areas that are more likely to flood were identified. Benefiting lands i.e. lands that would benefit from drainage works, can be co-related to river flood plains.

4. Predictive flood maps produced under CFRAM studies

Not yet available.

5. River Basin Management Plan and reports

Insufficient detail available to inform responses at LAP level.

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

Existing areas of flood risk as indicated above are the areas occupied along the river and to the immediate south of the river.

7. Previous flood risk assessments

Not applicable

8. OPW advice

This will be sought as the review progresses.

9. Internal consultations with Council personnel

Discussions regarding drainage and flooding issues took place with council engineers, which indicated the sensitivity of the area along the river and close to the town park.

10. Information on flood defences and condition

No flood defences exist within the plan area.

12. Alluvial deposition maps

Alluvial soils are those deposited by rivers. Their extent helps to indicate the extent of historic flood events. These allied to benefiting areas in addition to historic maps (first and later editions of the six inch maps) show areas prone to flooding. The soils maps show alluvial soils in a corridor of varying width on either sides of the river as it runs through the plan area. This corridor varies in width from 20 to 70m.

13. Liable to flood markings on old 6 inch maps

Areas liable to flood are shown on the older first edition 6 inch maps and the editions dating from 1938. The area shown as being prone to flooding is on the northern bank of the Morning Star river to the west of the bridges in the town centre. These areas are currently zoned as agricultural land or recreation and amenity.

14. Local libraries and reports

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

15. Local consultations

These discussions took place as a matter of course during the review process and during the public information evenings in September and November 2011.

16. Walkover surveys

Walk over surveys were an important part of the groundwork associated with the plan. Such surveys helped to indicate the extent of vegetation associated with wetter ground conditions such as yellow flag iris, *juncus* and creeping buttercup and in terms of tree species such as willow and alder which thrive in wet ground conditions. Such plants and trees are not necessarily indicative of flooding but could also be a result of poorly drained soils. Surveys also gave indications of surface ponding of water. The preliminary walkover indicates the sensitivity of the area along the river which corresponds to a great degree with the alluvial soil maps referred to above.

17. National, regional and local spatial plans

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

18. Previous planning applications

No relevant information was found in planning application files. A flood impact assessment was submitted with a 2004 application but in the light of the new 2009 The Planning System and Flood Risk Guidelines and the JBA predictive flood maps the information contained in it is judged to be outdated.

3.3 Conclusions

The zoning system within the plan was updated to provide an area of special development control along the river coupled with open space or semi-natural open space zoning to allow a buffer between development and the river.

In addition though planning permissions are still extant in areas that have been zoned residential to the south of the river, should the opportunity arise, revised layouts need to be adopted in order to avoid portions of these lands that are subject to flood risk as defined by the JBA flood maps.

Appendix 3

SEA/AA Screening Report - Summary

Introduction

As part of the plan-making process a strategic environmental assessment screening report was prepared for the proposed Bruff LAP to comply with statutory requirements and to inform the plan making process. The screening report can draw attention to issues that warrant policy responses in the plan. As part of the screening process the issue of flooding was examined as was the issue of effects on Natura 2000 sites. This was carried out as part of the Appropriate Assessment Screening Report.

This is a summary of the findings of the SEA. A summary of the recommendations of the screening report are outlined below

SEA Screening recommendations

1. An area designated Open Space and Recreation is put in place along the Morning Star River, to help protect it ecologically and to avoid encroachment on the river. This recommendation also follows from the flood impact assessment.
2. Development to take place in parallel with the provision of appropriate infrastructure to ensure that the treatment plant is not overloaded.
3. Existing policies in relation to architectural heritage are to be retained.

Flood impact assessment recommendations

1. Policies are updated to take into account the contents of the Planning System and Flood Risk Management Guidelines, the JBA flood maps and the Preliminary Flood Risk Assessment (CFRAM) maps.
2. An Open space and Recreation zone is designated along the river, to serve as flood buffer area in addition to its ecological functions - See 1 above.

Appropriate Assessment recommendations:

- 1 Text has been inserted in to the LAP stating that any projects likely to have direct or indirect effects on the integrity of any Natura 2000 site shall not be permitted.
- 2 An Open space and Recreation zone is designated along the river to protect its ecological functions of the river and its natural habitats.

Appendix 4

Protected Structures

and

List of Traditional Building Materials found in County Limerick

Architectural Heritage

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

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

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

Record of Protected Structures (R.P.S)

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

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





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





Elements comprising the fabric of the structure (which at first glance may not be considered to be of importance or significance), such as lath and plaster finishes, external render, window and door frames and their associated joinery and fixings (such as latches and catches, and so forth), glazing, natural slate roofing and the supporting structures, painted timber, as well as the more obvious elements of the structure such as decorative plasterwork, are deemed to be protected. Protection is also afforded to the plan and layout of the building. For example, an internal partition dividing the entrance hall from the stairwell or a wall that separates a sitting room from a dining room, and so forth.





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




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




List of Protected Structures in Bruff





RPS ref	Building name/ Title	Location/ Townland	Description	Picture
991	Teampullin Grave Yard	Newtown	Graveyard and avenue	
The site is entered on the Record of Monuments and Places as LI-032-113-01 possible Church and LI – 032-113-01 Graveyard.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
992	Dwelling – O'Reagan's House	Newtown	Symmetric 3 bay single storey gabled house	
Notable features include natural slate roof, ceramic ridge tiles, cast barges, iron rainwater goods, simple plaster quoins, sash windows				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
993	Dwelling – Cussen's House	Newtown	Symmetric 3 bay single storey gabled house	
Notable features include barges, simple coping on rendered chimney, iron rainwater goods, simple plaster quoins, asymmetric windows, opes with stucco detailing				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
994	Courthouse	Newtown	Civic building	
Former courthouse built in 1930s replacing an early 19th century building destroyed by local volunteers during the troubles of 1921.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
995	Formerly Keating;s Bar	Ballycampion	Former public house	
Double cottage with iron corrugated roof. Currently occupied by the Bruff Community Café.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
996	St. Peter's and St.Paul's RC Church	Bruff	RC Church	
Gothic revival Roman Catholic church, completed 1833, many notable internal and external features. Entered into NIAH as reg. 21803002				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
998	O'Connors Pharmacy	Main Street Bruff	Single storey building attached to terrace	
Notable features including, stucco detail on front façade. Entered into NIAH as reg. 21803007				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
999	O'Connors House	Main Street Bruff	Three –bay, two storey terrace dwelling	
Built c.1830. Notable features include stucco detail on front façade, slate roof, and iron rainwater goods. Entered into NIAH as reg. 21803007				


RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1000	Bank of Ireland	Main Street Bruff	5 bay 3 storey detached building	
Built c 1827. Notable features include, iron rainwater goods, decorated parapet, stucco detail on front façade, round headed windows. Entered into NIAH as reg. 21803008				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1001	The Old Barracks - Former RIC barracks	Bruff	Detached five-bay three-storey over basement built c. 1870	
The barracks substantially retains its original form including salient features such as the slate roof and the render details. The well cut limestone carriage arch, outbuilding and gates. Entered into NIAH as reg. 21803006				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1002	O'Donovan House	Bruff	Mid-terrace house	
Asymetric two-bay two-storey building with slate roof and plain ridge tiles, rendered chimney with simple coping, painted uneven rendered finish, sash windows, cast iron rainwater goods, built c. 1820. Entered into NIAH as reg. 21803009				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1003	O'Donovan House and hall	Bruff	Mid-terrace house with former dance hall	

Built c. 1820, notable features include slate roof and plain ridge tiles, rendered chimney with simple coping, painted uneven rendered finish, sash windows, cast iron rainwater goods, built c. 1820.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1004	The Old Bank	Main Street, Bruff	Former AIB branch, presently operating as B+B	
Built c. 1880. Notable features include rendered parapet with recessed panels, sliding sash windows, glazed overlight over timber panelled doors, cast-iron sill guards, carriage arch with timber panelled door and spear-headed cast-iron railings set in limestone plinths. Entered into NIAH as reg. 218030010				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1005	Oriental Chinese Restuarant	Main Street, Bruff	Mid-terrace building	
Built c. 1820. Notable features include slate roof cast-iron rainwater goods, rendered chimneystacks, lined-and-ruled rendered shopfront, quoins, glazed overlights over timber panelled doors timber fluted render pilasters having floral motifs, ornate consoles, fascia and cornice. Entered into NIAH as reg. 218030012				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1006	Derry's Bar	Main Street, Bruff	Mid-terrace building	
Built c. 1820. Notable features include slate roof cast-iron rainwater goods, rendered chimneystacks, traditional shopfront, quoins, glazed overlights over timber panelled doors Entered into NIAH as reg. 218030012				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1007	'Hourigan's'	Main Street, Bruff	Mid-terrace building	
Built c. 1820, Notable features include render shopfront, slate roof, rendered eaves chimney stack, and walls, cast-iron rainwater goods square-headed openings, concrete sills, sliding sash windows, cast-iron sill guard and render riser. Entered into NIAH as reg. 218030014				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1008	Quilty's	Main Street Bruff	Mid-terrace building	
Built c. 1820. Notable features include cast-iron shopfront, slate roof, rendered chimneystacks and walls, timber sliding sash windows, limestone plinths, timber fascia and cornice, glazed overlights over half-glazed timber panelled door with flanking engaged columns having ornate capitals. Entered into NIAH as reg. 218030015				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1009	Hehir Photography	Main Street Bruff	Mid-terrace building	
Built c. 1820. Notable features include slate roof, rendered chimneystacks, eaves, shopfront, rendered lined-and-ruled walls, cast-iron rainwater goods, concrete sills, pilasters with recessed panels, moulded cornice, glazed overlight over timber panelled door. Entered into NIAH as reg. 218030013				


RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1010	Butlers	Main Street Bruff	End of terrace building	
Notable features include the decorative moulded render window surrounds and quoins, symmetrical façade, scrolled consoles and Doric style pilasters on the front facade. The private entrance to the house retains its door furniture, which is becoming increasingly rare in Ireland. Entered into NIAH as reg. 21803016				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1012	Mulcahy's	Main Street Bruff	Dwelling and commercial premises	
Notable features include iron rainwater goods, painted rendered finish, slate roof and traditional shopfront				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1013	O'Donoghue's Foodstore	Main Street Bruff	Commercial premises	
Notable features include the Stucco detail on the shopfront				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1014	Grandstand Bookmakers	Main Street, Bruff	Mid – terrace building	
Built c. 1830. Notable features slate roof lined and ruled rendered walls, concrete sills, timber sliding sash windows, shopfront with render chamfered pilasters, scrolled consoles with leaf motifs, fascia and cornice, glazed overlight over double-leaf timber panelled doors. Entered into NIAH as reg. 21803021				


RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1017	Carew's	Main Street, Bruff	Mid –terrace building	
Formerly known as Meaney's – Kelly's. Notable features include natural slate roof, iron rainwater goods, stucco shop front fascia and cornice				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture

1019	Purcell's	Chapel Lane, Bruff	Dwelling	
Built c. 1820. Notable features include slate roof, rendered chimneystacks, lined-and-ruled rendered walls and quoins, limestone sills. Entered into NIAH as reg. 21803026				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1020	Prior's House	Chapel Lane, Bruff	Dwelling – part of former RIC barracks	
Notable features include natural slate roof, iron rainwater goods, attached to PS 1021 below.				





RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1021	O'Connor's House	Chapel Lane, Bruff	Dwelling – part of former RIC barracks	
Notable features include natural slate roof, iron rainwater goods, attached to PS 1020 above.				



RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1022	Howard's Pub	Main Street, Bruff	Mid-terrace building	
Built c. 1820. Notable features include cast-iron rainwater goods, rendered walls, concrete sills, shouldered render surrounds with keystones timber sliding sash windows, shopfront comprising raised render lettering and cornice, glazed overlight over half-glazed timber panelled double-leaf doors. Entered into NIAH as reg. 21803026				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1024	Church of Ireland	Bruff	Church	
Built in 1776, with nave, chancel and vestry added in 1857. Some notable features include three-bay nave, square-plan three-stage tower, and canted chancel, natural slate roof , cast-iron rainwater goods, cut limestone eaves supports and limestone copings It was the burial place of the Hartstonge family. Entered into NIAH as reg. 21803028				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1025	De Massey Mausoleum	Bruff	Burial place	
In the grounds of the Church of Ireland, 19 th century small gable ended structure in poured concrete.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1026	Grove House – former doctor's house	Athlacca Road, Brackvoan	Dwelling	
Built c. 1910. Notable features include render quoins, sash windows, limestone cills, The form of this house is typical of late Victorian domestic architecture. Entered into NIAH as reg. 218041				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1027	Dwelling – former dispensary	Athlacca Road, Brackvoan	Dwelling	
Notable features include natural slate, rendered chimneys with simple coping, iron rainwater goods, stucco surrounds to windows				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1028	Bridge	Bruff	Bridge	
Four-arch limestone road bridge over the River Morningstar, built c. 1820. Entered into NIAH as reg. 21803040				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1029	Bridge	Bruff	Bridge	
Double-arch limestone bridge over the River Morningstar, built c. 1820. Entered into NIAH as reg. 21803036				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1030	Presbytery	Brackvoan, Bruff	Dwelling	
Built c. 1870. Notable features include, overhanging eaves, rendered walls, quoins, stone sills, timber sliding sash window, fanlight over timber panelled door, limestone steps with cast-iron railings, carriage arch with cut limestone voussoirs and double-leaf metal gates. Entered into NIAH as reg. 21803033				

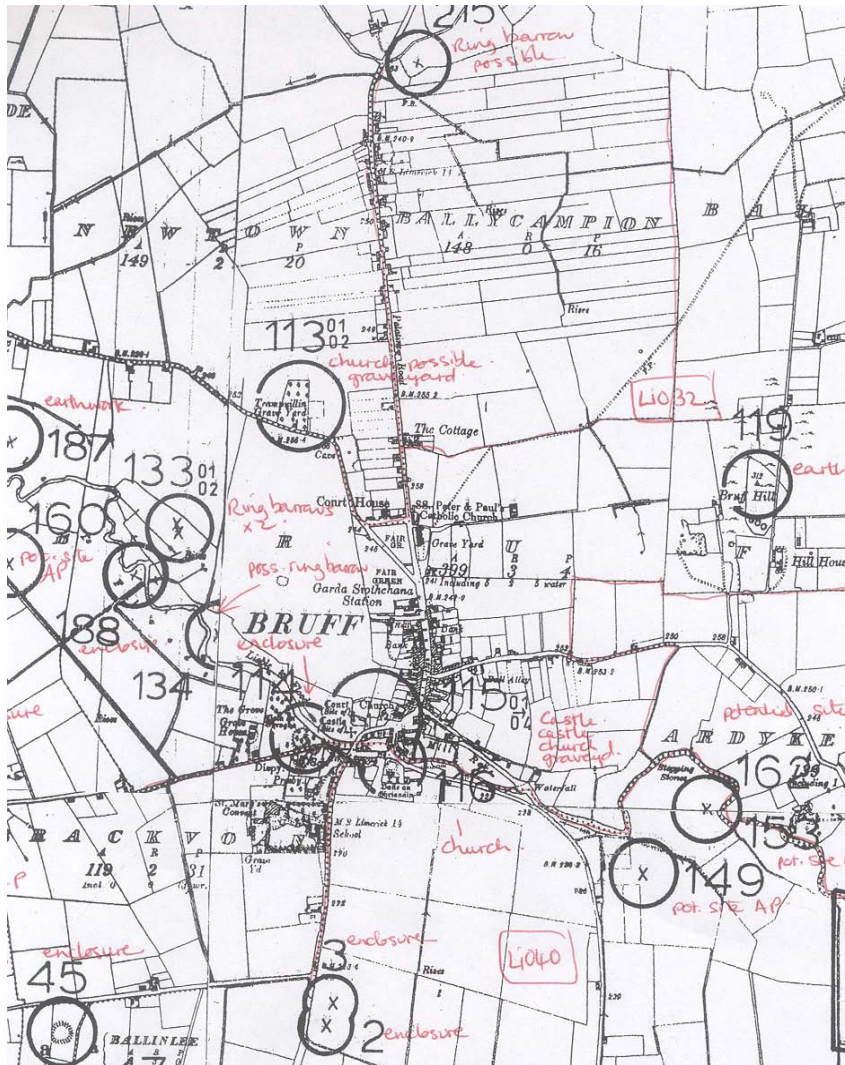
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1031	Former Carbury Arms Hotel	Ballygrennan, Bruff	Dwelling	
Built c. 1800. Notable features pitched slate roof, rendered chimneystacks, cast-iron rainwater goods, lined-and-ruled rendered walls, stone sills round-headed opening with cobweb fanlight over timber panelled door. This house is characteristic of late Georgian architecture. Entered into NIAH as reg. 21803039				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1033	St.Mary's Convent	Ballygrennan, Bruff	Institutional building	
Built c 1860. Notable features include, three-bay three-storey building over basement, square-plan four-stage tower chapel with chancel, slate roof with overhanging eaves, timber brackets, rendered chimneystacks, cast-iron rainwater goods, cast-iron cross , lined-and-ruled rendered walls, render strip quoins with wreath motifs and render plinth, raised render lettering, limestone sills, timber sliding sash windows, round-headed stained glass windows glazed overlight, limestone steps. Entered into NIAH as reg. 21803034				

List of Traditional Building Materials found in County Limerick

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

Appendix 5

Recorded Monuments in the Bruff LAP area



RMP Number	Classification	Townland
LI032-113001	Church	Newtown
LI032-113002	Graveyard	Newtown
LI031-133001	Ring-barrow	Bruff
LI031-133002	Ring-barrow	Bruff
LI031-134	Ring-barrow	Bruff
LI032-114	Enclosure	Bruff
LI032-115001	Castle	Bruff
LI032-115002	Castle	Bruff
LI032-115003	Church	Bruff
LI032-115004	Graveyard	Bruff

Appendix 6

Abbreviations and Glossary

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

Affordable Housing

Housing or lands made available by the planning authority to persons who need accommodation but whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs.

Appropriate Assessment

An Appropriate Assessment is required under Article 6(3) of the Habitats Directive and is an evaluation of the potential impacts of a plan on the conservation objectives of a Natura 2000 site, and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Architectural Conservation Area

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

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

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

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

Convenience Goods

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

Development Charges

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

Environmental Impact Assessment

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

Greenfield Sites: A piece of open land that has not been built on and is therefore a vacant lot.

Hedgerows:

A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary. Hedgerows help define places, act as shelterbelts, and add to biodiversity. They also offer significant wildlife habitat, including wildlife corridors which allow wild animals to move across open countryside, and provide food, nesting and roosting places.

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

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

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

Infrastructure

Drainage, water supplies, sewage treatment plants, sewerage networks, lighting, telecommunications networks, electricity and energy network,

railways, roads, buildings, schools, community facilities and recreational facilities.

Manager's Report

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

Monument (Recorded Monument)

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

National Spatial Strategy (NSS)

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

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

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

Social Housing

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

Social Impact Assessment

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

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

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