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# Draft Castletroy Local Area Plan 2019-2025

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**May 2018**



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

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### 1.1 What is the Castletroy Local Area Plan (LAP)?

The Castletroy Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick City and County Council's planning policies for the Castletroy area. This plan, when adopted will replace the Castletroy LAP 2009-2015 (as extended). The aim of the LAP is to establish a framework of the planned, coordinated and sustainable development of the Castletroy area, 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 Castletroy LAP 2009-2015 (as extended), taking into account recent key development trends and national, regional and local policy developments.

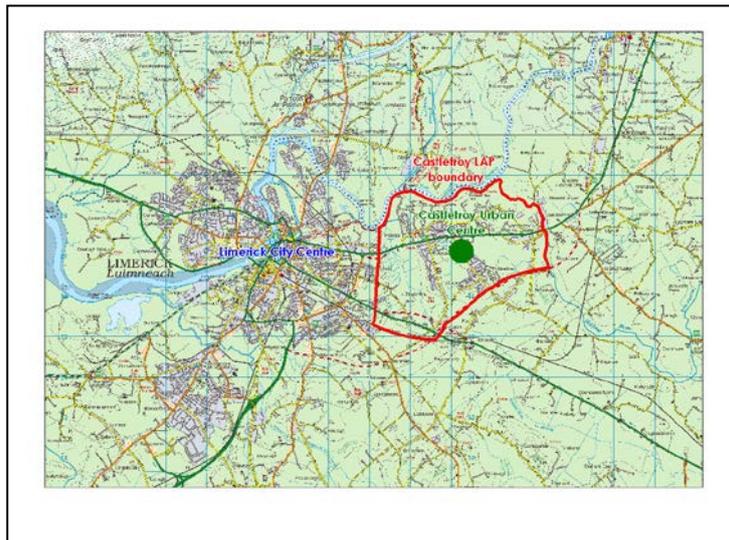
All development in the Castletroy area will be measured against the contents of this LAP and the current Limerick County Development Plan.

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

### 1.2 Plan Area

The Castletroy LAP covers approximately 11.2 square kilometres (1,123.47hectares) in area and is made up of 52 small areas as set out in the Census of Population. It contains the Electoral Divisions of Ballysimon, Ballyvarra and a portion of Limerick South Rural. The settlement is physically defined by the River Maigue to the east, the city bounds to the west, the River Shannon to the north and the M7 motorway to the south. The area is largely urban in nature and has experienced significant population growth since the adoption of the last plan and it is envisaged to continue to do so.

**Figure 1: Location of Castletroy**



### **1.3 Legal Status of the Plan**

This LAP has been prepared in accordance with the requirements of the Planning and Development Acts 2000(Amended).

The Planning and Development Act require local area plans to be consistent with the objectives of the County Development Plan, its core strategy, and any regional planning guidelines that apply to that area. These national, regional and local strategies and policies assist in the identification of the most appropriate location of land uses bearing in mind the principles of sustainable development, value for money and maximising resources whilst aiming to reduce dependency on private motorised transport and greenhouse gas emissions. Examples of these influential documents are; Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2012 by the Department of Transport, National Climate Changes Strategy 2007-2012 by the Department of Environment, Heritage and Local Government, the Mid-West Regional Planning Guidelines 2010-2022, and the National Planning Framework.

The Planning and Development Act 2000(Amended) and the Development Plan Guidelines for Local Authorities, DEHLG, (2007) requires that a local area plan be consistent with the objectives of the County Development Plan. The Castletroy Local Area Plan 2019-2025 should be read in conjunction with the Limerick County Development Plan 2010-2016(as extended).

### **1.4 The Review Process**

#### **1.4.1 Steps involved in the preparation of the plan**

The review of the Local Area Plan commenced in September 2017 with the publication of an issues paper entitled “Review of Castletroy Local Area Plan – Issues Paper”. Its intention was to prompt discussion on local issues at pre-draft stage. The issues paper was on public display for a period of 6 weeks. Copies of the issues paper and an invitation to make a submission were sent to local community and voluntary agencies in the area. 28 number submissions were received in total.

At the end of the public consultation period a report was prepared on issues arising during the public consultation period and a number of meetings have been held with internal and external stakeholders.

#### **1.4.2 Strategic Environmental Assessment**

The EU Directive on Strategic Environmental Assessment(SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementation of a plan or programme prior to its adoption. An SEA scoping exercise was carried out 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 the content of the Environmental report. See Volume two Environmental report.

#### **1.4.3 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 plan which found that the plan would have no significant effect on Natura 2000 sites.

#### **1.4.4 Flood Risk Assessment**

A Stage One Flood Risk Assessment has been undertaken in support of the Castletroy LAP as part of the Environmental report – (Volume 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 generally been zoned for uses which are not considered vulnerable.

#### **1.5 Planning context**

In accordance with the Planning and Development Act 2000(Amended) the LAP has been informed by a hierarchy of national, regional and local spatial planning policies.

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

**Figure 2: Development Plan – links with other plans**



### 1.5.1 National Planning Context:

#### 1.5.1.1 National Planning Framework 2018-2040

The National Planning Framework for Ireland (NPF) is a twenty four 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, places and building communities.

### 1.5.2 Regional Planning Context

#### 1.5.2.1 Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategies will provide a long-term regional level strategic planning and economic framework in support of the implementation of the National Planning Framework. The RSES is a link between the National Planning Framework, the City and County Development Plans and the Local Economic and Community Plans. The Strategy for the Southern Region is presently being prepared with an anticipated adoption in early 2019.

#### 1.5.2.2 Mid West Regional Planning Guidelines 2010-2022

This document was prepared in accordance with the National Spatial Strategy, providing key mechanisms responding to the NSS in respect of a vision, connectivity, world class places and products, enterprise enablers, balanced development and sustainability within the region. The Regional Planning Guidelines remain the relevant regional policy document

until such time as the Regional Strategy and Regional Planning Guidelines are adopted. These guidelines look at Limerick in its regional context with Limerick City & suburbs, Shannon and Ennis acting as a central core and further advances the areas designation as Gateways. This Local Area Plan accords with the Regional Planning Guidelines.

#### **1.5.2.3 Mid-West Area Strategic Plan (MWASP)**

MWASP proposes that in order for the region to develop its economic strength, it needs to generate export-led growth in goods and services, promote innovation through research and development and secure long-term sustainability and growth. An objective set out in this strategy is to strengthen the role of Limerick City and its Environs as the core economic driver for the Region. The strategy has 5 focus points:

- The revitalisation of Limerick City and its Environs;
- Measures to deliver population growth, infrastructure and job creation in specific areas targeted in the RPGs;
- Balanced regional development to promote sustainable urban and rural development;
- Development of enterprise and employment; and
- The identification and re-mediation of infrastructural deficits

#### **1.5.2.4 Retail Strategy for the Mid West Region 2010 – 2016 (as extended)**

This strategy, which was incorporated into the County Development Plan, 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.

#### **1.5.2.5 Joint Housing Strategy 2010 – 2017 (as extended)**

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

#### **1.5.2.6 Shannon Integrated Framework Plan**

The Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary is an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary. It has been commissioned by Limerick City and County Council, Clare County Council, Kerry County Council, Shannon Development and the Shannon Foynes Port Company. The project was overseen by a multi-agency steering group comprised of the above and other key stakeholders with an interest in the Estuary.

### **1.5.3 County Planning Context:**

#### **1.5.3.1 County Development Plan 2010-2016 (as extended)**

The Limerick CDP 2010 – 2016 sets out the Council’s policy to steer future development in the County based on a settlement hierarchy reflecting settlement function and outlines population targets for settlements for the years 2016 and 2022. Within the County Development plan the Southern Environs is designated ‘Tier 1: Gateway’. This area forms part of the Limerick/Shannon Gateway as designated in the NSS and includes Limerick City and Environs. The Environs consist of the Southern Environs and Castletroy. Gateways are designated as the prime foci for growth. The Limerick Gateway is centrally located within the ‘Atlantic Gateway Corridor’ being strategically placed to contribute to the critical mass necessary to sustain strong economic growth and prosperity within the Atlantic Corridor. Limerick City and Environs acts as a core driver of the region and a focal point for attracting investment into the area. The Southern Environs is the largest settlement in County Limerick.

#### **1.5.3.2 City Development Plan 2010-2016 (as extended)**

The City Development Plan sets out an overall strategy for the proper planning and sustainable development of the City to 2016 and beyond. The purpose of the Plan is to Identify key development issues and develop policy objectives for the proper planning and sustainable development of the City. It also provides a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions whilst ensuring public participation through the statutory process governing its preparation.

#### **1.5.3.3 Limerick 2030 Spatial and Economic Plan for Limerick**

Limerick 2030 sets a framework for public sector action and private sector investment until 2030. The first element of the 2030 Plan is an Economic Strategy which identifies how Limerick needs to be positioned in order to best take advantage of economic opportunities in order to build a stronger local economy through the creation of employment and the attraction of investment. The second element is a Spatial Plan focused on revitalising and redeveloping Limerick City Centre and the final element is a Marketing Plan which aims to use Limerick’s unique and positive attributes to change perceptions of how Limerick is viewed.

#### **1.5.3.4 Limerick Local Economic and Community Plan (LECP) 2016 – 2021**

The LECP sets out the objectives and actions needed to support the economic and the local and community development of the City and County. It is the primary mechanism at local level to bring forward the actions arising from measures in the Mid-West Region Action Plan for Jobs and the Report of the Commission for the Economic Development of Rural Areas. It

aims to co-ordinate local economic and community development programmes into a coherent strategic framework which is action orientated and identifies named lead agencies for implementation of the plan.

#### **1.5.3.5 Limerick Metropolitan District Movement Framework Study 2014**

The study presents a long term vision in terms of accessibility, mobility and sustainability and also an implementation plan for comprehensive measures to upgrade the existing transportation network over a 5 year period. In the current economic climate provision of additional major infrastructure is no longer a viable solution to urban congestion. Therefore the plan calls for a fundamental shift towards sustainable travel. This new approach must have an emphasis on sustainability-achieving behavioural change with a focus on walking, cycling and public transport as real alternatives for travelling within larger urban centres.

#### **1.5.3.6 Age Friendly Programme 2015-2020**

The first Age Friendly strategy for Limerick gives commitments to improving key areas of infrastructure, services, information and overall social response to older people's issues in Limerick.

#### **1.5.3.7 Limerick Heritage Plan 2017-2030**

This plan highlights the rich heritage of Limerick and offers a partnership process within which communities and individuals can engage with the Council to assist in the delivery of heritage objectives.

#### **1.5.3.8 Limerick Cultural Strategy 2016-2030**

This aims to grow Limerick's cultural capacity by retaining and attracting creative practitioners to live and work in Limerick to place culture at the heart of the economic growth and regeneration of Limerick; to engage citizens through involvement in culture growth and regeneration of Limerick and to increase and support the role of the creative industries in Limerick.

#### **1.5.3.9 Rural Development Strategy 2014 – 2020**

The Rural Development (LEADER) Programme 2014-2020 aims to improve the quality of life in rural areas and to encourage diversification of the rural economy. Limerick Local and Community Development Committee (LCDC) is the Local Action Group (LAG) for County Limerick and is responsible for the management of the LEADER Local Development Strategy (LDS) in the county. Ballyhoura Development and West Limerick Resources are its implementation partners and will deliver the majority of project and animation related actions associated with the implementation of the LDS including managing calls for proposals. Limerick City and County Council are the financial partner and secretariat.

#### **1.5.3.10 Limerick Sports Partnership 2016-2020 Strategic Plan**

The role of Local Sports Partnerships is to increase participation in sport by encouraging and enabling people to become involved in sport at a level of their choosing, regardless of their ability, gender or background. This Plan aims to serve the people of Limerick with the intention of fulfilling the mission of “Getting Limerick Active Together”. The Strategic Plan is underpinned by six guiding principles: equality, partnership, capacity, evidence base, sustainability and accountability. The commitment to increasing participation in Sport and Physical Activity remains the key outcome sought from the Strategy. The Strategy is guided in developing a more robust monitoring and evaluation framework to inform, support and demonstrate the impact of the work undertaken.

#### **1.5.3.11 Limerick Digital Strategy**

Limerick’s Digital Strategy will enable the development of a smart, sustainable, city and region where digital technologies improve quality of life, empower communities and enable economic growth.

Limerick is the first city in Ireland to appoint a Chief Digital Officer to lead the development of digital strategy that will lay the foundation for the Smart Limerick Region. This programme will see €4m invested in technology and research with the aim that by 2020 citizens and businesses will be better engaged in the city life using digital channels while locals and visitors to Limerick will be able to access information on some 2,000 attractions, new online services provided by the council and over 1,000 events each year in a single digital experience platform: Limerick.ie.

There will be 6 programmes for digital skills, culture & inclusion. Public WiFi deployed in 17 towns will enable the public to access this wealth of digital content and services.

The Municipal Data Network will enable more real-time data to be collected using Internet of Things technologies with over 100 air, noise, water and soil quality sensors while footfall counters and Smart CCTV will enable safer communities and new datasets that will be used to foster innovation and support our start-up ecosystem in the Georgian Innovation District.

#### **1.5.3.12 Corporate Plan for Limerick City and County Council 2015-2019**

This identifies the local authority as “ambitious” in relation to its strategy and vision for the local authority area, and Limerick’s role in the region. As well as promoting Limerick as a location for investment, business, education and as a place to live, the Corporate Plan places a strong emphasis on “inclusive participation of all citizens in the development of their community” and community empowerment.

#### **1.5.4 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 extended) and the DoECLG on <http://www.housing.gov.ie/search/archived/current/category/planning/sub-type/guidelinesstandards/type/publications>



**2.1 Policy Context**

The development strategy contained within this Local Area Plan (LAP) has been informed by a hierarchy of national, regional and local spatial planning policy documents as outlined in Chapter 1.

In accordance with the Planning and Development Acts 2000 (Amended), a local area plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the plan. This LAP must take cognisance of its relationship with the County Development Plan (CDP) and relevant aspects of the Regional Planning Guidelines; including population projections, housing strategy, settlement strategy, boundary of the settlement as adopted in the CDP, economic development, flood risk assessment, climate change and biodiversity strategies. Furthermore, the core strategy of the LAP should reflect the role and function identified for the LAP area as identified in the settlement hierarchy in the CDP.

**2.1.1 Limerick County Development Plan 2010-2016(as extended)**

The Limerick County Development Plan 2010-2016(as extended) is the ‘parent’ document for this Castletroy Local Area Plan, and thus the LAP is made in accordance with the policies and objectives as set out in the County Development Plan.

As outlined in Chapter 1, Castletroy is located within the Limerick Gateway; a designation having implications for the future development of the area, particularly, population growth and associated development having implications on the wider environment.

The Limerick County Development Plan 2010-2016(as extended) sets out the overarching policies for the development of the Castletroy area.

Table 3.1 of the CDP outlines the settlement structure for the County with Castletroy designated at the top of the settlement hierarchy as a Tier 1 settlement and as part of the Limerick Gateway.

**Table 1: Castletroy within Settlement Hierarchy for County Limerick**

Settlement Structure for County Limerick	
Tier 1: The Gateway The City and City Environs	These locations are defined as the City Environs Area comprising the areas covered by the Castletroy Local Area Plan and the Southern Environs Local Area Plan.

The County Development Plan further specifies the Councils policies and objectives with regard to the Gateway as follows:

**Policy SS P1: Development of the Gateway**

It is policy of the Council to recognise the role of the Limerick / Shannon Gateway as a key driver of socio-economic growth in the County, in the wider Region promoting the Gateway as the main growth centre.

**Policy SS P2: Sufficient Zoned Lands**

It is policy of the Council to ensure that sufficient land is zoned within the City Environs so that, as part of the Limerick Gateway, they will act as the primary focus for investment in infrastructure, housing, transport, employment, education, shopping, health facilities and community.

**Objective SSO1: Provision of Local Area Plans for Southern Environs and Castletroy**

It is an objective of the Council to monitor and review the Local Area Plans for Castletroy and the Southern Environs in accordance with relevant legislation.

In accordance with the requirements of the Planning and Development Acts 2000(Amended), this LAP is prepared within the context of the objectives set out in the Limerick County Development Plan for the Castletroy area.

## **2.2 Geographical Context**

Castletroy is located within the eastern environs of Limerick City, approximately 3 kilometres from Limerick City Centre. It is bisected by the (R445) Dublin Road through the centre of the plan area and the M7 Dublin to Limerick Motorway to the south of the plan area. Castletroy contains a number of distinct components i.e. Castletroy North containing the University and the National Technology Park, Castletroy South which largely contains residential areas and the Dublin Road. The area is bounded to the north by the River Shannon, to the east by the Mulcair River, while the Groody River Valley forms the westward boundary. The plan area covers 52 SAP (Small Area Population) areas as set out by the CSO. 4 further SAP's areas bisect the plan boundary. The surrounding rural hinterland to the east is agricultural land which, is relatively flat, and open countryside and is defined by the Limerick County Development Plan 2010-2016 (as extended) as an area of Strong Urban Influence.

## **2.3 Function**

Castletroy performs as an important 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 area. These include: Doctor and Dentist practices,

Shopping Centre, Restaurants, Pharmacies, Hotels, Childcare facilities etc. The area is also highly attractive as a place to live given its proximity to the City Centre, the large number of employment centres and the University campus. There is also a wide range of sporting and amenity facilities in the area serving the local population and further afield. The Groody River Valley which runs along the westerly boundary of the plan acts as a green wedge between the city and suburbs and is an important feature in distinguishing between the areas. The village of Annacotty is also located within the plan area and this comprises a local commercial centre and established residential areas. In recent times, the recreational value of the Shannon has been developed through the provision of walkway/cycleway and potential exists to further develop this amenity.



**Figure 3: Black Swan Public House Annacotty**



**Figure 4: Newtown Shopping Centre**

## **2.4 Demographic and Socio-economic Context**

### **2.4.1 Population**

The total population of the area covered by the Castletroy Local Area Plan according to the 2016 census was 14,733. The population in 2011 covered by the Small Area Population set out in the Census was 13,841. This differs significantly from the 2006 population however, it is noted that the 2006 figures did not include the town of Annacotty, which is part of the plan boundary.

The total population residing in the Castletroy plan area in 2006 was 10,601, which made up 8.06% of the total population of County Limerick. This population detail was used for the making of the previous Local Area Plan. It is clear that there has been a significant population increase in Castletroy(39%) since the population of 10,601 recorded in the 2006 census.

**Table 2: Population of the area covered by the Castletroy Local Area Plan**

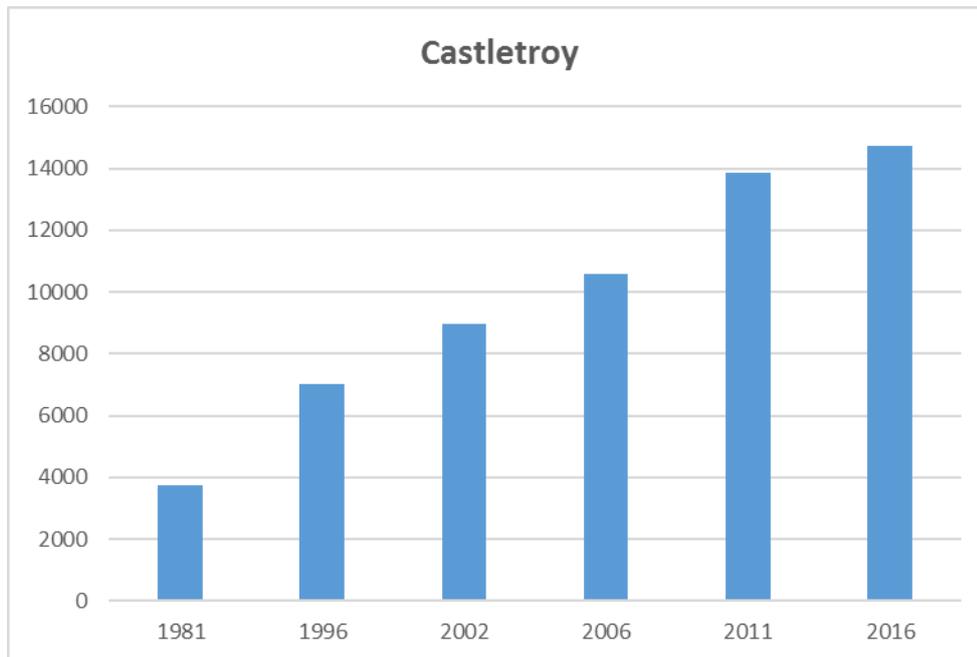
<b>Year</b>	<b>Castletroy Population</b>	<b>Population Increase</b>	<b>% Increase</b>
<b>1981</b>	3,727	-	-
<b>1996</b>	7,000	3,273	87.8
<b>2002</b>	8,979	1,979	28.3
<b>2006</b>	10,601*	1,622	18.1
<b>2011</b>	13,841	3,240	30.6
<b>2016</b>	14,733	892	6.4

Source: CSO Census

\*Did not include the town of Annacotty which is part of the plan boundary

The graph below indicates the growth trends in population experienced by Castletroy over the period 1981 to 2016. There was a significant increase in the population of the area from the early 2000's onward, which is reflective of the housing boom during that period. The continued growth of the area in the recent census figures is confirmation of the attractiveness of the area as a place to live.

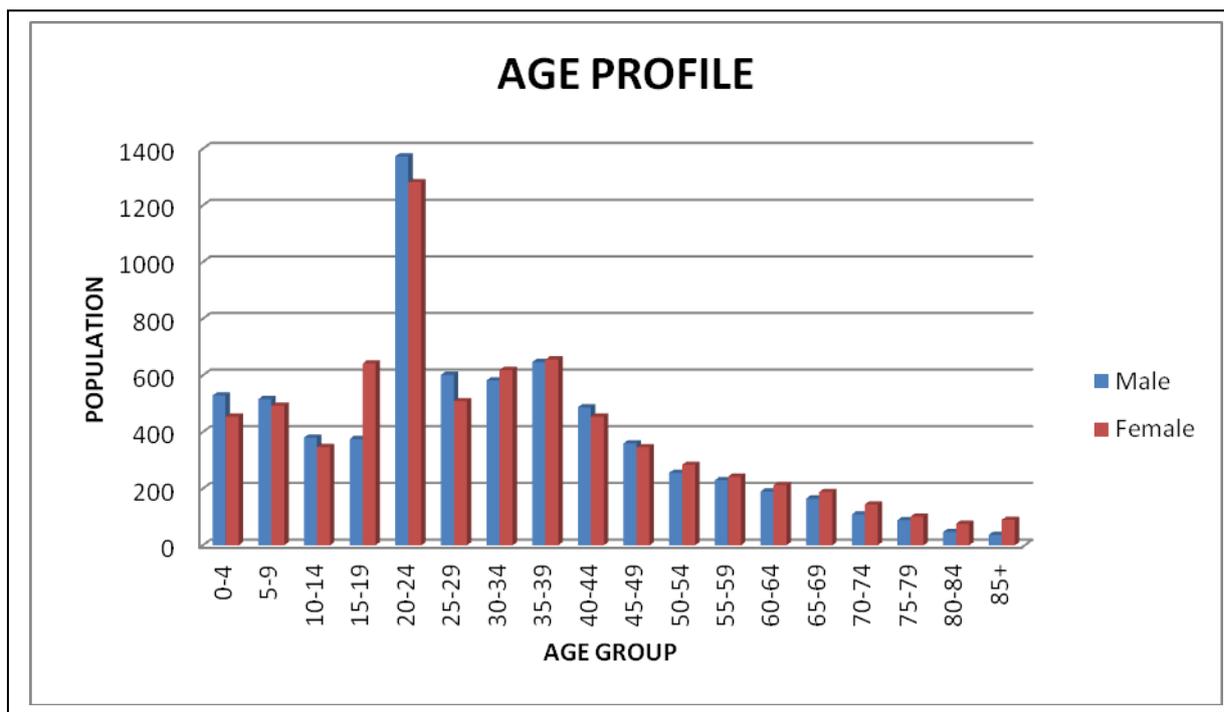
**Figure 5: Population trends experienced in the Castletroy area 1981-2016.**



#### 2.4.2 Age profile

The graph below depicts the age structure in Castletroy in 2016. At nearly 19% of the total population, the 20-24 year old age group accounts for a significant proportion of the overall population and is reflective of the presence of the University. Further, a total of 71% of the population in the area are under the age of 40. This is significant in terms of service provision and has implications for housing provision, the size of the workforce and demand for education, recreation amenities and health services.

**Figure 6: Age profile, Castletroy, Census 2016**



**Figure 7: Age Profile trends, Castletroy, County and State, Census 2016**

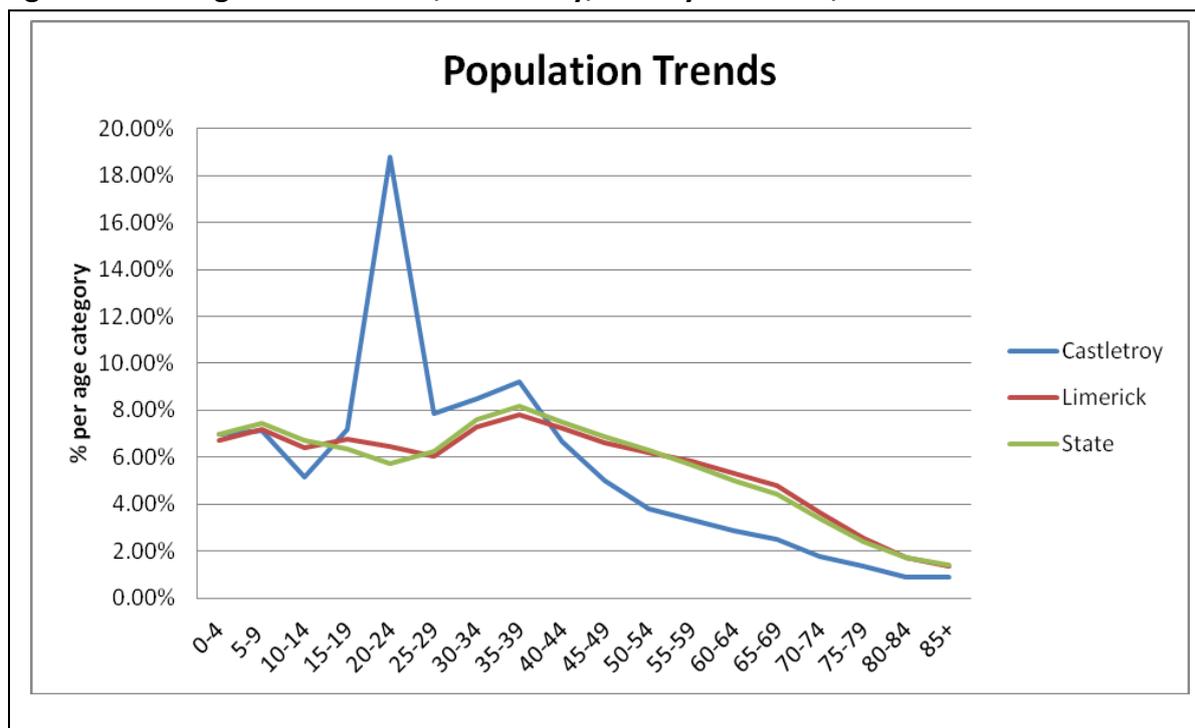
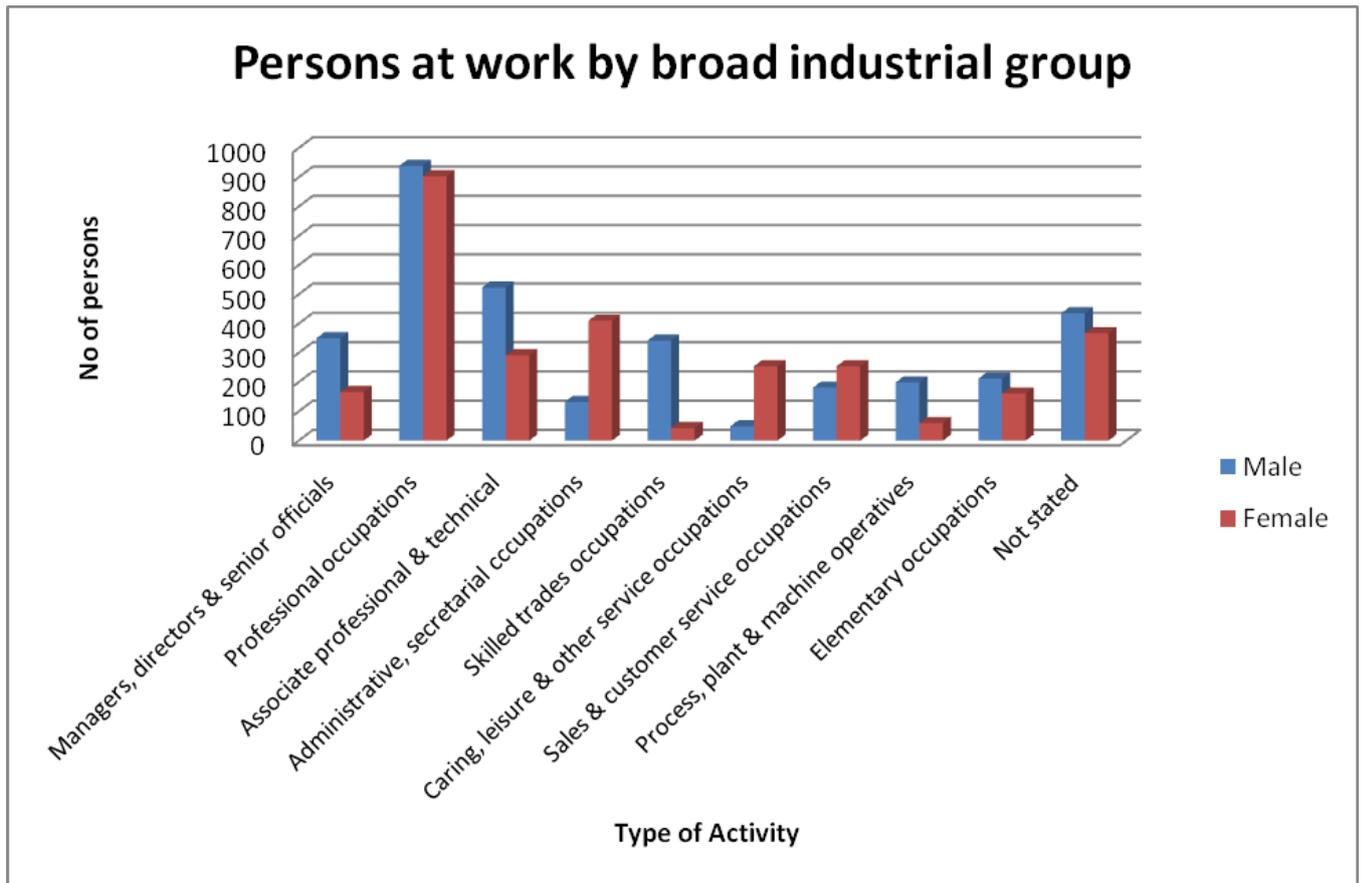


Figure 7 above depicts a comparison of the percentage in each age category as set out in the Census data collected in 2016 between Castletroy, Limerick and the State. What is evident from the graph is the percentage in the 20-24 year old age bracket is substantially higher in the Castletroy area than in the County and State as a whole. This is an obvious reflection of the number of students in the area and also the large number of employers in the Castletroy area.

### 2.4.3 Employment

Figure 8 below depicts the employment in the different broad industrial groups in 2016. The greatest number of people are employed in professional occupations, which account for 29% of the total employed and shows an even divide between males and females. This is followed by associate professionals and technical occupations, which account for 13% of the workforce. The presence of the University and the National Technology Park is an obvious factor in the local employment profile. Areas such as process plant and machine operatives and skilled trade occupations, show a strong bias toward males whilst the administrative and secretarial occupations have a female bias.

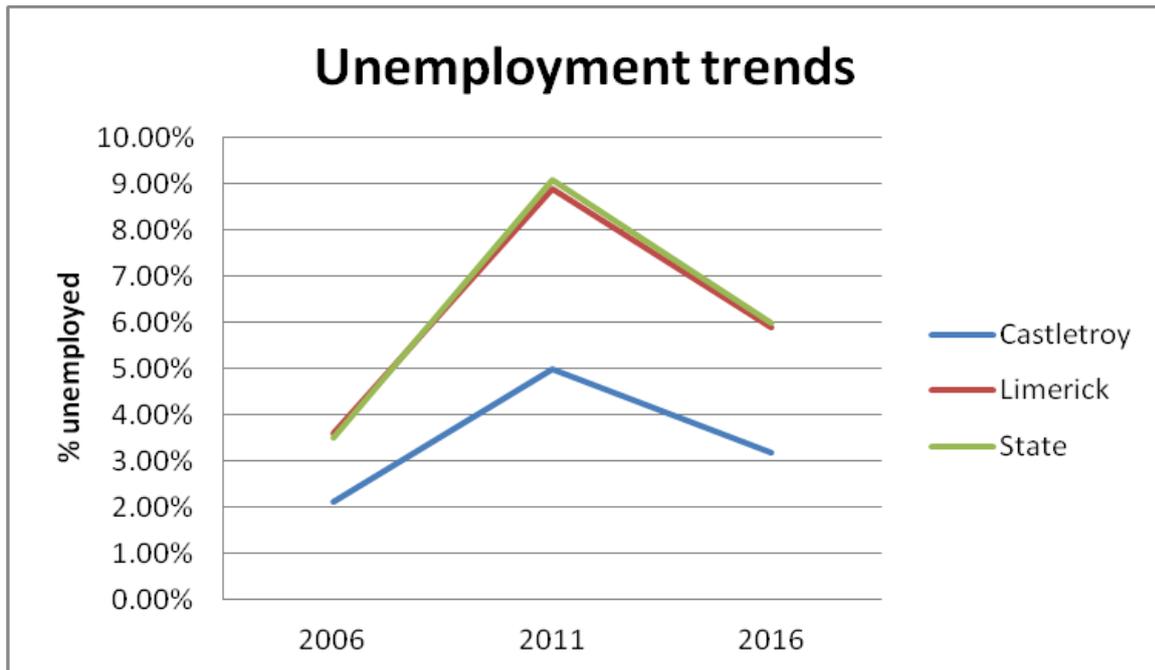
**Figure 8: Persons at work by sex and broad industrial group, Castletroy, Census 2016**



#### **2.4.4 Unemployment:**

According to the 2016 census the unemployment rates in the Castletroy area as a percentage of those aged 15 years and over and who were unavailable for work was 3.2%. This was well below the national unemployment rate of 6%, which was the most up to date actual figure released by the CSO in August 2017. Figure 9 below illustrates the unemployment trend in Castletroy compared to Limerick City and County and the national trend from 2006 to 2016. In Castletroy the numbers out of work have dropped from 2011-2016 but still remains higher than the rate in 2006.

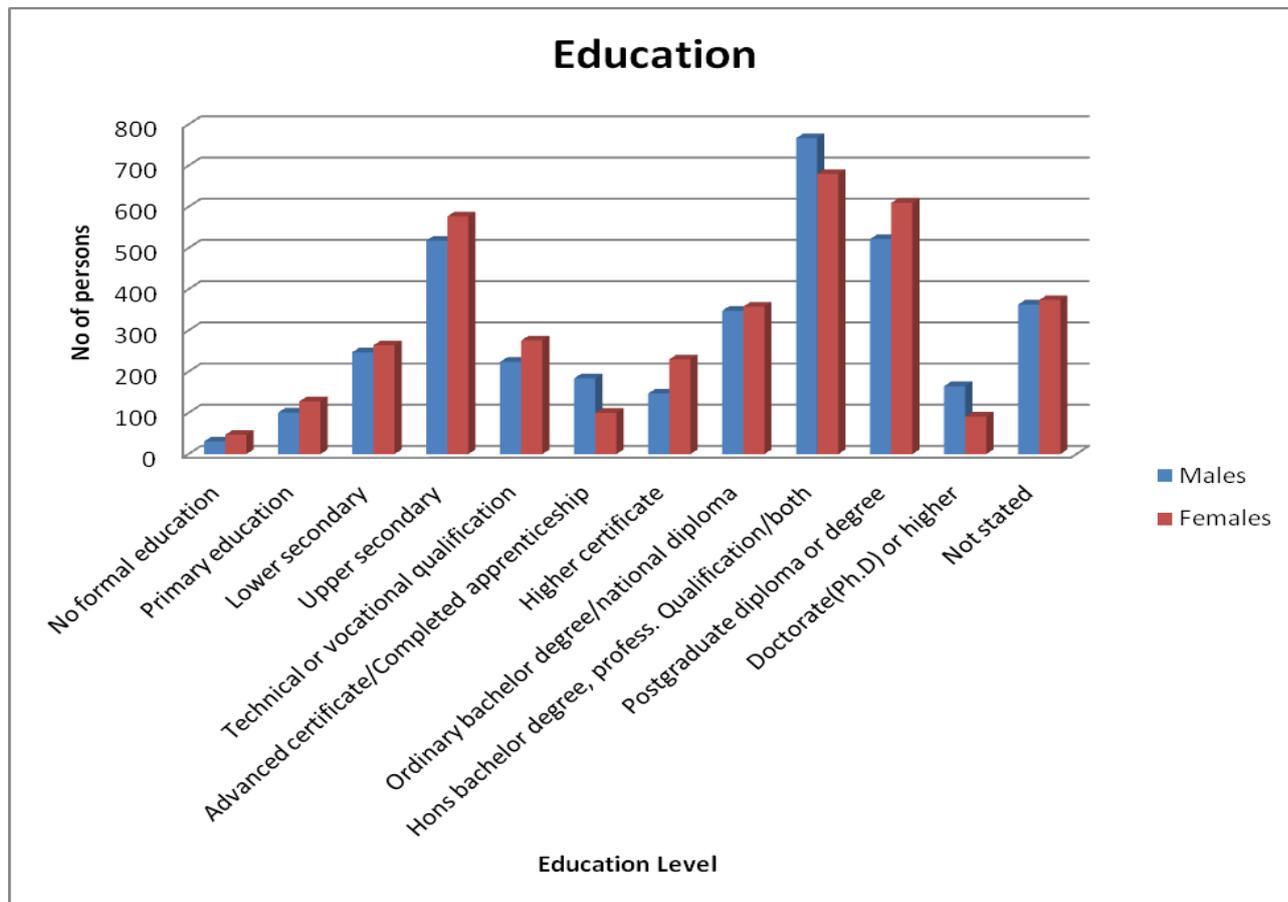
**Figure 9: Unemployment trends, Castletroy, County and State, Census 2016**



#### **2.4.5 Education:**

Analysis of the 2016 census data in relation to education achievement indicates that the highest educational attainment is at Honours bachelors degree, professional qualification or both category accounting for nearly 20% of those aged over 15 years. This is followed closely by those with postgraduate diplomas or degree, which account for 15%. Largely there is an even split between the level of male and female attainment across the various educational categories. A greater number of males however completed certificate/apprenticeships education, which is reflective of the male dominance in the construction sector.

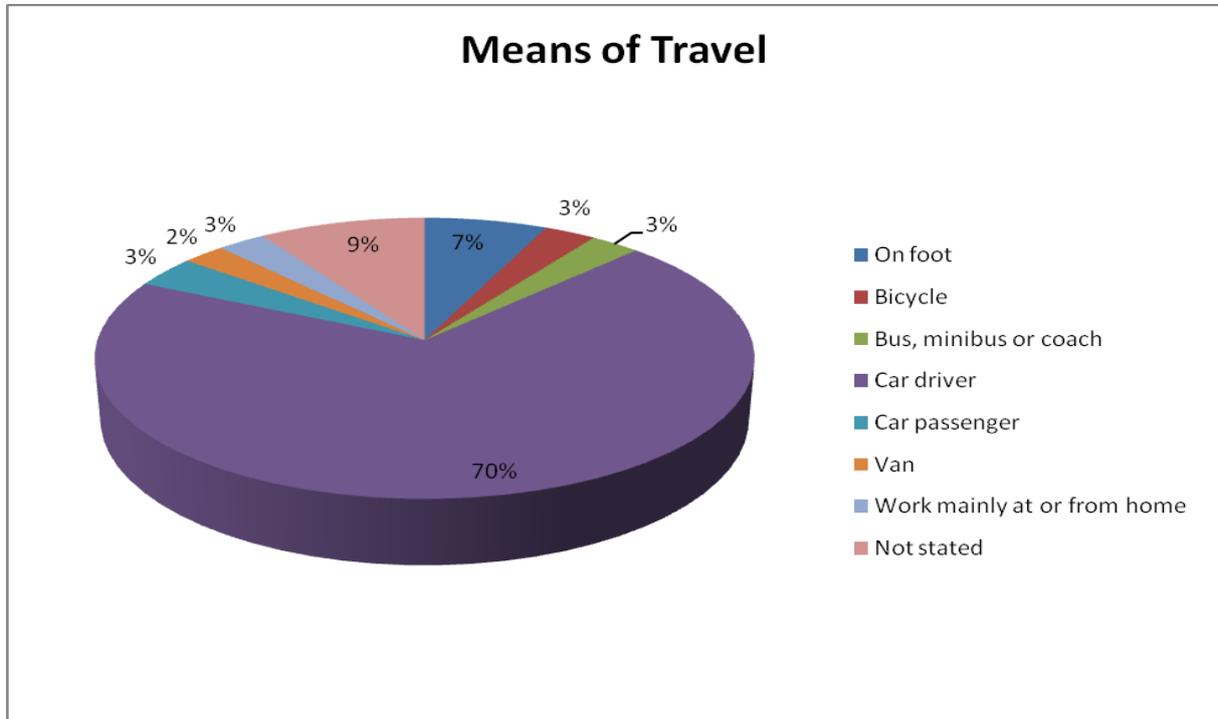
**Figure 10: Persons aged 15 years and over by sex and highest level of education completed, Castletroy, Census 2016.**



### 2.4.6 Travel Patterns

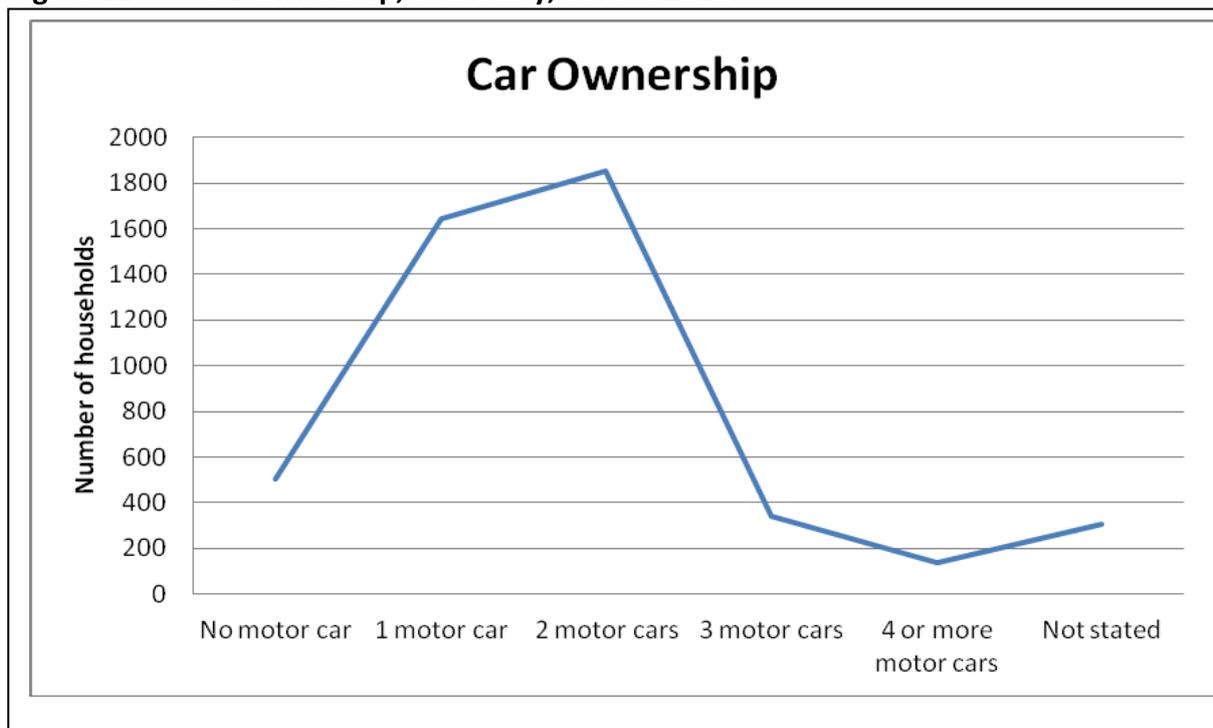
Figure 11 shows the travel time to work, school or college by people aged 5 years and over living in the Castletroy area. According to the 2016 census the majority of people, 39% have a travel time of less than 15 minutes and 34% have a travel time of between 15 and 30 minutes. This is accounted for by the presence of three primary schools, a secondary school, the University and a large number of significant employers in the area. There is a strong preference(69%) towards the use of the private car for travel to work, school or college in the area which is followed by travel on foot which stands at a mere 7%. This is reinforced in the number of car ownerships per household, which identifies that the majority of households in the Castletroy area own two cars as illustrated in Figure 11.

**Figure 11: Persons aged 5 years and over by means of travel to work, school or college, Castletroy, Census 2016.**



\*Actual figures recorded for Motorcycle, Train, Dart or Luas and Other (incl Lorry) were too small to represent as a percentage in the above pie chart.

**Figure 12: Car ownership, Castletroy, Census 2016.**



### 3.1 Context

The Castletroy LAP 2019-2025 is made in accordance with the objectives set out in the Limerick County Development Plan 2010-2016 (as extended).

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. Castletroy is a Tier 1 settlement whose role in the Limerick/Shannon Gateway is as a key driver of social and economic growth in the County and the wider region.

The development strategy contained within this LAP is prepared within the context of the Limerick County Development Plan, 2010-2016(as extended) which sets a framework for the proper planning and sustainable development of the County. In this regard, the following vision statement is put forward:

### 3.2 Demographic Trends

The County Development Plan puts forward the population targets for County Limerick allocated by the DEHLG at National level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines have allocated a population target of 9,000 people to be accommodated within the City Environs areas of the Southern Environs and Castletroy by 2022. Chapter 2 of the Limerick County Development Plan, 2010-2016(as extended) provides an overall core strategy for the development of County Limerick taking into account these national and regional population targets.

The population targets as they apply to the Gateway area of County Limerick are outlined in Table 3 below.

**Table 3: Population Targets for the Gateway**

Settlement Hierarchy				
Hierarchy position	Town	Pop 2006	2016 target	2022 target
Tier 1: Gateway The City and City Environs	Southern Environs	16,000	31,851	35,601
	Castletroy *	10,601		

Note \* did not include the settlement of Annacotty

### 3.3 Vision Statement

*It is the long term vision for Castletroy to facilitate and encourage the restoration, consolidation and improvement of the built and natural environment of Castletroy and to promote the creation of sustainable, high quality living and working environments which provide attractive, vibrant and safe places which function effectively while ensuring that the residential, employment, educational and amenity needs of its current and future population are met.*

To achieve this vision Castletroy needs to be supported and promoted as a self-supporting community and must develop in a manner that enhances its physical and natural environment, consolidates it's District Centre, builds a strong local economy, provides convenient local services and amenities and is an accessible and legible district in itself.

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 area to secure progressions and improved quality of life.

### 3.4 Strategic Policy

#### **S1: Sustainable Development**

**It is the policy of the Council to support the sustainable development of Castletroy.**

## **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 extended) and the objectives of this Plan.**

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

- a) Rationalising the residential land use in the area to comply with the population targets as set out in the County Development Plan core strategy and the anticipated growth of the area as proposed in the National Planning Framework.
- b) Ensuring development accommodates envisaged housing need and diversity to sustain vibrant, socially balanced communities.
- c) Promote Castletroy as a strategic location for Industry, first class education facilities and high quality living environments to ensure the areas competitiveness;
- d) Ensuring that land use zonings and objectives provide for adequate social and recreational facilities, in tandem with the growth of Castletroy.
- e) Enhancement and development of the area as a local service centre for the surrounding area.
- f) Ensuring that a clear physical and visual edge is maintained between the City and Castletroy through the Groody Valley Green Wedge.
- g) Ensuring that the area develops in a way that protects and enhances the richness and integrity of the areas natural and built heritage.
- h) Ensuring that the growth of the area is accompanied by adequate infrastructure.

### **3.5 Evaluation of the 2009 Castletroy LAP**

It is important to assess the strengths and limitations of the 2009-2015 Castletroy LAP (as extended) and to determine what planning policies are relevant to the future development of the area.

The 2009 LAP made very generous provision for new housing. This was reflective of the demand for residential development that was evident at that time of the preparation of the 2009 plan. In total over 104.8 hectares were zoned for residential development on which housing would generally be permitted. Whilst a number of permissions for residential development have commenced it should be noted that construction activity in the area was significantly lower in recent years than it was in the years preceding the plan. Residential developments have commenced on a number of sites, which will provide for approximately 440 dwellings. Commenced residential developments include the following:

Permission was also in place for a number of retail developments including a large scale retail development at the Parkway Valley site which is in a semi-constructed state and for which permission has now lapsed.

In May 2017 a variation was adopted to the County Development Plan to incorporate policy support for the provision of the Limerick Northern Distributor Road to the County Development Plan which is outside the plan boundary but will provide access to lands within the plan boundary.

There was progress made in relation to the employment objectives in the plan with a number of developments in the Technological Park including extensions to Vistakon, the development of Troy Studios, a film production studio and an extension to the Cook Medical building. Extensive works also took place on lands in the Ballysimon area with the development of the Northern Trust complex. Further, there are a number of permissions granted and not yet commenced including 4,544sqm of office development at the Technology Park granted to the IDA.

In conclusion, it is important to note the level of activity, which took place in Castletroy, during a period of significant depression and decline in the property market nationwide and during a time of decreased government expenditure. In consideration of this, it is highly likely that there will be a significant pressure in this area for large-scale employment and residential growth during the lifetime of the new plan.

### 3.6 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.

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Well established Regional employment centres including the Technology Park, the University and Northern Trust as well as the Eastway Business Park;</li> <li>• Proximity to Limerick City;</li> <li>• Accessible to national</li> </ul>	<ul style="list-style-type: none"> <li>• High traffic volumes passing through the area along the R445 with congestion especially at peak times;</li> <li>• Noise</li> </ul>	<ul style="list-style-type: none"> <li>• Employment and amenity potential of the University and the Technology Park;</li> <li>• Provision of a link road to connect into the Bloodmill Road to help alleviate traffic congestion;</li> </ul>	<ul style="list-style-type: none"> <li>• Uncertainty in relation to the release of zoned lands;</li> <li>• Worsening of traffic congestion;</li> <li>• Implications of flooding on developable lands;</li> </ul>

<p>road network;</p> <ul style="list-style-type: none"> <li>• Wide range of regional and local services(shops, pubs, bank, post office, supermarkets, boutiques);</li> <li>• Young, highly skilled population;</li> <li>• Availability of lands for development;</li> <li>• Wide range of public and private amenity facilities;</li> <li>• Rich riverine bio-system, three water courses in LAP area – Mulkear, Groody and Shannon, to the east, north and west</li> </ul>	<p>implications from the motorway;</p> <ul style="list-style-type: none"> <li>• Poor consideration of open space in estate layouts;</li> <li>• Existing development encroaching on open space severing any linkage eg. in Salmon Weir</li> </ul>	<ul style="list-style-type: none"> <li>• UL to Limerick bus corridor to increase connectivity to the City;</li> <li>• Development potential of the Parkway valley Site;</li> <li>• Further development of community facilities to support the local community;</li> <li>• Potential of the Groody Valley to act as green space between the suburbs and the City;</li> <li>• The provision of the Limerick Northern Distributor Road;</li> <li>• Rivers provide opportunities for development of green corridors supporting sustainable travel and active lifestyles, linkage and biodiversity value, eg. Groody Valley green wedge as identified in 2009 LAP</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of progress in relation to the provision of the Limerick Northern Distributor Road;</li> <li>• Encroachment of development proposals on open space, the river site and natural ecosystems;</li> <li>• Population growth placing pressure on environmental quality, and pressure for housing;</li> <li>• Perceptions, and fears regarding anti-social behaviour</li> </ul>
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### **3.7 Population Targets and Zoning Requirements**

#### **3.7.1 Population Targets**

The Core Strategy of the Limerick County Development Plan 2010-2016 (as extended) outlines population targets for County Limerick, which were allocated by the Department of Environment Heritage and Local Government (DEHLG) 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.

A new National Planning Framework has been published for Ireland (February 2018), which will govern where development takes place in the country until 2040. The Plan will be implemented through the Regional Spatial and Economic Strategies and presently work is ongoing at a regional level to develop these strategies. Population for the Mid-West will be allocated through this strategy and the information to hand at the time of the preparation of this plan sees the NPF allocating an additional 56,000 people to the Limerick City & Environs Area. This population allocation is to be divided between Limerick City and the Metropolitan areas of Castletroy, Dooradoyle and suburbs within the administrative boundary of Clare County Council but within the functional area of Limerick City. To date guidance has set out that at least 40% of the population growth until 2040 shall take place on infill and brownfield sites in the City. On that basis Table 4 below sets out the anticipated breakdown of the population allocation for the whole area based on the availability of suitability zoned lands and historical population growth patterns.

An assessment of the land requirement in the new plan is detailed below.

106 hectares are zoned for residential use in the existing Castletroy Local Area Plan, the draft plan proposes 80.03 hectares for residential use.

The National Planning Framework allocated an additional 56,000 population for Limerick City and suburbs from 2016 – 2040.

**Table 4: City & Environs Breakdown**

	<b>2016 Population</b>	<b>Additional Population to 2040</b>	<b>% split for additional population</b>
<b>Former City Council boundary</b>	58,259	28,000	50%
<b>Clare (undeveloped zoned lands 5 hectares)</b>	4,521	560	1%
<b>Southern Environs</b>	19,065	15,120	27%
<b>Castletroy</b>	12,347*	12,320	22%
<b>Total</b>	94,192	56,000	100%

\*Castletroy population does not include the town of Annacotty however Annacotty is part of the plan area.

While Mungret and Annacotty were excluded from the 2016 population areas it is considered reasonable that going forward the additional 56,000 population includes both of these.

Based on the above it is assumed that 22% of the NPF population growth will be allocated to Castletroy. This equates to the following:

12,320 population over the next 24 years resulting in:

- 513 additional people in Castletroy per annum
- 205 houses per annum (on the basis of a household size of 2.5)

1/3 of these households will be provided on lands where a density of 50 hectares applies within a 500m public transport corridor and 2/3 of these households will be provided on lands where a density of 35 units per hectare applies (see zoning map). Based on the above the residential zoned land requirements are calculated as follows:

- 68 houses per annum will be provided on lands where a density of 50 unit per hectare applies
- 1.4 hectares will be required annually (density of 50 units per hectare)
- 8.4 hectares residential lands required over the lifetime of the plan.
- Add 150% headroom as set out in chapter 5 of the Regional Planning Guidelines in 2010 = 21 hectares residential lands required where a density of 50 units will apply
- 137 houses per annum will be provide on lands where a density of 35 units per hectare applies

- 4 hectares will be required annually (density of 35 units per hectare)
- 24 hectares residential lands required over the lifetime of the plan
- Add 150% headroom as set out in chapter 5 of the Regional Planning Guidelines in 2010 = 60 hectares residential lands required where a density of 35 units will apply

**Total amount of land required for residential development 60+21=81 hectares of land.**

**Table 5: Lands zoned for residential development (includes lands zoned Mixed Use and Enterprise & Employment as per Site Development Briefs), number of units and population equivalent 2019-2025**

	<b>Area</b>	<b>Number of units</b>	<b>Population equivalent</b>
<b>Lands zoned where density of 50 units per hectare applies</b>	27.75	1,388	3,470
<b>Residential zoned lands where a density of 35 units per hectare applies</b>	52.32	1, 831	4,578
<b>Residential portion of Site Development Briefs site 1 zoned for Enterprise &amp; Employment Purposes (50 units per hectare)</b>	.75	37	93
<b>Residential portion of Site Development Brief Site 2 zoned for Mixed Use purposes (35 units per hectare)</b>	10	350	875
<b>Total Residential lands and Site Specific Design Briefs</b>	<b>90.82</b>	<b>3,606</b>	<b>9,196</b>

### **3.7.2 Land currently available for Housing Development**

There is a total requirement for 81 hectares of lands needed for residential use over the plan period. The plan proposes to designate 80 hectares of residentially zoned lands and a further 10.75 hectares of land for residential use from a Mixed use site and an Enterprise and Employment zoned site. This could accommodate a population of up to circa 9,200 additional people where a density of 50 units per hectares is applied within the 500m public transport corridor and where a density of 35 units per hectares applied on the remaining lands.

### **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 Castletroy and to ensure that all residents can enjoy a safe and accessible environment.**

**Policy H2: 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, 84.7 hectares of lands are zoned for residential use and can accommodate an additional population of circa 8,300 people over the plan period to 2025. Chapter 3, Policy SSP1 Development of Gateways of the County Development Plan 2010-2016 (as extended) sets out that it is policy of the Council to recognise the role of the Limerick/Shannon Gateway as a key driver of social and economic growth in the County and in the wider region and to promote the Gateway as the main growth centre.

Further, it is a policy of the County Development Plan to ensure that sufficient land is zoned within the city environs so that, as part of the Limerick Gateway, they will act as the primary focus for investment in infrastructure, housing, transport, employment, education, shopping, health facilities and community.

#### **4.2 Residential density, design, mix**

Future residential development is required to be of a good quality design, accommodate a mixture of house types and integrate with the existing development. 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. Developers will also be required to comply with site specific briefs on residential sites with issues which require particular consideration.

### **Objective H1: New Housing**

(a) It is an objective of the Council on serviced land that is zoned for residential use to facilitate residential development in accordance with the principles and guidelines of the Design Manual for Urban Roads and Streets(2013), the Sustainable Residential Development in Urban Area (2009), the accompanying Urban Design Manual, Quality Housing for Sustainable Communities (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan 2010-2016 (as extended).

(b) It is an objective of the Council to promote the provision of community and other facilities such as childcare as an integral part of new developments.

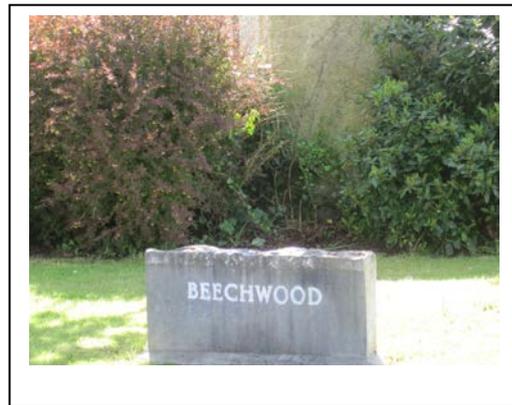
(c)It is an objective of the Council to identify site-specific considerations on the zoning map in this plan to guide the making of a planning application for residential development on identified sites.

### **Objective H2: Residential, density, design and mix:**

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 where proposals involve the partial development of landholdings if appropriate, 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 a minimum net density of 35 units to the hectare on residentially zoned sites within the plan area and 50 units per hectare within the 500 m public transport corridor. (Map C-19/25-03 outlines the 500 meters corridor).
- (d) Ensure that the density of housing in any location is appropriate to the housing type.
- (e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- (f) Ensure that a variety of building heights is incorporated into residential development proposals to ensure that optimum use is made of residentially zoned lands at appropriate locations.

**Figure 13: Housing estates in Castletroy**



### **4.3 Infill Development**

The Council will encourage infill development in the Castletroy area and the adaptation of existing vacant and under-used buildings. Any proposed alterations will require the retention of features of special interest and respect for the structures fabric, form and setting.

#### **Objective H3: Infill Development, Restoration and Renewal**

It is an objective of the Council to:

- (a) Encourage living in the centre of the Castletroy area by the promotion of residential use over businesses;
- (b) Promote sensitive infill sites on vacant sites which would not be required for access to backlands;
- (c) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed and there 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.

### **4.4 Social Housing**

The Council seeks to provide social housing to meet the needs identified in the Joint Housing Strategy for the administrative area of Limerick City and County Councils and Clare County Council (2010-2017)(extended). 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 Act 2000(Amended) 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. 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-supply 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 02 of the County Development Plan, to

- (a) Require that developers comply with Part V of the Planning and Development Act 2000 Amended)
- (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 & County and Clare County Council’ and any subsequent document.

**4.5 Traveller Accommodation**

Limerick City and County Council has prepared and adopted a Joint Traveller Accommodation Programme for the period 2014-2018 to meet the existing and projected needs of travellers in the City and County. Objective HOU 09 of the Limerick County Development Plan 2010-2016 (as extended) outlines Limerick County Councils’ objectives to provide housing accommodation for the Traveller Community in accordance with the Joint Traveller Accommodation Programme and any subsequent documents.

**Objective H6: Joint Traveller Accommodation Programme**

It is the objective of the Council to provide appropriate housing accommodation for the Traveller Community in accordance with the Joint Traveller Accommodation Programme 2014-2018 and any subsequent programme formally adopted by the Council.

**4.6 Urban Design**

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 material used, the colour scheme and the 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. Refer to Chapter 10 for further detail with respect to Urban Design requirements.

#### **4.7 Derelict and Vacant Sites**

Currently, there are no properties in Castletroy on the Derelict Sites register. According to the 2016 census there was 359 vacant dwelling units in the area which accounts for 6.35% of the total housing stock. In relation to derelict sites, the general approach is 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:

- Outstanding planning permissions;
- Evidence of efforts to address vacancy and dereliction;
- Security, safety to the public and condition of the site;
- The conservation value of the building and requirement for remedial restoration works and
- The feasibility of various actions to make good the site and find viable uses for the site.

#### **Objective H7: Vacant Sites**

It is the objective of the Council in line with the Urban Regeneration and Housing Act 2015 to identify vacant sites in the Local Authority's area that are suitable for housing but not coming forward for development. These sites will be entered on a vacant sites register and from January 2019 onwards will attract a vacant site levy.

#### **4.8 Rural Housing**

Part of the Castletroy area is zoned for Agriculture. In these areas it is a priority to retain the rural character.

#### **Objective H8: Rural Housing in Castletroy**

It is the objective of the Council to permit housing on agriculturally zoned land for the long-term habitation of farmers and the sons and daughters of farmers only and subject to the terms and conditions of rural housing policy as set out in the Limerick County Development Plan.

#### **4.9 Student accommodation**

To complement and support the University the provision of high quality student accommodation on appropriately zoned lands is considered important. It should be located so that it is accessible to the University by all means of transport with priority given to on foot, by bicycle and public transport and where possible is within the University campus. These developments are generally high density and offer a range of facilities to support student living.

**Objective H9: Student accommodation**

It is the objective of the Council to permit high quality student accommodation on appropriately zoned lands, which are supported by smarter travel options and in line with relevant guidelines.

**Figure 14: Dromroe Student Accommodation University of Limerick**



### Strategic Policy for Economic Development

#### **Policy ED 1: Provision of employment centres in accordance with the settlement strategy**

**It is the policy of the Council to complement the aims of the County settlement hierarchy in a mutually reinforcing and sustainable manner through the recognition of Castletroy as part of the Limerick/Metropolitan area, facilitating employment related development to support the population growth envisaged for the area.**

#### **Policy ED 2: Compliance with Limerick County Development Plan**

**It is the policy of the Council to ensure all proposals for economic development shall comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan, 2010-2016 (as extended) and the objectives outlined below.**

### **5.1 Introduction:**

Castletroy is a service centre for its own community, its hinterland and wider afield. There is a diverse range of businesses and services in the area as previously detailed in section 2.2 of this Plan. Services include retail, food and drink sectors, accommodation, community services, banking and professional services. The University, Technology Park and the Northern Trust complex serve as very significant regional employers and centres of enterprise and innovation in this area.

The economy of the area is largely geared around the provision of services and facilities for the local residents but it also serves the hinterland and the wider catchment. It is vital to the long-term development of the area that economic activity is maintained and enhanced through diversification with a strong emphasis on a high quality environment and high skilled employment. Castletroy's location allows it to provide the critical mass to attract such economic activity and provide the services and amenities for employers and employees to locate in this area. It is an objective of this plan to facilitate new employment through the provision of a choice of adequately zoned lands, encourage high quality design and layout and the provision of appropriate infrastructure to ensure their development. Existing retail businesses range from small shops to large convenience and comparison shopping complexes located across the whole area. The area is also well served with hotels and student accommodation. There is a wide range of entertainment and amenity servings in the area including the University complex, Castletroy Park, the Groody Valley and a large number of restaurants/food outlets and public houses. There are wide ranging employment

opportunities in the area with the greatest number of people employed in professional occupations accounting for 29% of the total employed.

Policies and objectives in the County Development Plan 2010-2016 (as extended) of relevance to land use planning in relation to economic activity in Castletroy include:

- A general policy to complement the aims of the settlement strategy by facilitating a hierarchy of employment centres;
- A commitment to work pro-actively with development agencies to secure an adequate range of locations for enterprise at key locations throughout the County;
- Encourage the development of appropriate light industry and enterprise development;
- An objective to assist in area based renewal projects in urban and rural areas selected for their potential for renewal and sustainable development;
- Facilitate the development of local enterprise centres so that local and indigenous industries have the opportunity to develop;
- Facilitate the continuity and encourage the expansion of existing enterprises, having regard to the protection of the amenity value of neighbouring properties;
- Support the development of a high technology strategic site at the National Technology Park.

**Table 6          % of population employment by broad industrial group in Castletroy**

<b>Type of Activity</b>	<b>Percentage</b>
Managers, directors & senior officials	8.22%
Professional occupations	29.36%
Associate professional & technical	13%
Administrative, secretarial occupations	8.64%
Skilled trades occupations	6.14%
Caring, leisure & other service occupations	4.83%
Sales & customer service occupations	6.94%
Process, plant & machine operatives	4.13%
Elementary occupations	5.95%
Not stated	12.79%

## **5.2 Employment Land Availability and Zoning**

Table 7 below outlines available 'Enterprise and Employment' and 'Industry' zoned lands within Castletroy. A total area of 142.43 hectares of 'Enterprise and Employment' zoned land and 55.76 hectares of 'Industrial' zoned land is available for development in Castletroy.

### **5.2.1 'Enterprise and Employment' Zoned lands**

A total of 194.12 hectares of land was zoned for enterprise and employment use in the 2009 Castletroy LAP. These lands are located in the National Technology Park and at Towlerton in Ballysimon. The lands at both the Technology Park and Towlerton have been the subject to a number of planning applications and developments since the plan was adopted in 2009. The Castletroy LAP 2009 was adopted prior to the Guidelines for Planning Authorities on The Planning System and Flood Risk Management. The availability of up to date flood mapping has identified that part of the lands at both the National Technology Park and at Towlerton fall into areas at risk of flooding. At this stage in the plan process and based on currently available information it was decided to take the precautionary approach to development within these areas and rezone part of these sites to agricultural use. Undeveloped Enterprise & Employment zoned lands in the National Technology Park amounts to 54.21 hectares.

Overall lands zoned for enterprise and employment are envisaged to facilitate such economic development uses as outlined in the Mid West Regional Planning Guidelines, such as internationally traded services and ICT including software, production, research and development and office development. Development at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The form and scale of developments on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

There are significant areas for Enterprise & Employment development within the plan area including the National Technology Park, the Parkway Valley, Bloodmill Road area and Ballysimon. The Council will continue to facilitate enterprise investment in the area and will work in cooperation with all concerned development and employment agencies and community groups. The main objective of this co-operation is to encourage the provision of employment, developing local resources and promote Castletroy as an investment location.

Design Briefs and specific objectives will be included for enterprise and employment zoned sites such as the site on the Bloodmill Road and Parkway Valley which will allow for consideration of a residential element subject to compliance with the Design Brief for the site. A high standard of design and layout will be required for new commercial/industrial

developments. The areas proximity to Limerick City and the availability of a skilled work force and large resident population all assist in facilitating future employment generating developments in the area.

The principle aims for these areas are to achieve high quality design, visual continuity and pedestrian/cycle friendly environments whilst ensuring the functioning of business and industrial locations. They should not function as retail centres. 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.

### 5.2.2 'Industry' Zoned Land:

This zoning accommodates existing and proposed heavy industrial use north and south of the Ballysimon Road. The purpose of this land use zoning is to facilitate opportunities for industrial uses, activity and processes which may give rise to land use conflict if located within other zonings.

### 5.2.3 Mixed Use Zoned Lands:

This is a new zoning proposed in the Castletroy area for Site Development Brief 2 along the Bloodmill Road. The purpose of this land use zoning is to facilitate opportunities for a mix of uses to reflect the existing enterprise and employment use in the vicinity of the site and to provide for residential accommodation and ancillary services at this focal location on approach to the City.

**Table 7: Lands zoned and developed for industrial/employment use**

Zoning Type	Quantity of land zoned (Ha)	Quantity of Land Developed (Ha)	Quantity of Land Undeveloped (Ha)	% zoned land developed
Enterprise & Employment	140.79	80.53	60.26	57%
Industrial	55.76	50.31	5.45	90.22%
<b>Total</b>	<b>196.55</b>	<b>130.84</b>	<b>65.71</b>	

### **Objective ED 1: Economic Development Proposals**

It is the objective of the Council to permit proposals for new industrial and enterprise development or extension 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 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: Enterprise & Employment Masterplans**

Any Enterprise & Employment development proposed on lands identified, as Site Development Brief Sites on the zoning map shall take into account site-specific considerations set out in Chapter 10.

### **Objective ED 3: Mixed Use Masterplans**

Any Mixed Use development proposed on lands identified, as Site Development Brief Sites on the zoning map shall take into account site-specific considerations set out in Chapter 10.

### **Objective ED 4: Boundary Treatment**

It is the objective of the Council to ensure that where industrial, enterprise or distribution activities are proposed sufficient lands 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 Area**

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 that 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.

### **Objective ED 5: Small-Scale Businesses in Residential Area**

It is an objective of the Council to:

- 1) Permit home based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas and where:
  - (a) The use of the house for business purposes is secondary to its use as a dwelling and the floor area of the business should reflect this; and
  - (b) Adequate parking requirements are met.
- 2) Permit non-residential uses in established and proposed residential areas where they comply with the zoning matrix and are of an appropriate nature and scale for the location proposed. In general, such uses will only be considered where they serve the needs of the neighbourhood within which they are situated.

## **5.4 Retail & Commercial Development**

The proximity of Castletroy to Limerick City allows for easy access to the retail and commercial facilities within the City Centre, but the area itself is also home to a range of neighbourhood retail centres that serve the local population and the Castletroy Town Centre which serves the local population and a larger hinterland.

### **5.4.1 Retail Strategy for the Mid-West Region 2010-2016 (as extended)**

Colliers CRE Consultants have prepared a 'Retail Strategy for the Mid-West Region 2010-2016(as extended)'. The Limerick County Development Plan, 2010-2016(as extended) 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. 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. The strategy notes that it is important for Limerick City Centre to maintain its dominant retail function at the top of the Mid West hierarchy, and to recapture some of the market share it has lost to other retail destinations.

With regard to retail centres in the Limerick metropolitan area satisfying the daily needs of a local catchment population through the provision of main food shopping outlets, the

strategy advises that these should be supported and reinvigorated where necessary. However, their role should not be allowed to expand to encompass a materially broader range of comparison goods as this could lead to further competition with the City Centre.

**Objective ED 5: Retail development**

It is the objective of the Council to facilitate retail development where it is in accordance with:

(a) Retail Planning Guidelines, Department of Environment, Community and Local Government (DECLG) 2012 and the accompanying Retail Design Manual 2012.

(b) The Joint Retail Strategy for the Mid-West Region 2010.

The County Retail hierarchy is defined in two steps: the first step refers to the county as a whole and distinguishes the city centre from retail centres in the county. The second step refers to the metropolitan area. Table 8 below outlines the retail hierarchy for the Limerick metropolitan area as outlined in the Joint Retail Strategy in which Castletroy is designated a Tier 2 Level 2 retail centre.

**Table 8: Retail Hierarchy for the Limerick Metropolitan Area**

Limerick Metropolitan Area		
Tier 1		Limerick City Centre
Tier 2	Level 1	Dooradoyle ( Crescent Shopping Centre)
	Level 2(District Centres)	Caherdavin Castletroy Parkway Roxboro Moyross

Policy ED 13 of the County Development Plan is applicable to Castletroy. The policy seeks to

- a) Maintain the role and scale of the District Centres as primarily convenience shopping centres capable of supporting a main food shopping trip;

- b) To support reinvestment and regeneration of existing district centres on the proviso that it does not change their role and scale;
- c) To ensure District Centres remain as primarily convenience goods and service centres, and not to develop into primarily comparison goods retail destinations;
- d) Not to allow them to expand significantly above the 10,000sqm capacity/threshold set out in the Retail Planning Guidelines for Planning Authorities

The Castletroy area has a broad range of retail services that provide for the needs of the area and its surrounding catchment. The function of these businesses is extremely important locally. The provision of shopping facilities is essential to ensuring the vitality and viability of the district. In recent years the retail choice in Castletroy has increased significantly. Convenience and comparison shopping is available throughout the area including retail warehousing, additional retail floorspace, as well as a number of neighbourhood centres which have developed in tandem with residential development. The district is well served with local shopping facilities such as banks, newsagents, pharmacies and takeaways. The University has its own banks, shops and pharmacy. The Parkway shopping centre to the west and the Childers Road complex to the south west are also available for regional level shopping within close proximity to Castletroy residents. The retail floor space has reached its capacity in terms of the threshold set for Local Authorities by the Retail Planning Guidelines for Planning Authorities in Castletroy. It is considered that the retail provision in the plan meets the demands of the resident population and allows for a self-sustaining community while reducing the need to travel for everyday services.

#### **5.4.3 Neighbourhood and Village Centres**

Local Centres or Neighbourhood Centres are defined in the Retail Strategy as small groups of shops typically comprising a newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population.

Within the Castletroy Area, neighbourhood centres comprise small local parades with very limited car parking which meet the daily needs of a very local area. Their function is extremely important locally to meet 'top-up' convenience goods shopping needs (i.e. those products which need replacing between main food shopping trips) and to provide local services, including the provision of takeaway food. From a policy perspective they are also important as they constitute a sustainable provision of retailing, removing the need to travel and also thereby reducing levels of congestion.

There are a number of village and neighbourhood centres existing and proposed within the Castletroy area:

- Annacotty Village
- Newtown Shopping Centre,
- Groody Neighbourhood Centre,
- Castletroy Park Hotel & Commercial Centre,
- Castletroy Court,
- The Whitethorns
- Castletroy Town Centre,
- University Court,
- Opportunity Site 2 at Towleron

**Objective ED 6: Neighbourhood and village centres, and local shops**

“It is an objective of Council in relation to Neighbourhood and village centres, to:

(a) Support the provision of modern convenience goods stores, of an appropriate scale, and associated retail and service units to enable these centres to meet the day to day needs of their local catchment population.

In the context of Limerick City and its environs the priority shall be to locate large retail developments in town and city centre locations.

Any future development in neighbourhood centres will be required to ensure that the neighbourhood centre complies with the definition of neighbourhood centres as set out in the Retail Planning Guidelines 2012, which is that neighbourhood centres “comprise a small group of shops, typically comprising newsagent, small supermarket/ general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population”.

(b) Within Neighbourhood Centres the entire gross convenience shopping floor area shall not exceed 900sqm in area, (600sqm in area, net). The role of neighbourhood centres should not be allowed to expand to encompass a materially broader range of comparison goods than currently exists in such areas as this could lead to further competition with the City Centre.



**Figure 15: Newtown Shopping Centre**

### **Objective ED 7: Retail Development**

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

- (a) Encouraging the upgrade of existing retail outlets within the plan area;
  - (b) Ensuring that proposal at ground floor level in retail areas within the District and Neighbourhood Centres are restricted to shopping and service activities. Storage use will not be permitted as the primary use at this location;
  - (c) Encouraging the use of upper floors in retail premises for commercial or residential use;
  - (d) Ensure that retail development is of a high standard or architecture design, finish and layout;
  - (e) Encourage the retention of traditional shop fronts within the District and discourage the use of external roller shutters, internally illuminated signs and inappropriate projecting signs;
  - (f) Ensuring adequate car parking is available for all development in accordance with Parking Standards as defined in this plan;
  - (g) Restrict the net retail floor area in petrol stations to 100sqm;
- Improve the quality of the public realm in any proposal including hard and soft landscaping and following the recommendations of the Design Brief for the area;
- (h) Enhancing the physical environment of the area as a location for shopping and business through measures aimed at improving conditions for pedestrians.
  - (i) Limit the development in the designated Neighbourhood centre to such a scale that will not detract from the District Centres function.

### **Objective ED 8: Out of Centre locations**

In relation to Out of Centre locations it is an objective of the Council:

- a) Not to permit any more retail floor space;
- b) Not to permit any new food stores, including discount stores. They should be part of existing centres;
- c) To consider new neighbourhood centre and /or local shops where they would serve new areas of housing development or to meet areas of deficiency, on appropriately zoned sites.

### **5.5 Tourism**

The river amenity within the Castletroy area offers potential for tourism development and to date works to the walkway along the river bank has facilitated access to this great amenity. Equally, the University attracts a lot of business tourism to the area and services need to be in place to support this. Tourism has the potential to make a significant

contribution to the economy of the area and it is important that this resource is harnessed in a sustainable manner.

Sustainable tourism development will not only increase revenue for the area, but will also deliver on conservation, environmental and social goals.



**Figure 16: Mulcair River**

**Objective ED 9: Tourism**

It is the objective of the Council to

- (a) Enhance the tourism potential of the Castletroy area on appropriately zoned lands, including the promotion of new environmentally sustainable tourism products and visitor accommodation including cooperation with the relevant bodies in the marketing and promotion of tourism in the area; and
- (b) Encourage new development for the tourist industry to be located near existing services and infrastructure to support the general economic vitality of the settlement.
- (c) Protect the natural, built and cultural heritage features from unwarranted encroachment of unsuitable development.



### **Strategic Policy for Transport**

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

**Policy T2: It is a policy of the Council to promote the use of the Smarter Travel Network within the wider Castletroy area.**

**Policy T3: It is the policy of the Council to ensure that all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010-2016 (as extended) in relation to transport and infrastructure and the objectives outlined below.**

### **6.1 Introduction**

The Government's policy Smarter Travel: A Sustainable Transport Future, the Mid-West Regional Planning Guidelines 2010-2022, the Limerick County Development Plan 2010-2016 (as extended) and the 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 a target that by 2020 the percentage of those travelling to work by car will decrease from 65% to 45%. It recommends a range of actions. This is a particular challenge in Castletroy where, as noted in Chapter 2 of this plan, circa 70% of the population travel to work, school or college by car. Bus Eireann, Euro Bus and Dublin Coach run very frequent bus services through the area on a daily basis. Maintaining and improving the service between the City and Castletroy remains a priority in this plan and works are ongoing to develop a 10 minute bus connection from the University to the City. Work is also ongoing to improve the routes the buses operate so as to ensure that the demand centres for transport in the area are being adequately served. This will ensure that the area develops in an efficient and sustainable manner and an alternative to the car as a choice of travel is promoted.

The National Transport Authority will soon commence the preparation of a Limerick Transport Strategy for Limerick City & Environs. This strategy will consider all sustainable modes of transport including rail, bus, walking and cycle. Any development in the area shall be consistent with the Limerick Transport Strategy once completed.

There are other issues relating to the effectiveness and uses of the existing transport infrastructure in the area. The R445 Dublin Road passes through the centre of the area and acts as the main artery to serve the large employment centres and residential developments. The area is served by a limited capacity road network with many roads running into it which contributes to congestion problems. There are also capacity issues at the Mackey roundabout which is outside the plan boundary and at UL both of which link into the R445. The M7 Motorway acts in part as a bypass to the area however the concentration of large employment centres and residential estates means that traffic congestion remains a serious issue in the wider plan area. This is highlighted in the Mid West Regional Planning Guidelines (MWRPGs) and the Mid West Area Strategic Plan (MWASP). The MWRPGs also highlight the need to prioritise the provision of the Northern Distributor Road as a major piece of infrastructure for the area.

Because of this congestion travel time to the City both from within and outside the plan area is affected. To help alleviate this problem consideration should be given to provision of a park and ride facility in the area.

**Objective T1: Limerick Transport Strategy**

It is an objective of the Council to ensure that any development in the area shall be consistent with the Limerick Transport Strategy once it is completed.

**Objective T2: Park and Ride**

It is an objective of the Council to provide Park and Ride facilities in the area to relieve traffic congestion and to provide for the convenience and safety of road users.

**Objective T3: New link streets**

It is an objective of the Council to ensure safe and adequate access to existing and developing districts within the Environs by seeking the provision/improvement of new link roads and junctions as shown on Map C-19/25-03. On the layout and design link roads attention shall be given to the context and interface with surrounding land uses in compliance with the Design Manual for Urban Roads and Streets(DoECLG, 2014).

(a)Proposal should make provisions for the accommodation of bus services along the most significant link routes, which shall include identification of bus stopping and turning areas, as well as carriageway capacity and through routes.

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

New road construction works shall include but is not limited to the following works:

- Limerick Northern Distributor Road
- Link Road from National Technological Park to Limerick Northern Distributor Road
- Link Road from Towleron/Garryglass to Bloodmill Road including upgrade of bridge on the Bloodmill Road
- Link Road from Bloodmill Road to Parkway Valley
- Link Road from Groody Road to School House Road
- Access Road to UL Bohs Lands from Limerick Northern Distributor Road
- New road from PJ Matthews on Old Ballysimon Road to Southill

Junction improvement works shall include but is not limited to the following works:

- R445/Plassey Park Road - Annacotty Roundabout Junction
- Lower Golf Links Road/Old Ballysimon Road Junction
- School House Road/Golf Links Road Junction
- R445 Mackey Roundabout
- R445/R506 Junction
- R527 Garryglass Roundabout
- R445 access to Gael Scoile and adjoining Lands
- Plassey Park Road/UL East Gate
- General Junction improvements along local roads to improve junction capacity
- R445/Golf Links Road Junction

## **6.2 Public Transport and sustainable transport**

Bus Éireann operates a regular service in the area which runs every fifteen minutes every day except Sundays, which is every thirty minutes. This links Raheen with O' Connell Avenue, Childers Road, Dublin Road and the University.

A dedicated bus lane ('Quality Bus Corridor') has been constructed along sections of the R445 Dublin Road. The Council recognises the importance of supporting the provision of quality bus services and facilities to promote sustainable forms of transport. It has included an objective in the County Development Plan, 2010 (Objective IN03), to protect bus lanes/quality bus corridors in the Castletroy area and to extend the bus lane beyond the boundary of the Castletroy Local Area Plan to the junction of the R445 with the M7.

**Objective T4: Measures in support of public transport**

It is an objective of the Council to facilitate measures to improve transport infrastructure within Castletroy and networks to adjacent settlements and Limerick City. It is also an objective of the Council to support the provision of a bus corridor link from UL to the City Centre.

All future development proposals shall incorporate the relevant objectives of the Mid West Area Strategic Plan (MWASP 2012-2030), the Smarter Travel Strategy and the promotion of enhanced public transport facilities and services.

Upgrade to public transport networks shall include but are not limited to the following:

- Bus lanes on R445 Dublin Road
- Bus lanes on R527 Ballysimon Road
- Bus lanes on Plassey Park Road
- Bus lanes on Groody Road
- Bus lanes on Milford Road
- Plassey Park Road/UL Bus Terminus
- Local Road Junction Improvements for Public Transport

**6.3 Movement and Accessibility:**

All future development proposals in proximity to the M7 Motorway shall have regard to the DoECLG publication 'Spatial Planning and National Roads Guidelines for Planning Authorities' (January 2012).

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 to 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. Future development of residential and education and community zoned lands in the vicinity of Gaelsoil Chaladh an Treoigh, lands at Towlerton and at the end of the Groody Road shall provide pedestrian/cycle connections through the estates onto Walkers Road, the L1165-2, the Golf Links Road. Roadway access shall link into the Southill Road from the Ballysimon Road.

The indicative link roads shown on the zoning map will help open up lands for development at the end of the Groody Road as will the indicative link road through the Parkway Valley site and the intended roadway through the lands at Towlerton to the Bloodmill Road. These

are large scale road improvement works which will facilitate wider accessibility and ease of movement through the area.

The area is well served by cycle networks both on and off road with very good linkages to the river bank. This work has been spearheaded by the Limerick Smarter Travel team and has resulted in a network of cycle facilities in the area. It is intended to continue work on the provision of further facilities within the wider plan area subject to availability of funding.

#### **Objective T5: Movement and Accessibility**

It is an objective of the Council to:

(a) Encourage the development of safe and efficient movement and accessibility networks that will cater for the needs of all users and to encourage priority for walking and cycling, public transport provision and accident reduction;

(b) Ensure that adequate facilities and access provisions are provided for those with disabilities in the community. The Council will strive to ensure that the provision of such facilities will be in line with current good practice in relation to such issues;

(c) Improve the efficiency of junctions in the District to enhance the free flow of traffic through the District;

(d) Only permit development where a safe and secure access can be provided;  
Require that roads provided to serve private housing developments are designed to a high standard

(e) Improve directional signposting in the District

(f) Advertising signage adjacent to the M7 and the N24 and other major transport routes will be prohibited;

(g) To promote and provide facilities to facilitate increase public transport, cycling and walking and deliver significant modal shift from private car usage to more sustainable transport modes;

(h) Provision of clear and unambiguous carriageway markings and associated directional signage indicating directional priorities for traffic;

(i) Facilitate the improvement of junctions on Public Roads

To support the above objective it is proposed to facilitate the following improvement works to existing public roads

- Widening and upgrading of the R445 to provide for improved Bus Lanes and Cycle facilities
- Widening and upgrading of the R527 Ballysimon Road to provide for improved Bus Lanes and Cycle facilities
- Widening and upgrading of Plassey Park Road to provide for improved Bus Lanes and Cycle facilities
- Widening and upgrading of Groody Road to provide for additional Traffic Capacity near Garryglass roundabout and to provide for improved Bus Lanes and Cycle facilities
- Upgrade and widen Lower Golf Links Road including bridge upgrade works
- Improvements to local roads to provide for improved pedestrian and Cycle facilities
- Close Bloodmill Road connection to Garryglass Roundabout

**Objective T6: 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 Castletroy and facilitate the provision of an attractive and coherent network of off road footpaths and cycle facilities. This will be achieved by:

- (a) Seeking secure cycle parking facilities at appropriate locations as opportunities arise;
- (b) Combined off-road footpath and cycleway links will be required and gaps will be identified in the network.
- (c) A pedestrian/cycle network will be encouraged where identified in Map C-19/25-03 linking existing and proposed residential areas to each other and to amenity areas and to provide permeability across the area.

It is proposed to improve the provision of walking and cycling facilities on the following public roads.

- R445 Dublin Road
- R527 Ballysimon Road
- Plassey Park Road
- Groody Road
- Milford Road
- School House Road
- L1121
- Golf Links Road

The Council will also facilitate and support the provision of off road cycle and walking paths in the following locations:

- Castletroy College to Gael Scoile and Castletroy Shopping Centre
- UL to Annacotty along the Banks of the River Shannon and Mulcair
- Links from Riverside Cycleway to Plassey Park Road and R445
- Various routes in Groody Valley



**Figure 17: Cycleways in Castletroy**

**Objective T7: 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.

**Objective T8: Safeguard the capacity of the M7 and the R445**

It is the objective of the Council to safeguard the capacity of the M7 and the R445 to ensure that any future developments do not compromise the strategic function of these roads.

**Objective T9: Development of land requiring access onto the R445**

Any future development proposal that require an access onto the R445 shall include a Traffic and Transport Assessment in accordance with Objective IN 02: Traffic and Transport Assessments of the County Development Plan, to ensure that junction(s) with the national road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the traffic impact shall be borne by the developer.

**Objective T10: Limerick Northern Distributor Road**

It is an objective of Limerick City & County Council to support the Limerick Northern Distributor Road(LNDR), which will connect the Coonagh to Knockalisheen Road Scheme to the existing R445 (old N7) and adjoining road network to the east of Limerick City which will incorporate Smarter Travel features in accordance with the requirements of the Habitats, Water Framework, Floods, and EIA Directives. Full consideration of all environmental requirements has been made in the progression of the scheme to date. This will continue up to and including project level.

In relation to the LNDR, it is an objective of Limerick City & County Council:

- a) To ensure all mitigation and monitoring measures outlined in the Environmental Report and Natura Impact Report shall be taken into account at project level. Section 11 of the Natura Impact Report (dated February 2017) for the Variation to the County Development Plan provides details of mitigation measures which shall apply to any future development of the LNDR.
- b) To ensure all mitigation and monitoring measures outlined in the Strategic Flood Risk Assessment shall be taken into account at project level.
- c) To support access to the National Technology Park and UL Bohemians

**6.4 Noise:**

The Council is committed to ensuring residents of new housing estates can enjoy the amenity of their dwelling without undue interference from noise. The noise levels from motorways can be significant with the result that houses in the area may suffer from unsatisfactory noise environments. To safeguard this amenity, all new residential planning applications in noise sensitive areas will be required to carry out a noise assessment in line with the principles of "Professional Practice Guidance on Planning and Noise" (2017). Predicted noise levels will need to be in keeping with the World Health Organisation recommendations and guidance.

**Objective T11: Noise Mitigation**

It is an objective of Limerick City and County Council to adopt a strategic approach to managing environmental noise within its functional area, which will aim to prevent members of the population in new residential and other noise sensitive developments being exposed to undesirable noise levels. Developers will be required to ensure that appropriate noise assessments are carried out and the principles of good acoustic design are applied in line with "Professional Practice Guidance on Planning & Noise" (2017) and that predicted internal and external noise levels are in keeping with World Health Organisation recommendations and guidance.

## Strategic policy for Infrastructure

**Policy IN 01: It is the policy of the Council in co-operation with Irish Water to provide for adequate water and sewerage facilities in Castletroy and raise awareness of energy efficiency, and waste management including the minimisation, re-use, recycling/recovery of waste.**

### **Policy IN 02: Compliance with 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 extended) in relation to infrastructure and the objectives outlined below.**

#### **7.1 Introduction**

A key consideration for the development of this area 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 responsibility for water serviced provision now rests with the newly formed body 'Irish Water'. However the Local Authority will remain closely involved in the sector acting as an agent of Irish Water in relation to the operation and maintenance of services.

#### **7.2 Water Supply**

##### **Objective IN 01: Water supply and storage**

It is an objective of the Council working with Irish Water to:

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

##### **Objective IN 02: Water Conservation**

It is an objective of the Council to promote awareness of sustainable water use and to encourage water conservation and demand minimisation by:

- (a) Metering and control of leaks in the Water Conservation programme;
- (b) Promoting Sustainable Urban Drainage Systems and grey water recycling in developments

(c) Minimising the potential for wastage through appropriate design and layout of pipe networks.

### **7.3 Foul Sewerage**

The provision of adequate water supply and wastewater treatment utilities is crucial to the continued expansion of Castletroy. The Castletroy Wastewater Treatment Plant has treatment facilities to cater for a population equivalent of 45,000. This is adequate to cater for the existing load and committed industrial discharges from industry and is not discharging at the maximum load permitted by existing licences at present.

#### **Objective IN 03: Sewerage facilities**

It is the objective of the Council to:

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

(b) Ensure that development proposals 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.

(c) Ensure that discharge meets the requirements of the Water Framework Directive

### **7.4 Surface Water Drainage**

A combined system is in place for foul and storm water within part of area. This may have implication for the capacity of the existing sewerage network, particularly during periods of high rainfall where overflow of untreated wastewater into the waterways can occur when stormwater dominates the system.

#### **Objective IN 04: Surface water disposal**

It is the objective of the Council to:

(a) Require that all applications for development demonstrate that appropriate Sustainable Urban Drainage Systems (SUDS) are examined and where feasible provided.

(b) Require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall in order to establish whether the existing surface water drainage system can accommodate an additional discharge generated by a proposed development(s).

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

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

(e)Surface water runoff to be designed to agricultural runoff rates, subject to agreement with the Local Authority.

## **7.5 Sustainable Urban Drainage Systems**

The extent of paved and other hard surface areas reduces the capacity of the soil to absorb run off and may increase the risk of flash flooding. A sustainable approach to urban drainage encompasses a whole range of approaches to surface water drainage including:

- Source control measures including recycling or re-use of grey water;
- Infiltration devices to allow water to soak into the ground including individual soak aways and communal facilities;
- Permeable surface treatments that in suitable locations allow rainwater and run off to infiltrate into permeable material below ground and provide storage if needed; and
- Water attenuation designs that can hold excess water and that can be emptied gradually and in a controlled manner in drier periods.

The Planning Authority will normally be able to advise of sensitivities on particular sites that will demand some SUDS measures to be adopted. From the initial design phases to subsequent consideration of planning issues and construction, consideration should be given to the incorporation of the principles of sustainable urban drainage into the new development.

The use of SUDS mechanisms will be one of the responses to climate change issues in that it is through such measures that flooding, currently seen as one of the major effects of climate change, can be alleviated. There will be a need for further adaptation of strategies in the future and the Council will, where necessary and appropriate, put these measures in place.

## **7.6 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 Castletroy and is included in Volume 2 - Environmental Report of this plan. Flood risk assessment maps (PFRA) are available for Castletroy under the OPW's CFRAM study. These indicate substantial areas of land along the River Shannon and adjacent to the Monaclieo stream are in the Flood Zone.

In this zone most development is considered vulnerable to flooding. As a response the LAP designates most vacant lands located in the Flood zone as open space or agricultural use. This plan rezones land along the Shannon Banks in the National Technology Park and at Towlerton from Enterprise & Employment to Agricultural use.

The Planning Authority will require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessment 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 05: Flood Risk Management**

It is an objective of the Council to:

- (a) Implement the recommendations of the Department of the Environment Heritage and Local Government and the Office of Public Works Guidance Documents (November 2009)', and any subsequent guidelines.
- (b) Require any development proposal in a location identified as being subject to flooding to: 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;
- (c) Design the development to avoid flood levels, incorporating building design measures and materials to assist evacuation and minimise damage to property from flood waters;
- (d) 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 will not alter the hydrological regime up stream or downstream or at the development location so as to pose an additional flood risk or to increase flood risk;
- (e) Proposals should have provision to reduce the rate and quantity of run-off i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with flood risk, e.g. sustainable drainage systems.
- (f) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and
- (g) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.
- (h) All flood risk assessment 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 and the Shannon International River Basin Management Plan. 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.

## **7.7 Waste Management**

Limerick City and County Council in collaboration with adjoining local authorities prepared a Southern Regional Waste Management Plan 2014-2020. The plan incorporates policies and objectives for waste management in the region. In Castletroy there is a public waste recycling facility located in the Castletroy Town Centre. The nearest civic recycling centre is located in Limerick City providing recycling facilities for a comprehensive range of waste materials.

### **Objective IN 06: 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 developments.

### **Objective IN 07: 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 provide for:

- (a) Adequate space must be given for waster 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 re-designed 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.

## **7.8 Energy and Electricity**

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

## **7.9 Broadband Infrastructure**

The Castletroy area benefits from access to high speed, open access and reliable broadband, through the Metropolitan Area Network (MAN). Broadband with speed of up to 1Gb's is

provided by many operators in the area. The broadband is delivered through fibre optic cable. It is important that in all new developments schemes including road improvement schemes, the correct protocol is followed and ducting is laid down at the onset to ensure that fibre optic cables are installed to deliver benefits of this high speed network to homes. Any single residential or commercial development should include a dedicated fibre duct from a street level into the building. The duct should be in a single length, without sharp bends or blockages in order to allow for easy future installation of the fibre to the building. In addition, any residential or commercial developments of more than one unit must include a dedicated fibre duct from the nearest street junction and connected to each street level fibre cabinet/box outside the units developed with connections to at least 2 commercial broadband operators to be included. This fibre installation will facilitate the deployment of high speed broadband connectivity and the development of Smart Homes and Smart Buildings.

**Objective IN 08: Broadband**

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

**7.10 Smart Homes and Smart Buildings**

Smart Homes and Smart Buildings have high speed connections to the Internet while sensors and data will be used for a better, more sustainable use of energy and increased use of clean, renewable energy sources. The Smart Homes will also facilitate people to live longer, more fulfilling and secure lives in their homes, will enable new services, new channels of communications and entertainment while mundane tasks will be automated and decisions will be made using artificial intelligence. Collective data generated by sensors and IoT devices will lead to better energy use in each of the homes and buildings. District heating or energy storage solutions connected with new forms of transport such as e-mobility solutions and electric car sharing will become de-facto in a Smart Energy District.

**Objective IN09: Smart Homes and Smart Buildings**

It is an objective of the Council as included in the Limerick Digital Strategy 2017-2020 to support the development of Smart Homes and Smart Buildings and to set the foundation for Smart Limerick, the city region where data, automation and artificial intelligence will fuel the knowledge and digital economies and lead to better services and improved quality of life for all.

## **7.11 Telecommunications**

The Planning Authority's goal is to achieve balance between facilitating the provision of mobile telecommunications services in the interest 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 regards to the DEHLG document 'Telecommunication, Antennae and Supports Structures' (DEHLG 1998).

### **Objective IN 10: Telecommunications**

It is the objective of the Council to facilitate proposals for telecommunications masts antennae and ancillary equipment where it can be established that there would be no negative impact on the surrounding area and that no other mode or location can be identified which would provide adequate telecommunication cover to the standard required by local land uses.

## **7.12 Electric Vehicles**

It is important that significant new developments schemes provide the infrastructure for the move towards the use of electric cars. The Council will support the provision and delivery of charging points in new developments as appropriate.

### **Objective IN 11: Charging Points for Electric Vehicles**

It is the objective of the Council to facilitate proposals for the provision and delivery of recharging points for electric powered vehicles within public car parks and at other appropriate locations in Castletroy for domestic, transition and end of journey type travel.



### 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 Castletroy is protected.**

**Policy EH 2: It is the policy of the Council to ensure that all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010-2016 (as extended).**

#### 8.1 Introduction

The protection of the built, historic and natural environment is a keystone to the sustainable development of a town or village. 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 interest of safeguarding the cultural and built heritage, 40 structures have been identified for their contribution to the architectural heritage in the area and have been designated as ‘protected structures’ under Section 51 of the Planning and Development Act 2000(Amended). 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 City and County Council as part of the County Development Plan. 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.

#### **Objective EH 01: Protected Structures**

It is an 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 or architectural importance;
- (c) Development that would adversely affect the setting of the protected structure.

The Council will encourage the rehabilitation, restoration, re-use and change of use of existing older buildings and protected structures where appropriate, in preference to their demolition and redevelopment, in accordance with the principles of sustainable development. Proposals to construct extensions sympathetic to such buildings in order to facilitate their reuse would be welcomed by the Council. In this instance, a change of use, which is in accordance with the proper planning and sustainable development of the area, would not be considered as contravening the zoning provisions in the Plan. Some of the Protected Structures are also listed on the National Inventory of Architectural Heritage. The National Inventory of Architectural Heritage (NIAH) established in 2010, under the provision of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, identifies, records, and evaluates the post-1700 architectural heritage of Ireland. The NIAH provides the basis for the recommendations of the Minister to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). There are 20 NIAH structures located in the proposed Castletroy LAP area. Refer to [www.buildingsofireland.ie](http://www.buildingsofireland.ie) for further details of these structures.



**Figure 18: Mill Building Castletroy**

### **8.2.2 Castletroy/Dromore Architectural Conservation Areas (ACA)**

The collective arrangement of buildings within the University of Limerick complex is considered of significance to the built heritage of the area and contributes to the character

of the area. It is an objective of the Council to preserve the character of this area and therefore it is designated as an Architectural Conservation Area (ACA). The ACA is defined in the Protected structures and ACA Map C-19/25-04. The designation of the ACA does not preclude future development, but the carryout out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially alter 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.

There is a requirement as per the provisions of Part IV (Architectural Heritage) of the Planning and Development Act 2000(Amended) and its accompanying Regulations for additional documentation to be submitted with planning applications for developments within Architectural Conservation Areas. Guidance for this is set out in the Supplementary Application for and in Chapter 3 of the Architectural Heritage Protection Guidelines for Planning Authorities (Planning Guidelines No 9) (2<sup>nd</sup> Edition) 2011 issued by the extensions or stand alone developments, should enhance the character of Architectural Conservation Area. This approach applies also to proposal involving the setting and amenities of Architectural Conservation Areas. In considering proposal for development in these situations, it is the policy to have particularly regard to;

- The potential impact of the proposal on buildings and the receiving Environment – be it natural or man made;
- The potential impact of development on the immediate streetscape, or landscape, in terms of compatibility of design, scale, height, plot width and depth, roof treatments, fenestration, materials, finishes, landscaping, mix and intensity of proposed use.

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

Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the existing building lines and open areas. Where original or early surviving elements, such as windows and doors, rainwater goods, natural slate roofing and lime render and so for the, 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 aluminium windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original material,

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.

#### **Objective EH 02: Architectural Conservation Area (ACA)**

It is the objective of the Council to protect, conserve and where appropriate enhance the ACA as identified in Map C-19/25-04.

Proposals for development within the ACA shall:

- (a) Safeguard the parklands associated with Plassey House in order for the evolved university complex to retain significant tree cover, green areas and vistas down to the River Shannon;
- (b) Safeguard views out from, or in toward the University's principal buildings;
- (c) Safeguard elements associated with the historical evolution of the site such as waterways and water control mechanisms such as sluices or pumps;
- (d) Ensure that the University's setting and amenities are safeguarded from unauthorised works and insensitive developments;
- (e) Reflect and respect the scale and form of existing structures within the ACA in proportioning, overall scale and use of material and finishes and seek to contribute to or enhance the character of the ACA;
- (f) Seek to retain/incorporate/replicate exterior features which contribute or enhance the character of the ACA;
- (g) Ensure priority is given to the pedestrian, to inclusive access, and to facilitate the improvement of the quality of the public realm.

### **8.3 Archaeological Heritage**

Most of Castletroy is in the medieval civil parish of Kilmurry, whilst the eastern parts are in some of the city parishes. Many of the surviving archaeological monuments are enclosures, which are likely to date from early medieval period. Kilmurry, the parish church, was first mentioned in 1291, though the present church was built in the early 19<sup>th</sup> century. The area is fortunate in having two very fine tower houses, one at Castletroy on the banks of the River Shannon, and the other at Newcastle. These generally date from the 15<sup>th</sup> to the 17<sup>th</sup> century. In the 19<sup>th</sup> century there are many mills recorded in the area, at Ballysimon (Indian corn and wheat), Ballyclough (flour, corn and a second mill for paper), Reboge Meadows (a bleach mill), Singland (a beetling mill), Plassey Mills at Sreelane (flour, corn and oatmeal) and Rivers (Indian corn).

The medieval past is represented through such buildings as New Castle and Castle Troy, which gives its name to the area. In the 18th and 19th centuries the rolling farmland of the area formed the parkland for the houses of landed gentry and merchant families. Rivers and streams running through the terrain provided power for various milling industries. Other aspects of life, such as religious practice, saw expression in buildings such as Kilmurry Church of Ireland and the Roman Catholic Church dedicated to Mary Magdalene and places such as the Jewish Burial Ground. In the 20th century many innovations in the practice of architecture found expression here with Modern Movement and some of the earliest timber frame houses built in Ireland in modern times were constructed here in the 1970's.

### **Objective EH 03: Archaeology**

It is the objective of the Council:

- (a) To 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 sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994.
- (b) To 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) To ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.
- (d) That the area of a monument and the associated buffer areas shall not be included as part of the open space requirement demanded of a specific development, but shall be additional to the required open spaces. 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.



**Figure 19: Newcastle - Protected Structure reference 1626**

### **8.3.1 Special Control Area:**

The purpose of this special control area is to preserve in situ and potential subterranean archaeological remains associated with the two ringforts located within the plan area. Development within these zones will not be permitted and a suitable buffer for any proposed development in the vicinity of these sites will be required.

#### **Objective EH 04: Special Control Area**

It is an objective of the Council to maintain the integrity of the Special Control areas within the plan boundary and accordingly no development is permitted within these zones and any development adjoining these areas will be required to maintain an agreed buffer.

### **8.4 Natural Environment**

Castletroy is set within the Lower Shannon landscape character area as designated by the Limerick County Development Plan 2010-2016(as extended). The river forms a natural boundary for the area and endows it with many natural resources. Scattered throughout the area are many impressive trees, both individual and parts of larger stands and groups. Within open space and other areas zoned in the LAP are field boundaries, which, while lacking mature impressive trees nonetheless form an essential part of the natural fabric of the area.

The River Shannon and the Mulcair have been designated as a Special Area of Conservation. The presence of designated sites will have implications for development, in terms of buffer zones, but could also constitute an opportunity, as the designation of such areas is generally recognition of good species diversity and river quality, which would have implications for angling activities and other amenities.

These watercourses are an important amenity and are valued as a natural habitat. This LAP seeks to protect the ecological integrity of the rivers by introducing a 30m buffer zone along the Shannon and a 25m along the Mulcair which prevents the encroachment of future development onto the river bank as recommended by the Shannon Regional Fisheries Board.

These buffer zones protect the riparian zone (the river bank and its vegetation), offer stability during flood conditions, naturally filter pollutants from surface waters, and prevent manmade infilling and consequent silt deposition which can unbalance the river's ecosystem. The buffer also allows the implementation of sustainable urban drainage

techniques (SUDS). While it is acknowledged that development in the past was permitted on the river banks, it is considered necessary at this time when planning for the future of the area that a buffer zone be allocated to prevent further degradation of the natural amenity and biodiversity of Castletroy's rivers. The designation of the buffer does not preclude amenity use provided that walkways and cycleways are constructed sensitively and with minimal impact on the river and the riparian environment. There is potential for linear green paths and cycleways.

Quite apart from the importance of the river corridors of the area from an ecological perspective, the River Shannon, Mulcair and Groody are of particular importance for the following reasons:

- The presence of the Shannon, Groody and Mulcair are important in adding an ecological and amenity value to the Plan Area. The Mulcair to the east is part of the Special Area of Conservation and is of importance for lamprey.
- The rivers provide opportunities for walkways.
- It has become accepted practice in flood risk management internationally, for river flood plains to remain undeveloped and to allow them to flood naturally in order to decrease the flooding risk to populated areas and developed zones.

Castletroy has areas of low-lying land, which, prior to the development of the district over the last 50 years or so, would have been part of the flood plain of the Groody, Shannon and Mulcair rivers and local tributaries. This type of land places limits on what can be achieved both in terms of physical development and also has implications for the provision of space for active recreation such as playing pitches. The evidence for this lies in the large amount of excavated drainage channels, which still remain and also the vegetation, which is largely of wetland character. This is a particular feature of the Groody River Valley. Such areas are particularly common within the Groody River Valley.

This too has implications for development in that it is important for potential developments to demonstrate, where they are permitted in former flood prone areas, that they would not have an adverse effect on flooding regimes within the area and in areas upstream and downstream of the development's location.

In addition to its role as a river corridor of ecological importance, the Groody River Valley is of particular significance to Castletroy. This is due to a number of reasons:

- The presence of the Groody River Valley is important in preserving the identity of Castletroy in that it provides a buffer zone between it and the city of Limerick;
- It, as a tributary of the River Shannon and the presence of the wet grasslands of its floodplain, provides a wildlife corridor and an important feeding ground in the late autumn and winter for wildfowl;

Most of our wildlife occurs outside designated sites and enjoys the protection of legislation in addition to that afforded by planning legislation. It is important that the importance of such wildlife is reflected in the policy content of the Local Area Plan. Another important document that should be taken into account is the 'Shannon River Basin Management Plan'. The purpose of this document is to take an integrated approach towards water quality issues and water quality management in the Shannon Basin. Some of the measures that have been advocated in the Basin Management Plan such as riparian buffer zones have been included in the current plan. The Castletroy Local Area Plan will take cognisance of this document and subsequent versions of it when dealing with water and riparian issues.

**Policy EH 05: Groody Valley Green Wedge**

It is the policy of the Council to preserve and protect the River Groody Green Wedge from inappropriate development in order to maintain its significance as an important ecological role, as a natural wildlife corridor and as a flood risk management zone. The protection of this area is also considered necessary to act as a natural amenity area both for the immediate area, and the nearby city. The management techniques outlined in the Groody River Valley Management Plan in Appendix 2, Map C-19/25-05 of this LAP shall be adhered to.

The Groody is an important riverside amenity and the area around the Groody River is a particularly quiet area in the midst of otherwise noisy surrounding. With this in mind it is the policy of the council to ensure that the area is traversed only by cycleways and walkways. However, it is the policy of the council to facilitate the provision of a Park and Ride, recreational, amenity low intensity agricultural use at this location.

**Designated sites within the plan area**

Site Code	Site Titles	NHA	SAC	Comments
2165	Lower River Shannon SAC site		X	Part of Shannon Catchment.  Important for Salmonids

#### **8.4.1 Lower River Shannon Special Area of Conservation (SAC)**

This site is unusual in that covers a number of different counties. It is a riverine designation with its principal aim being the conservation of aquatic life. Several listed species such as lamprey exist in the stretch of rivers covered by the plan and the Shannon and Mulcair are also important for salmonid species. They are also an important feeding and breeding ground for wintering wildfowl, perhaps less so here than further down stream, nonetheless, it is important to ensure that any activities undertaken in the plan area would not have an additional designations apply to the site at downstream locations (Special Protection Area, Natural Heritage Area) so this reinforces the importance of ensuring that activities within Castletroy have no downstream consequences for natural history designations. To this end additional land has been set aside as Groody River Valley to protect this area. This will serve as a buffer along one of the important tributaries of the Shannon, while a proposed buffer zone along the Shannon and Mulcair rivers will minimise direct effects on the site.

#### **Objective EH 06: 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.
- (c) Ensure that development projects likely to have significant effects on the Lower River Shannon Special Area of Conservation site are subject to appropriate assessment and will not be permitted under this plan unless they comply with Article 6 of the Habitats Directive.
- (d) 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).
- (e) In terms of general nature conservation, the Council will protect undesignated habitats such as notable trees and hedgerows and ponds/wetlands and other natural features of local importance.

#### **8.4.2 Trees for Preservation within the Plan area**

Trees can be as visually prominent as buildings and are an important landscape component. They are able to integrate with building structures providing important landscape features and visual variety. From an ecological viewpoint, whatever the species, it is important to ensure that an adequate tree stock remains within the Castletroy area.

Closely related to the question of trees in the landscape is that of hedgerows. Within the LAP area there is a presumption against the removal of these landscape features. These are part of the fabric and history of the landscape. Apart from their visual contribution they are also important habitats in their own right. In order to ensure their continued vitality and usefulness as landscape features and habitats they require continuous management, particularly, if they are to be integrated within new developments.

The link between the quality of the local environment, of which trees are an important component, and human well-being is one that is increasingly recognised. With that in mind it is considered necessary to include the following objectives.

##### **Objective EH 07: Trees on residentially zoned lands**

There are a significant proportion of existing trees on land zoned for residential development in the townland of Castletroy. Any future development on these lands shall incorporate as many of the trees as possible into the scheme. A comprehensive tree survey carried out by a suitably qualified person shall be submitted with any future planning application.

##### **Objective EH 08: Tree Protection and Nature Conservation**

It is the objective of the Council to protect natural stone boundary walls, mature trees, woodlands and hedgerows. 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.



**Figure 20: Trees at entrance to Foxhollow housing estate**

## **8.5 Climate Change**

Promoting land use patterns and economic activity that minimise effects on climate change is an objective of Limerick City and County Council. As part of this objective, the Council will endeavour to promote responsible development and management of land, drainage systems and natural habitats and the local delivery of energy, efficiency and adaption to climate change in Castletroy.

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 regard 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 EH 09: Climate Change & Adaption**

It is an objective of the Council to support the National Climate Change Strategy and follow on document the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 (or any updated/superseding document) including the transition to a low carbon future, taking account of flood risk, the promotion of sustainable transport, soil conservation, the importance of green infrastructure, improved air quality, the use of renewable resource and the re-use of existing resources.

**Objective EH 10: Compliance with the Water Framework Directive**

All development activities governed by the plan shall be carried out in accordance with the provisions of the EU Water Framework Directive and associated regulations and guidance documentation.

**Objective EH 11: Compliance with Environmental Impact Assessment (EIA) Directive**

Any developments that fall within the ambit of the EU EIA Directive 2011/92/EU(as amended by the EU directive 2014/52/EU) and associated regulations shall be subject to the contents of the revised directive and the updated regulations.

### Strategic Policy for Community and Recreation

#### Policy C1: Community and Recreational Facilities

It is the policy of the Council to ensure that community infrastructure and a range of open space opportunities for passive and active recreation contribute to a vibrant, prosperous urban settlement. This is conducive to ethical principles of healthy communities, inclusivity and accessibility to facilities for all abilities, and sustainability to ensure that Castletroy is a greener, cleaner, more welcoming place to live, work and attract investment.

#### Policy C2: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure that all developments in relation to community infrastructure, education, childcare, health facilities, open space, and recreational facilities comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010 – 2016(as extended) and the objectives outlined below.

### 9.1 Introduction

National policy recognises the importance of community infrastructure and recreation opportunities to a vibrant community. The collective well-being of an urban settlement is correlated with the quality of the urban environment. Open spaces can assist the Council and the community achieve the wider objectives for biodiversity, health and well-being, place-making and identity. Green spaces can contribute to the legibility of an urban settlement assisting ones sense of location, direction and orientation. Open spaces can contribute to the intangible values of a community's sense of pride, civic activities and engagement, and collective ownership. The following policy documents express this sentiment at the national level:

- Ready! Steady! Play! – National Play Policy, 2004:
- Quality Housing for Sustainable Communities, 2007:
- Sustainable Residential Development in Urban Areas, 2009:
- Guidelines for Planning Authorities on Local Area Plans, 2013 and the companion document Manual for Local Area Plans, 2013:
- Best Practice Guidelines Design Standards for New Apartments – Guidelines for Planning Authorities, 2018

- Framework for Health and Well-being 2013 – 2025 under the Healthy Ireland programme.

At a local level policy documents include:

- Limerick and Clare Sports and Physical Recreation Strategy, June 2013 :
- Limerick City Council Sports and Recreation Plan 2010 – 2019:
- County Limerick Recreation Strategy and Action Plan 2010 – 2012,
- Healthy Limerick programme launched in 2017.

National planning guidance requires consideration of community facilities and open space when preparing development plans, and planning applications. As a means to the prompt these considerations Limerick City and County Council requires developers of housing estates to submit Sustainability Statement and Social Infrastructure(SSSIA) as part of their planning applications since the adoption of the Limerick City and County Development Plans in 2010. At a policy level open space is considered an integral aspect of the local area plan (LAP)/metropolitan plan(MAP) process and the City and County Development Plan (CCDP) process.

In recent times the term ‘green infrastructure’ is considered more appropriate when looking at open space provision. This concept is defined as looking at the totality of open space in an urban area, and the opportunities to develop a connected system of the parks, green wedges, green corridors. The connectivity of open space is considered important to address wider sustainable transport/movement goals, and biodiversity principles of the movement of flora, fauna, pollinators and insects. Connected open spaces can also contribute to a more active and healthy lifestyle providing opportunities to cycle and walk/run at ease with comfort, and safe from traffic

## **9.2 Community and Recreation**

There is a mix of sporting facilities in the Castletroy area with both private clubs and public parks. 42.37 hectares are zoned as Public Open Space in the proposed LAP and 61.92 hectares are zoned Sports Grounds. The 2009 Castletroy Plan did not make a distinction between types of Open Space and the zoning assigned related to Open Space and Recreation. It was considered prudent in the review of the plan to separate the zoning types out into Public Open Space and Sports Grounds. The total area zoned in the 2009 plan for Open Space and Recreation was 106.27 hectares. An additional 96.55 ha are zoned as Groody Valley Green Wedge which also provide valuable amenity, passive and active recreation.

To align with the policy for open space as stated previously the following are the objectives of the proposed Castletroy Plan based on the themes of; value, quantity, quality, sustainability, conservation and protection.

While there is a shortfall in the provision of public open space and playgrounds in the Southern Environs area the Council continues to seek the provision of such facilities. However, the downturn in the economy with the consequent reduction in income from development contributions places a serious constraint on this response.

The Council has continually prevented encroachment of development onto the land designated as the Groody Valley Green Wedge. This area has been designated with a Site Development Brief in this Local Area Plan and promotes a mixed use on the site with residential development at the northern end to be supported by natural habitats, walkways and cycleways at the southern extremity.

Provision is also made for the development of playgrounds/playlots in tandem with new residential development. The identification of possible amenity walkways and cycle routes also forms an important part of the plan.

**Objective C1: Protection of lands zoned for open space**

It is the objective of the Council to:

(a) Protect existing open space, by not permitting development which encroaches on open space by reducing the recreational value to the public.

(b) Protect semi-natural open space areas from inappropriate development in the interest of recreational enjoyment, community health and well-being, flood protection and biodiversity.

(c) Seek in partnership with other agencies to develop active and passive recreational opportunities, such as the Groody Road recreational linkway, and/or where the need arises considering demographic profile and future demand.

**Objective C2 Improve Open Space Provision and encourage active and passive open space use:**

It is the objective of the Council to:

(a)Co-operate with sports clubs, schools and community organisations to provide quality sports and recreational facilities to the community. The Council encourages a multi-use and co-use of facilities of a complementary nature to support more diverse range of sport and recreational opportunities. Proposed development shall demonstrate quality pedestrian and cyclist linkage.

(b)Ensure residential development incorporates appropriate provision of quality public open space and playlots in accordance to national guidance and any subsequent guidance within the timeframe of the proposed Plan. Open space provision will be proportional to the scale of the number of residential units proposed, consider access to existing open space and of a quality cogniscent of the principles of national guidance including accessibility, personal and child safety, linkage, place-making, and permeability and the hierarchy of open space.

(c) To ensure that proposals for largescale development on land zoned Enterprise and Employment incorporate active and passive recreational opportunities for employees.



**Figure 21: Castletroy Park**

### **Objective C3: Open space hierarchy and playground provision**

It is the objective of the Council to:

(a) Require residential development to adhere to the requirements regarding open space within housing estates in accordance with Table 9 Open Space Hierarchy in Residential Estates.

(b) Require applications for residential developments to demonstrate clearly that sufficient consideration by the developer has been given to the provision of functional open space as per DEHLG 2009 guidelines on design of urban residential development.

(c) The Council will seek to ensure that every new residential unit in new housing estates is located within 100m walking distance of a pocket park / play lot, small park, or local park. Such facilities must be clearly delineated on planning application drawings and demarcated in advance of the sale of any of the units.

**Table 9: Open Space Hierarchy within Residential Estates**

<b>Type of Public Open Space</b>	<b>Area</b>	<b>Accessibility from residential units</b>	<b>Note</b>
Play lot/ pocket park – primarily catering for play for younger children	400sqm – 0.2 hectare	Every home within 100m walking distance	To be provided in all cases in housing estates, overlooked with passive surveillance by as many houses as is practicable. Not permitted to side or rear of dwellings.

			Developers will be required to provide a minimum of two permanent play features on site.
Small Park	0.2 ha – 2 ha	Every residential unit within 400m walking distance	To accommodate a small play ground with a minimum of 4 play features, kick around space, and passive recreation. Must be overlooked with passive surveillance by as many houses as is practicable. Not permitted to side or rear of dwellings.
Local Park	2 hectares – 20 hectares	Residences to be within 1km	To accommodate a wide range of uses including playing pitches, passive recreation and biodiversity areas

**Objective C4: New amenity areas and walkways**

It is an objective of the Council to:

(a) Continue to facilitate the development of walkways as indicated on the Amenity & Transport 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 overlook proposed walkways.

(b) Co-operate with other agencies to enhance and provide recreational and amenity facilities in the area.

**Objective C5: 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 area is currently served by a number of pre-school/after schools and childcare services including Kiddies Klub, Monaleen Road, Silver Apples Crèche, UL and Tall Trees Childcare along the Golf Links Road. The area is served by three primary schools, Monaleen NS on the Monaleen Road, Mildford NS at the University complex and Gaelscoil Chaladh an Treoigh on the Dublin Road. These three national schools have an overall enrolment of 1,707 pupils. Based on the population profile ascertained from the 2016 Census data and as outlined in Chapter 3, demand for educational facilities will continue to rise in Castletroy in the lifetime of this Plan. As outlined in Chapter 2, Castletroy has a relatively young population with 2,719 persons under the age of 14 years. This equates to 19% of the total population. To plan for this it is considered prudent to reserve additional lands for a national school. This site zoned for Education and Community facilities is located at the end of the Groody Valley.

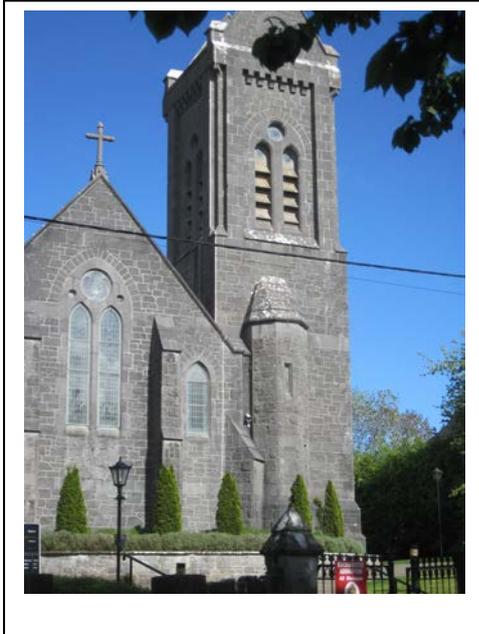
**Objective C6: Educational Facilities**

It is the objective of the Council to:

(a) Reserve lands to facilitate the delivery of a new National School in the area.

(b) 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 development of 5 or more dwellings.

(c) Ensure that all proposal for childcare facilities shall comply with the development management standards of the County Development Plan.



**Figure 22: Mary Magdalene Church**

#### **Objective C7: Provision of a Library**

It is the objective of the Council to support the provision of a library in the Castletroy area.

#### **9.4 Health Facilities**

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 and to permit healthcare facilities subject to good planning practice. The Council will continue to support further economic and social progress with regard to health services including capital investment in community and continuing care services in the Castletroy area.

**Objective C8: Provision of Healthcare Facilities**

It is an objective of the Council to:

Support the Health Service Executive 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 principle of sustainable development.



### **Overall Strategic Policy**

#### **Policy UD1: Urban Design**

**It is the policy of the Council to promote high quality design through the LAP area and ensure that future development in Castletroy is guided by principles of best practice and sustainability.**

#### **Policy UD2: Compliance with Limerick County Development Plan Development Management Guidelines**

**It is the policy of the Council to determine applications for development in accordance with the policies, objectives and development management standards set out in the Castletroy LAP and the Limerick County Development Plan in order to ensure the proper planning and sustainable development of the area.**

### **10.1 Introduction**

Good urban design is essential for attractive places to live in, work in and relax in. It is achieved by the arrangement of streets and spaces, the mass, scale, design of buildings, the materials used, colour scheme and finishes of buildings, roads and footpaths. Street furniture also contributes to urban design, as does a mix of appropriate complementary land uses. 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.

This chapter of the Castletroy LAP is intended to provide guidance to assist prospective applicants in drawing attention to aspect of planning and design that a Planning Authority will be taking into account when assessing applications for future development. Since adoption of the 2009-2015 Castletroy Plan (as extended) there has been a number of guidance documents issued which deal with urban design.

- DECLG (2013): Design Manual for Urban Roads and Streets
- 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
- DEHLG (2009): The Planning System and Flood Risk Management
- DHPCLG (2018): Sustainable Urban Housing: Design Standards for New Apartments
- DTTS (2009): Smarter Travel – A Sustainable Transport Future
- DEHLG (2007): Quality Housing for Sustainable Communities'

- DT A Sustainable Transport Future 2009 – 2020'
- National Building Authority's (2002) ' Building for Everyone – Inclusion, Access and Use,'

The DEHLG also recommends using the UK's 'Manual for Streets' (Dept of Communities and Local Government, 2007) in designing residential streets.

## 10.2 Themes and principles of Urban Design

A successfully designed urban area would generally be governed by the following themes.

1. **A commitment to achievement of a high design quality.** It is considered essential that there would be a commitment to good design as a sustainable and cost effective means of accommodating suitable land uses in a way that enhances a local sense of place and creates vibrant communities. Design should be both comprehensive in its scope with respect to its brief and thorough in its attention to detail.
2. **Sensitive response to context and insertion of distinctive character:** The key questions are how does the development respond to its surroundings? How do proposals create a sense of place?
3. **Accommodation of an appropriate type and variety of uses and tenures:** A key challenge is how to accommodate and facilitate a variety of uses that will nurture a sense of community and vitality to a neighbourhood.
4. **Ensuring connectability and inclusivity:** How well is the new neighbourhood / site connected? How easily can people use and access the development? How will parking be secure and attractive?
5. **Environmental efficiency and responsibility:** How does the development make appropriate use of resources, including land?
6. **Ensuring adequate amenities for private and for public needs:** How does the layout of the development safeguard the privacy of its residents and provide for their amenity needs? How does the proposal create people-friendly streets and spaces? How safe, secure and enjoyable are the public areas?

On a local level the Limerick CDP 2010 – 2016(as extended) 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 for 5 or more dwellings, or commercial / industrial developments over 1,000 sq. metres. 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. The design statement should outline a justification for the development as proposed and any alternative design options considered. The accompanying Sustainability Statement and Social Infrastructure

Assessment should also demonstrate the design considerations having regard to the transport, energy, ecology, and social quality.

In respect of qualifying development proposals, the design statements required should make explicit reference to up to date national guidelines, how the site and context is appraised, and how the design meets the objectives and follows the site specific guidelines of this Plan as relevant to the site or opportunity.

### **10.3 Design at Landmark Locations**

High quality urban design which makes a statement in terms of ‘distinctiveness’, ‘landmark feature’, and ‘sense of place’ will be expected at locations of high visibility in the built environment of Limerick. The Council will encourage quality innovative modern design in terms of its context with the surrounding urban area.

Any development proposals at landmark locations within Castletroy and on the approaches to Limerick City should be of a high quality design. These proposals should, therefore, demonstrate innovative architectural design principles, contribute to a sense of distinctness, reflect arrival at a city and ‘sense of place’, and thereby, enforce a positive image of Castletroy and the greater metropolitan area.

Landmark locations include development lands at the Vistakon roundabout, lands adjacent to the Supervalu Shopping Centre, lands at the junction of the Groody Road and the R445, lands at Towleron adjacent to the Ballysimon Road Roundabout and lands within the Parkway Valley.

#### **Objective UD 1: Landmark locations on the approaches to Limerick City**

It is the objective of the Council to require development proposals at landmark locations within Castletroy and on the approach to the City to demonstrate high quality innovative design in and adjacent to these locations.

#### **Objective UD 2: Design of Landmark Locations**

Landmark locations/focal points/gateway buildings i.e. street corners or road junctions should be emphasized by form and massing and/or a complementing detail (i.e. higher density development/an additional storey, design feature etc). In housing developments in particular this would also act as a natural method of traffic calming where there is not full visibility around a corner.

Landmark buildings are essential to creating a sense of place in terms of mental maps that people associate with a certain place.

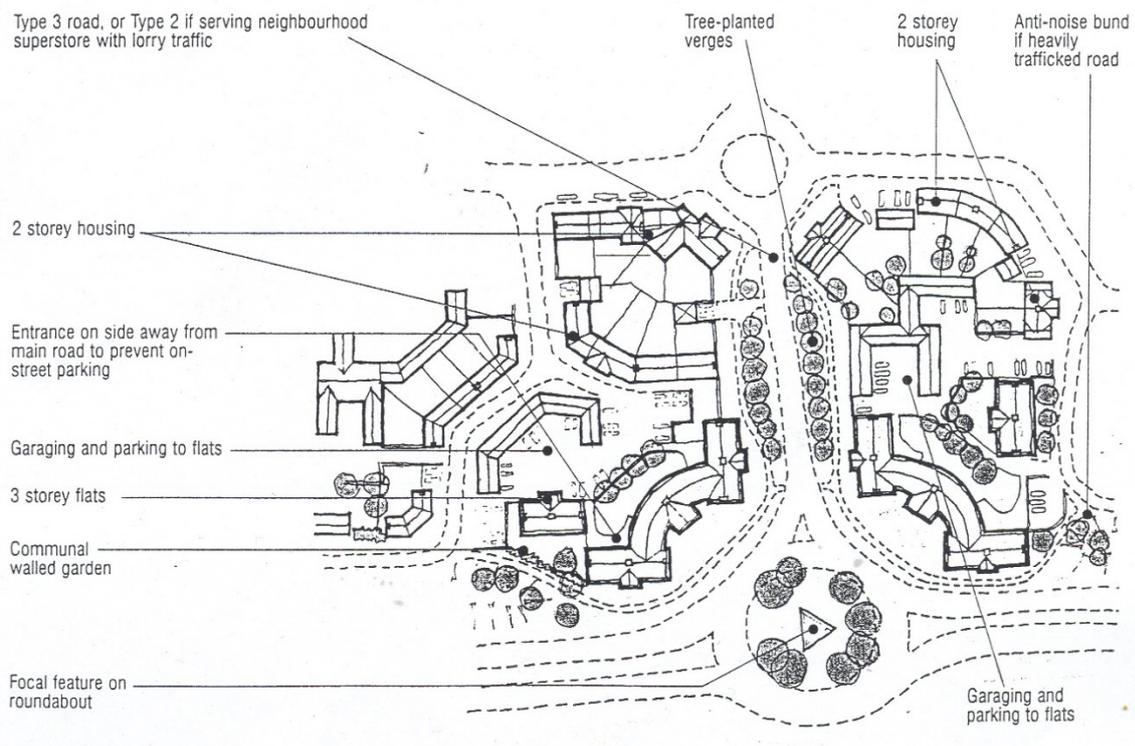


Figure 21 : Landmark locations/focal points/ gateway buildings

#### 10.4 Castletroy Site Development Briefs

A number of site development briefs have been prepared within the Castletroy area, the development / redevelopment of which represents opportunities for delivering environmental and economic benefits to the area. The identified opportunity sites are:

**Site 1: Site Development Brief 1– Groody Valley site area 29.2 hectares**

**Site 2: Site Development Brief 2– Lands at Bloodmill Road site area 15.17 hectares**

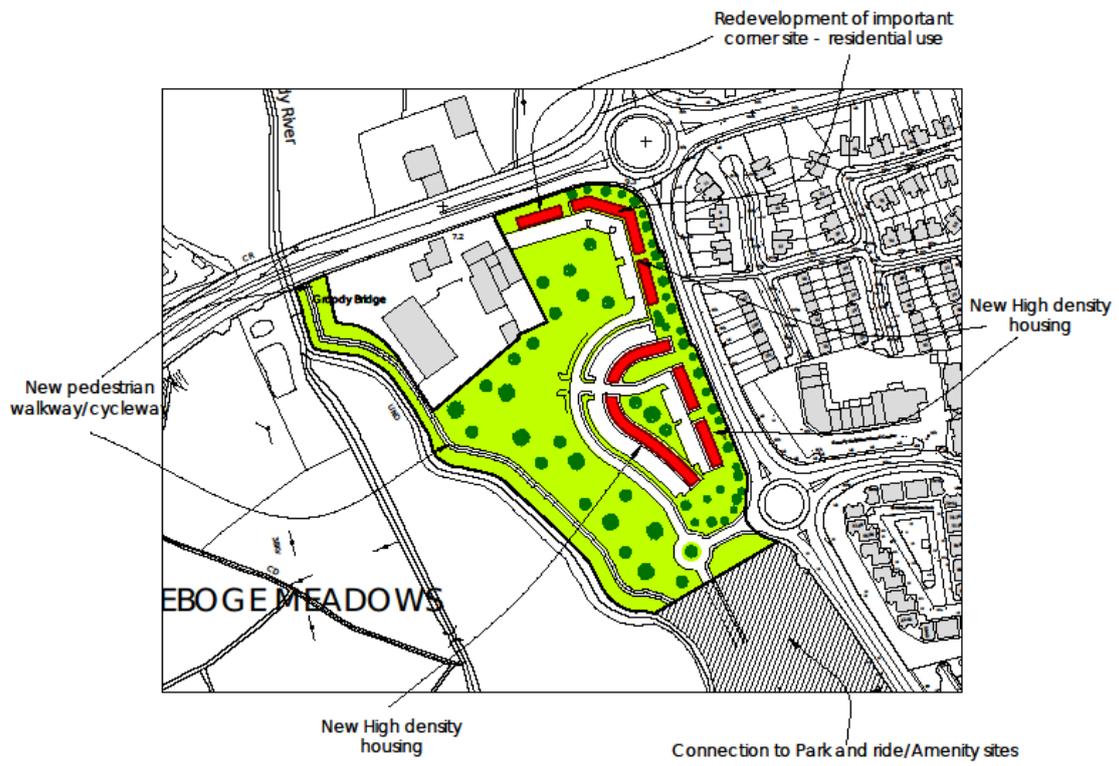
**Site 3: Site Development Brief 3– Parkway Valley Lands site area 5.27 hectares**

**Site 4: Site Development Brief 4 – Lands to the rear of the Gaelscoil site area 2.5 hectares**

Development objectives and indicative site development briefs have been prepared for these sites to guide redevelopment ensuring that future development proposals adhere to the principles of good design.

Applicants are referred to the development objectives outlined below which should be incorporated into development proposals for these areas. The design briefs shown below provide an indicative framework of how the objectives can be achieved and alternative proposals will be considered where they meet the objectives of this LAP.

### 10.4.1 Site Development Brief 1: Groody Valley



### **Site Description**

The Groody Valley stretches from the UL roundabout along the R445 down along the Groody Road and crosses the Ballysimon road. The majority of the site is in a flood plain and is an important part of the flood management strategy for the LAP area. This limits the development potential in the area as it is likely to cause further flooding in the future and exacerbate the effects of flooding. There are currently no buildings on the Groody Valley Green wedge and the purpose of the designation was to maintain the natural boundary between the City and the Environs and to allow the area to function as a Green Lung in an urbanised context. As the Groody has been identified as being important for salmonids the provision of a suitable buffer between any development and the Groody River will be required. The current zoning extends the Groody Valley Green Wedge area from 84.76 hectares to 96.55 hectares and allows for a portion of residential development which is considered would complement the potential amenity use of the site and create a landmark presence on approach to the City. There is also potential to develop a linear park to provide walkways and cycleways at this location.

### **Groody Valley Site Development Objectives:**

#### **Objective GV 01: High quality residential development**

It is an objective of the Council to facilitate the following on the Groody Valley site:

- (a) The area of the site zoned for residential purposes at a focal point on entry to the City should be looked at in the context of a planning application for high quality landmark residential units and should include for the redevelopment of the fuel depot site along the R445 Dublin Road.
- (b) Due to the proximity to the University the site maybe appropriate for student accommodation.
- (c) Opportunities for increased building heights within the site shall be considered in any application submitted. Any building heights proposed must take account of the properties in the vicinity.
- (d) Any car parking proposed shall be located to the rear of the building and shall be adequately screened and sympathetically integrated within the development site.
- (e) Access is required to provide for complimentary development on the Groody Valley which is supported by Objective GV02 below.

**Objective GV02: Park and Ride and amenity use**

It is an objective of the Council to provide a Park and Ride facility in the area.

**Objective GV03: Improved Permeability:**

It is an objective of the Council to facilitate the provision of a network of pedestrian and cycle routes and active and passive open space use through this area.

Provision needs to be made in any planning application submitted for development on these lands to facilitate any road widening that supports public transport which may be required along the Groody Road.

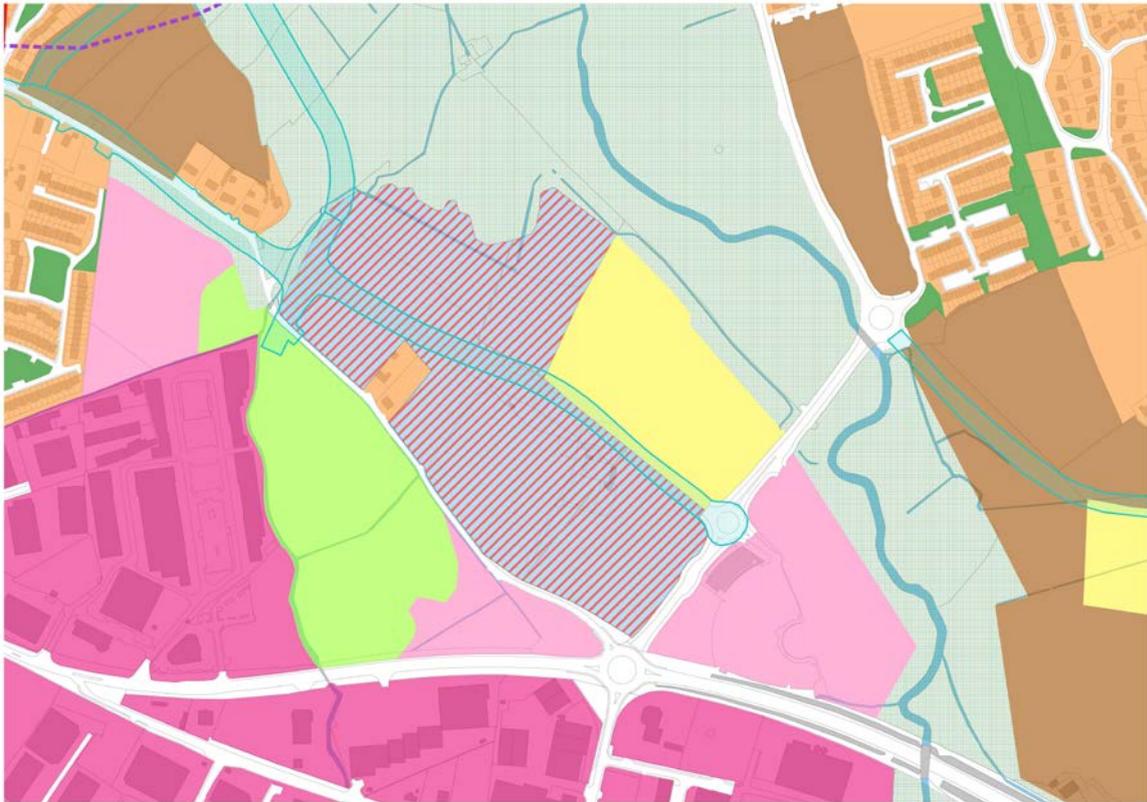
**Objective GV04: Semi – natural area**

It is an objective of the Council to support the function of the area as a low intensity agricultural zone with grazing and forage production with capacity in places for planting of native species. The area also fulfills a very important function as a floodplain and it is an objective of the Council not to compromise this role through inappropriate development at this location.

**GV05: Open Space**

It is an objective of the Council to support the provision of an area for recreational use near the proposed park and ride site.

### 10.4.2 Site Development Brief 2: Lands at Bloodmill Road



## Site Description

The site is located in a highly visible location on one of the main approaches to Limerick and comprises lands with a Mixed Use zoning.

The lands are bound by the Groody River Valley to the east, the Bloodmill Road to the south west, the link road between the Groody Road and the N24 to the south east and agricultural lands to the North West. The existing Bloodmill road is narrow and substandard, however there is a proposal in the Plan for a new link road ('Bloodmill road re-alignment').

The site is currently used for grazing with whitethorn hedges forming field boundaries. The sites topography slopes upwards from the Bloodmill road towards an old farmhouse and farm yard and then slopes downwards towards drains at the northern boundary.

### Objective:

The overall objective of this development brief is to promote the planned and co-ordinated development of this site. The intention is to secure a comprehensive, high quality mixed-use development, which is architecturally distinctive but respects and makes a positive contribution to the wider locality. This brief will act as a guide to developers wishing to formulate detailed development proposals for the site.

The masterplan shall illustrate a permeable network of mixed use development with clear hierarchies of public and private open spaces, ensuring a legibility of design and place making to create a vibrant and pleasant new neighbourhood.

### Site Development Objectives:

#### Objective BM01: Masterplan

(a) It is an objective of the Council to require the preparation of a masterplan, which shall be prepared by a suitable qualified person, with accompanying design statements showing how the design concepts are consistent with the design brief principles. These proposals shall demonstrate using drawings the internal organisation of land uses, amenities and the layout of each block; the detailed design of individual buildings and spaces including private and collective amenity areas; hard and soft landscaping; choice of materials, finishes, street furniture, signage and lighting. Finishes, materials and heights shall be consistent with the overall site development.

(b)The masterplan shall focus on the creation of a high quality environment in terms of overall design and layout, a mixture of functions, tenure types and unit sizes and the provision of a broad range of on-site facilities for existing and future residents and employees.

(c)The area designated as Groody Valley Green Wedge, along the north of the site, shall be incorporated into the overall masterplan.

(d)The development of any portion of this shall will be required to provide a masterplan for the intended further development of the entire site.

(e)The development of the link street will be required for access to the site – direct access from the L5173-1 will not be permitted

**Objective BM02: Provision of Mixed uses**

(a)The masterplan shall clearly indicate the various mixed uses, which shall include residential, enterprise and employment uses, retail and education uses.

(b)A maximum of 65% of the Mixed Use zoned lands shall be developed for residential purposes.

(c)Retail development shall be of a scale to serve the local residential and working population and shall not be to such a scale that it will detract from higher order retail centres serving the area. The maximum gross retail convenience floor space shall be 900sqm and shall comprise of a number of units.

(d)Retail warehousing will not be permitted at this location.

(e)Complimentary uses such as Nursing Homes, Crèches etc may also be considered at this location.

**Objective BM03: Provision of high quality design**

(a) This is a key site on approach to the City zoned for Mixed Use. Reference for development of this site should be drawn from the Northern Trust buildings directly to the south.

(b) A high quality contemporary design will be encouraged to give the new development a distinct identity, with a high quality architecturally designed land mark building along the southern section of the site.

(c) Any building proposed on these lands should respect the established building height in the vicinity and complement the building finishes.

(d) Any car parking proposed shall be located to the rear of the building and shall be adequately screened and sympathetically integrated within the development site.

**Objective BM04: Provision of a School**

The Council have made zoning provision to accommodate a school at this location. The design and siting of the school shall adhere to the requirements for the 'The Provision of Schools and the Planning System', Department of Education & Science, DEHLG 2008, and will be subject to normal planning considerations such as traffic safety, residential amenity and public health. The development of the link street will be required for access to the site – direct access from the L5173-1 will not be permitted. The development of this site should make provision for pedestrian and cycleway linkages to the Groody Valley.

**Objective BM05: Density and housing type mix**

It is an objective of the Council to:

(a) To require a minimum density of 35 units per hectares.

(b) To provide for a range and type of houses.

(c) Where apartments are proposed they should be planned with a range of apartment sizes and shall be consistent with DECLG guidance under S28, 'Sustainable Urban Housing: Design Standard for New Apartments' (DECLG, December 2017) in all respects including size, internal storage, private amenity space, ceiling heights and aspect and communal facilities etc.

### 10.4.3 Site Development Brief 3: Lands at Parkway Valley Site



#### **Site Description:**

This site is located adjacent to the Parkway Retail Park in the townland of Singland. It is bounded by the Dublin Road (R445) to the north, the Parkway Retail Park and Castletroy View to the west, Carn Ree to the south and undeveloped lands stretching to the Groody River to the East. The site is a brownfield site which contains a partially constructed and uncompleted retail/commercial development. Construction ceased on site in 2009. A steel skeleton remains on site. The vision for the development of these lands will be focused on the creation of a high quality environment in terms of overall design and layout, a mixture of functions, tenure types and unit sizes and the provision of a broad range of on-site facilities for future employees. The principle uses on this site shall be for employment creation. A range of other uses are considered open for consideration but are seen as ancillary to the primary use as an employment zone. An element of residential use in this employment zoned area may be considered where the proposed development makes a positive contribution to the area in terms of adding to the richness and diversity of uses. It is considered that the retail needs of the area are being sufficiently met by the adjoining retail parks and shopping centres and the provision of retail development on this site will not be permitted.

**Objective PV01: Masterplan**

It is an objective of the Council to require developers to prepare detailed development proposals prepared by a suitably qualified person, with accompanying design statements showing how the design concepts are consistent with the Masterplan principles. These proposals shall demonstrate using drawings the internal organisation of land uses, amenities and the layout of each block; the detailed design of individual buildings and spaces including private and collective amenity areas; hard and soft landscaping; choice of materials, finishes, street furniture, signage and lighting. Finishes, materials and heights shall be consistent with the overall site development.

Due to the sites strategic location along the R445 Dublin Road it is recognised that there is potential for increased building heights at this location. A masterplan which indicates building heights to include landmark buildings should be provided in any planning application made on this site.

**Objective PV02: Provision of high quality Enterprise & Employment**

The Council will support the development of the area as a major employment centre with supporting facilities such as crèches and amenity areas for employees and visitors. A high standard of urban design will be required throughout the site in order to create a high quality environment with a defined sense of place, functionally and physically connected to the existing and permitted development on surrounding lands.

**Objective PV03: Public Realm**

The Council will support the development of civic square and streets with active frontage. The public realm will be characterised by a high standard of quality finishes and treatments. A network of high quality spaces formed by quality buildings, paving and landscaping is required. Architecturally designed buildings and open plazas, using high quality finishes will define civic spaces. Development shall be double fronted and shall address the Groody Park and the Dublin Road and streets and civic spaces within the development.

**Objective PV04: Residential Development**

Any development proposals on this site shall demonstrate a sufficient mix of uses and a maximum 15% of any development/redevelopment on this site shall be for residential use and shall be appropriately integrated with other proposed development on site to ensure the creation of a successful mixed use development.

**Objective PV05: Parking**

Where parking is provided, the use of underground parking will be encouraged and shall be sensitively located and adequately screened.

**Objective PV06: Improved Permeability**

A network of pedestrian and cycle routes shall be provided through the lands and shall provide appropriate links to the Groody Valley Wedge. Details of these linkages will be required in the masterplan submitted for this site.

**Objective PV07: Access**

Access to the site shall be via one entry point only along the R445 Dublin Road with potential for a new access point to link with the Tipperary Road as indicated on Map C-19/25-03

### 10.4.4 Site Development Brief 4: Lands to the rear of the Gaelscoil



**Site Description:**

This site is located on lands between the R445 and the L1165 between the rear of Gaelscoil Chaladh an Treoigh and Castletroy College. The land is unoccupied and zoned for Education and Community facilities in order to provide for necessary community facilities in line with the future growth of the area. To this end a masterplan has been developed for the site to allow for a network of pedestrian and cycle routes and for active open space use/playing pitch.

**Objective GI 01: Provision of Community facilities**

It is an objective of the Council to facilitate the provision of community use at this location to include a playing pitch, a network of pedestrian and cycleways and ancillary works which shall connect the R445 Dublin Road with the L1165 Newtown road.

**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, 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 areas 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 Castletroy within and beyond the lifetime of the Plan.
- Encouraging the development of Castletroy as a compact and coherent settlement in its own right as well as recognising the areas role as a suburb to the City;
- 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 2009 LAP.

**Figure 22: Total Zoned Lands**

Zoning	Area designated in 2018 LAP (ha)	Area designated in 2009 LAP (ha)	% change
Agriculture	93.94	53.92	+88.6
Education and Community Facilities	36.24	121.95	-70
Existing Residential	261.17	320.86	-22.8
Groody Valley Green Wedge	96.55	84.76	+13.9
Enterprise & Employment	142.43	194.12	-26.6
Industrial	55.76	70.16	-20.5

<b>Open Space</b>	42.37	67.09	-36.8
<b>Sports Grounds</b>	61.92	New use category	
<b>Residential Development Area</b>	80.03	106.63	-25
<b>Retail</b>	24.38	45.02	-45.8
<b>Special Control Area</b>	.98	.84	+16
<b>Utility</b>	6.56	6.23	-5.3
<b>University</b>	86.10	New use category – previously Education and Community Facilities	
<b>Mixed Use</b>	15.21	New use category – previously Enterprise & Employment	

### 11.2: Non Conforming Uses

Throughout the County, there are uses, which do not conform to the zoning objective of the area. These include uses which were in existence on 1<sup>st</sup> 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.

#### 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.

#### Residential Development Area

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, 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 5.3 in Chapter 5 of this Plan.

### **Special Control Area**

This zoning recognises the importance of recorded monument LI005-037, an enclosure located to the south of Schoolhouse road in close proximity to developed areas. The designated area will be protected from development in order to maintain the archaeological heritage of the site.

### **Open Space**

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

### **Sports Grounds**

This zoning refers to public open spaces such as those within residential areas and the Castletroy neighbourhood park.

### **Education and Community Facilities**

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

### **Enterprise & 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 uses and scale.

### **Groody Valley Green Wedge**

Formerly designated the Groody Valley, the purpose of this zoning objective is to preserve and protect the Groody Valley from development in order to maintain its importance in preventing the collision of built up areas of Limerick City and suburbs and to retain its important role as a wildlife corridor and a flood risk management zone. The site has been identified with a Site Development Brief in Chapter 10 of this plan.

### **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 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 only be considered for the long-term habitation of farmers and their sons and daughters on this zoning.

## **Utilities**

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

## **Industrial**

The purpose of this zoning is to facilitate the development and expansion of existing and new industrial uses within Castletroy. This designation is intended to facilitate general industry/bulk retailing/transport/logistics type uses, thereby facilitating important employment opportunities within the area. However some restrictions, which may apply in these zoned areas, ensure that the viability of retail in the district centre is not compromised.

## **Retail**

The purpose of this zoning is to protect and enhance the character of Castletroy's District and Neighbourhood centres and to provide for and improve retailing residential, commercial, office, cultural and other uses appropriate to these centres, while guiding development of an expanded consolidated town centre area.

Warehousing/industrial and other incompatible uses will not be permitted in the District and Neighbourhood Centres. It is an objective of this LAP to encourage the development of an enhanced District Centre.

It is the policy of the Council to:

- Enhance and support the development of the district centre as the principal location for retail and commercial uses that provide goods and services;
- Encourage a mixed use character in the District centre by supporting a variety of compatible uses that will contribute to an enhanced provision of a range of District centre uses that will consolidate the District centre as the primary activity and business centre for the area;

Encourage the integration of residential areas with any proposed development of the District centre at appropriate densities having regard to the sites location on a public transport route and served by an existing and proposed dedicated bus lane;

Encourage the development of land uses that are considered particularly important to the viability and vitality of District centres such as retailing and general offices;

Improve the quality of the public realm in any proposals for the redevelopment of the Castletroy Shopping Centre district centre, including hard and soft landscaping

Promote improved pedestrian accessibility, permeability and safety within any proposed redevelopment of the Castletroy Shopping Centre district centre; and

## **University**

The purpose of this zoning is to support the growth of the University and provide for residential and research and development buildings which facilitates the sustainable development of community, cultural, educational and ancillary needs for the benefit of the University population and the wider area.

### **11.4 Land use matrix**

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

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

/ = Generally Permitted

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

O = Open for Consideration

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

X = Generally Not Permitted

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

## **Appendices**

Appendix 1: Zoning Matrix

Appendix 2: Zoning Maps

Appendix 3: Recorded Monuments

Appendix 4: Protected Structures

# Zoning Matrix Castletroy Local Area Plan 2019-2025

Development	Residential	Enterprise & Employment	Industrial	Public Open Space	Sports Grounds	Retail/ Commercial	Education/ Community Facilities	Agriculture	Special Control Area	Mixed Use	Groody Valley Green Wedge	University
Dwelling /Residential/apartments	/	X *	X	X	X	O	X	X***	X	O	X	O
Hotel/Hostel/Guesthouses	O	O	X	X	X	/	X	X	X	O	X	O
Local Shops	O	O	O	X	X	/	X	X	X	O	X	O
Retail Warehousing	X	O**	O	X	X	/	X	X	X	X	X	X
Supermarket >900 sq.m /Regional Shop	X	X	X	X	X	O	X	X	X	X	X	X
Take Away	X	X	X	X	X	/	X	X	X	O	X	O
Pub	X	X	X	X	X	/	X	X	X	O	X	O
Restaurant/Café	O	O	O	X	X	/	X	X	X	O	X	O
Cinema/Theatre /Dance Hall	X	O	X	X	O	/	X	X	X	O	X	O
Community Hall	O	O	O	O	O	O	/	X	X	O	X	O
Conference Facilities	X	O	X	X	X	/	X	X	X	O	X	O
Nursing Home / Nursing home integrated with retirement homes	O	O	X	X	X	O	X	X	X	O	X	X
Health Centre/Clinic	O	O	X	X	X	O	O	X	X	O	X	O
Hospital	X	O	X	X	X	O	O	X	X	O	X	X
Church/School	/	/	O	X	X	O	/	X	X	O	X	O
Open space/Recreational/Leisure	O	O	X	/	/	O	/	X	X	O	O	O
Office	O	/	O	X	X	/	X	X	X	O	X	O
Car Repair/Sales	X	O**	/	X	X	O	X	X	X	X	X	X
Petrol Station	X	X	/	X	X	O	X	X	X	X	X	X
Industry- General	X	O	/	X	X	X	X	X	X	X	X	X
Industry - Light	O	/	/	X	X	O	X	X	X	O	X	O
Wholesale/Warehouse	X	/	/	X	X	O	X	X	X	X	X	X
Logistics	X	X	/	X	X	X	X	X	X	X	X	X
Agricultural Machinery	X	X	/	X	X	O	X	X	X	X	X	X
Garden Centre	X	X	/	X	X	O	X	X	X	X	X	X
Amusement Arcade	X	X	X	X	X	/	X	X	X	X	X	X
Advertising Panel	X	O	O	X	X	/	X	X	X	X	X	X
Hair Dressing Salon	O	O	X	X	X	/	X	X	X	O	X	O
Bank	O	O	X	X	X	/	X	X	X	O	X	O
Group Housing, Halting Sites & Transient sites for Travellers	O	O	O	X	X	X	X	X	X	X	X	X
Childcare Facilities	/	/	O	X	X	/	O	X	X	O	X	O
Bring Centre/Bank (e.g. Bottle Banks)	/	/	O	/	O	/	/	/	X	/	/	/
Burial Ground	O	O	O	O	O	O	/	/	X	X	X	X
Allotments	O	O	O	O	O	O	O	O	X	X	O	O

\*\* - Retail Warehousing & Car repair/sales not permitted in the National Technology Park, the Parkway Valley and Site Development Brief 2 Bloodmill Road

X\* - Residential not permitted on Enterprise & Employment except on the Parkway Valley as identified in Site Development Brief 3.

X\*\*\* - Residential only permitted for sons/daughters of farmers

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**Landuse Zoning Map**

**Legend**

- Agriculture
- Existing Residential
- Residential Development Area
- Education & Community Facilities
- University
- Enterprise & Employment
- Industrial
- Retail
- Open Space
- Groody Valley Green Wedge
- Special Control Area
- Utility
- Sports Grounds
- Mixed Use
- 500m Public Transport Corridor
- Indicative Road Links
- Castle Troy LAP Boundary
- Site Development Brief Areas
- P Proposed Park & Ride Location
- Indicative Link

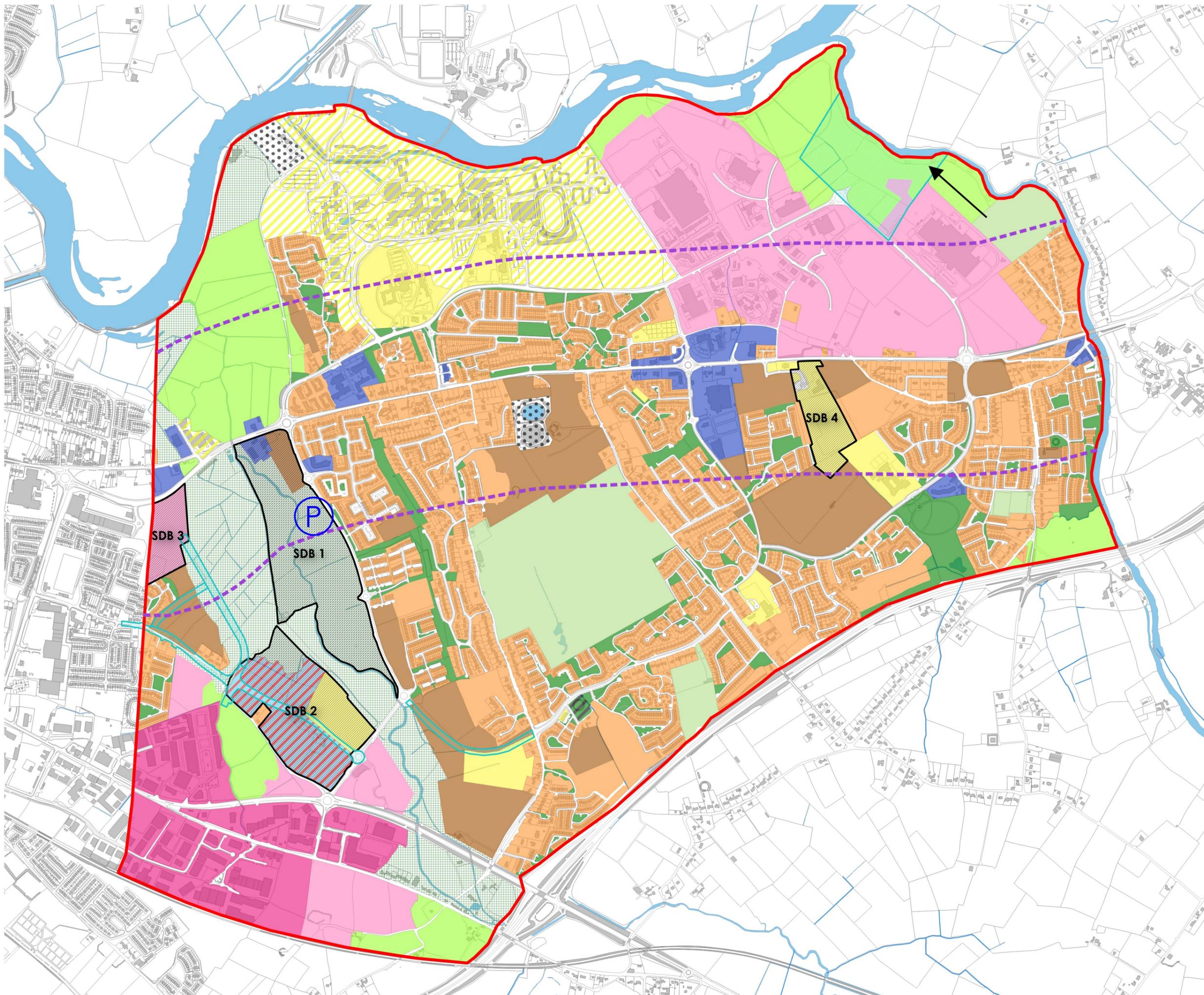
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Economic Development Directorate

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DATE	May'18		

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**Flood Map**

**Legend**

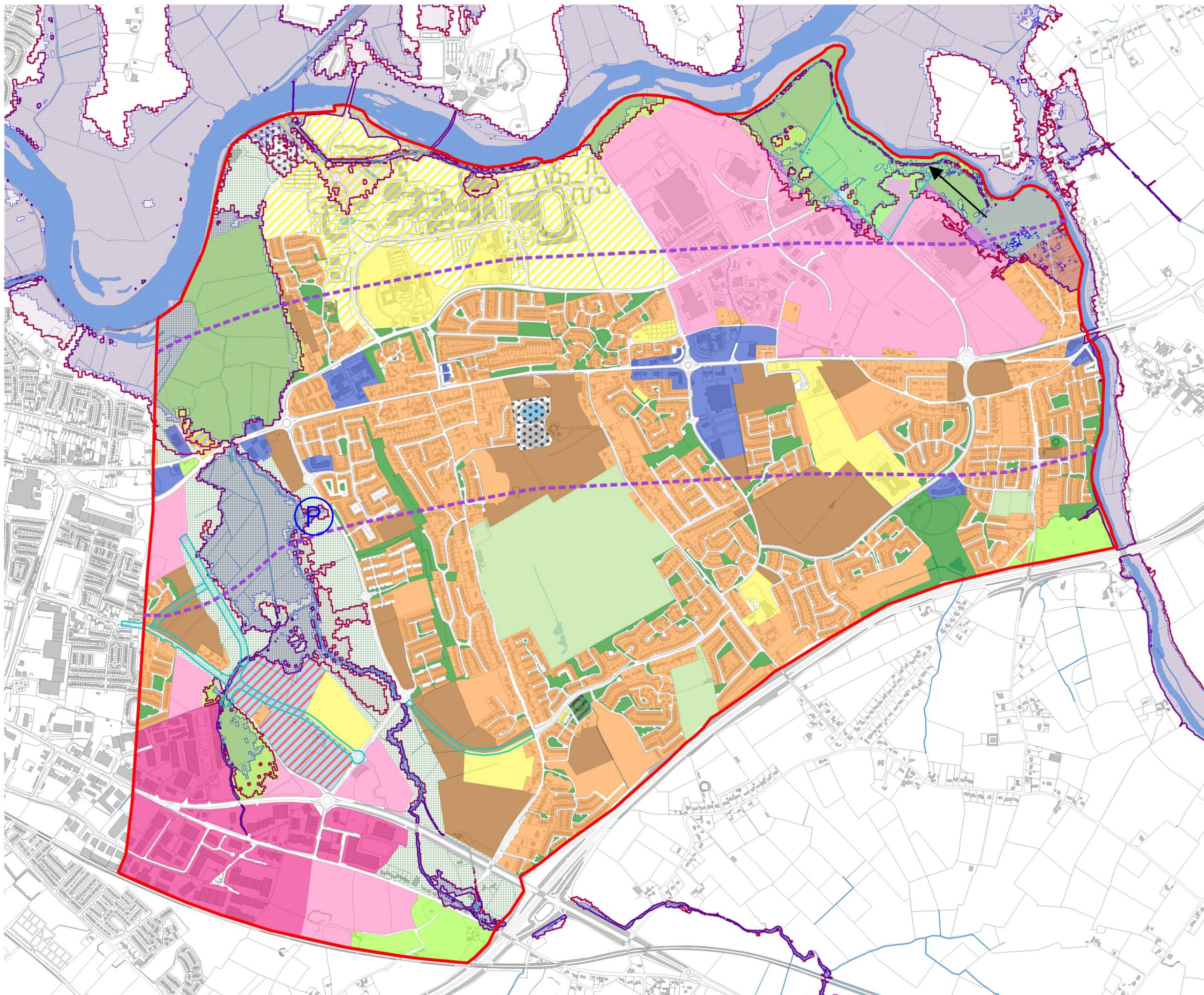
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-  Residential Development Area
-  Education & Community Facilities
-  University
-  Enterprise & Employment
-  Industrial
-  Retail
-  Open Space
-  Groody Valley Green Wedge
-  Special Control Area
-  Utility
-  Sports Grounds
-  Mixed Use
-  500m Public Transport Corridor
-  Indicative Road Links
-  Castle Troy LAP Boundary
-  CFRAMS Flood Mapping 1:100
-  CFRAMS Flood Mapping 1:1000
-  Proposed Park & Ride Location
-  Indicative Link

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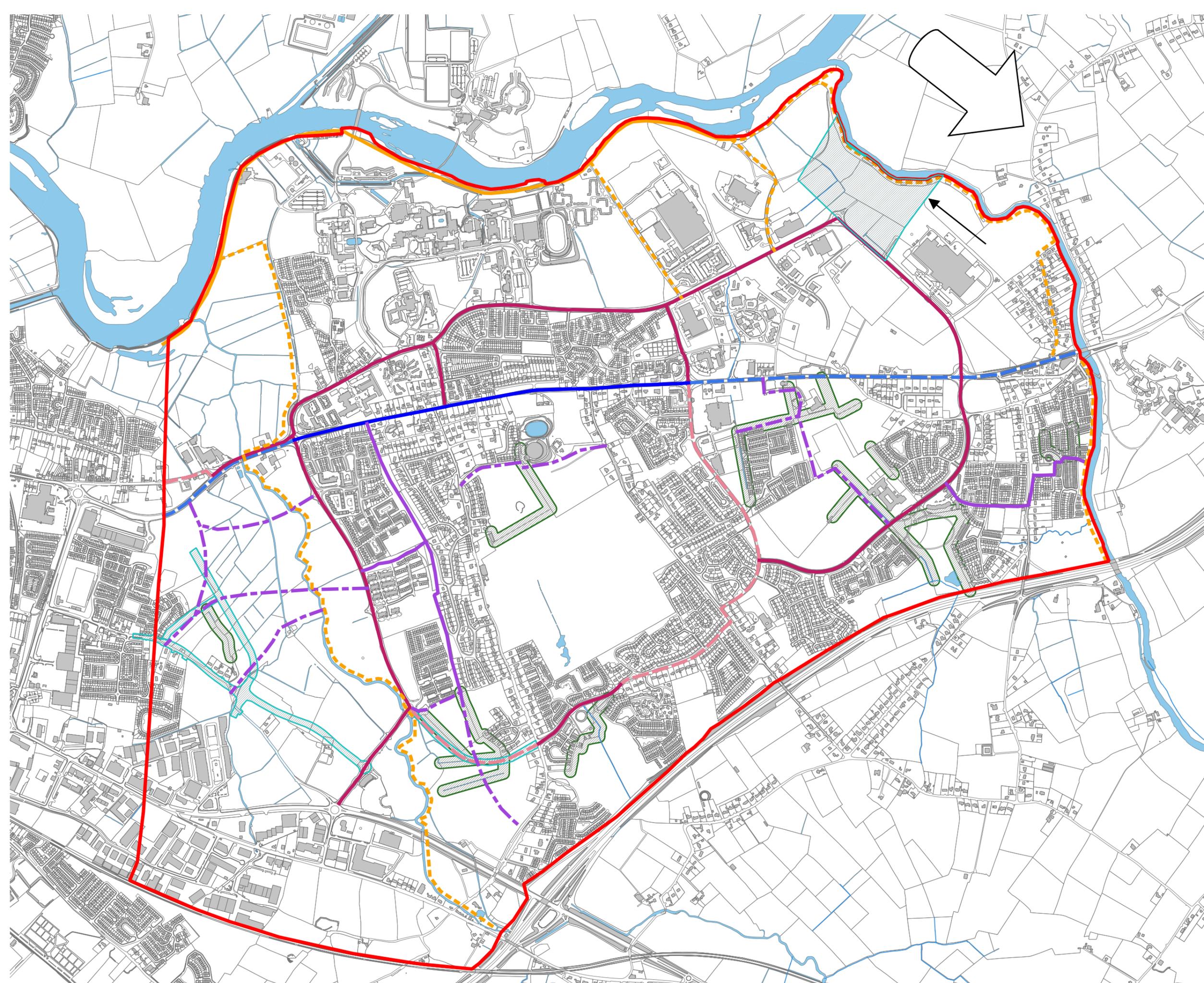
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**Transport & Amenity Map**



**Legend**

-  Link corridors
-  Existing Bus lanes
-  Proposed Bus Lanes
-  Existing Cycle Lanes
-  Proposed Cycle lanes
-  Riverside Walkway
-  Indicative Riverside Walkway and links
-  Pedestrian Routes
-  Proposed Pedestrian Routes
-  Tree and Hedgerow Belts
-  Castle Troy LAP Boundary
-  Indicative Area for Limerick Northern Distributor Road Link
-  Indicative LNDR route
-  Indicative Link

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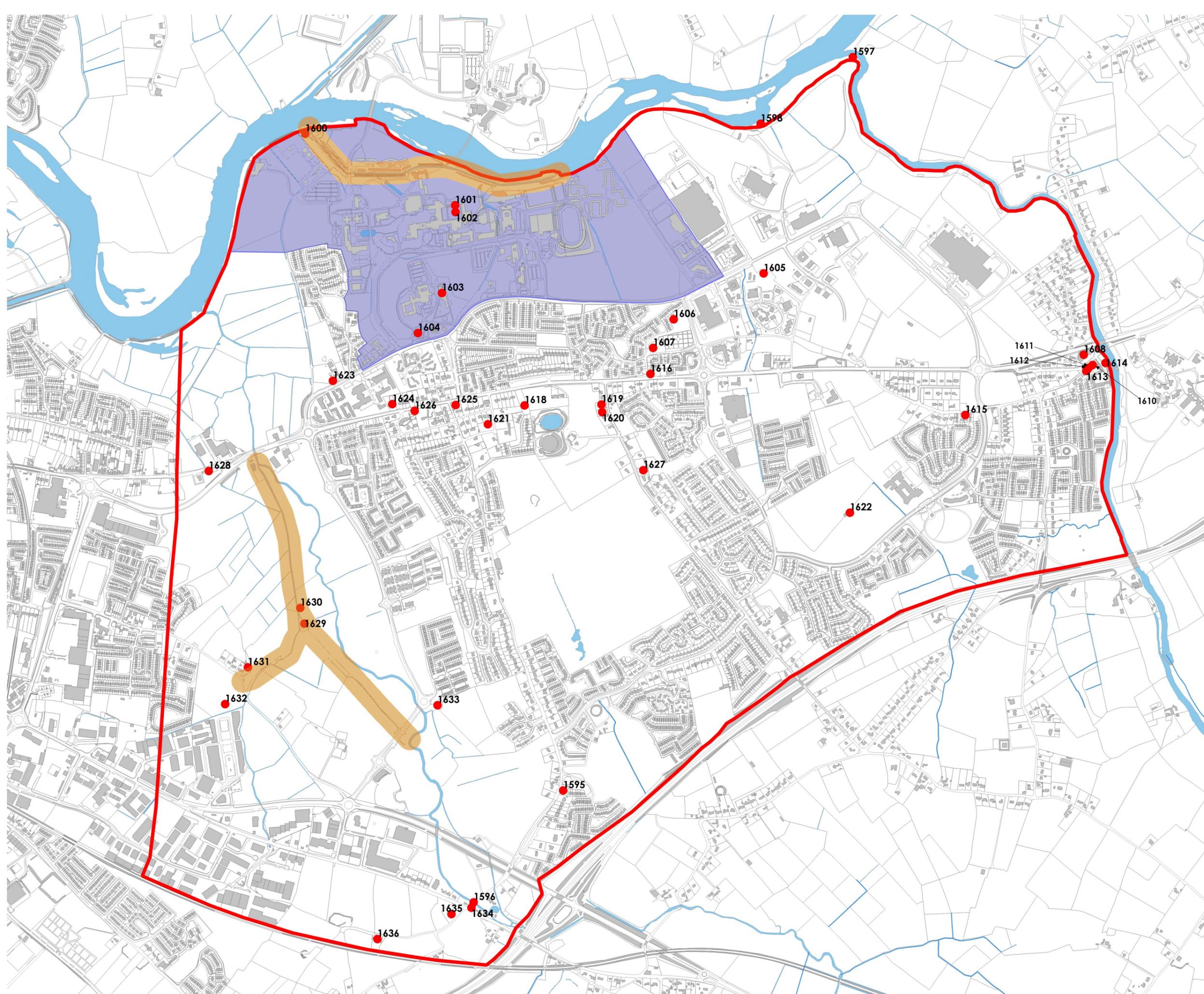
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**Protected Structures Map**



**Legend**

- Protected Structures
- Mill race
- Architectural Conservation Areas
- Castle Troy LAP Boundary

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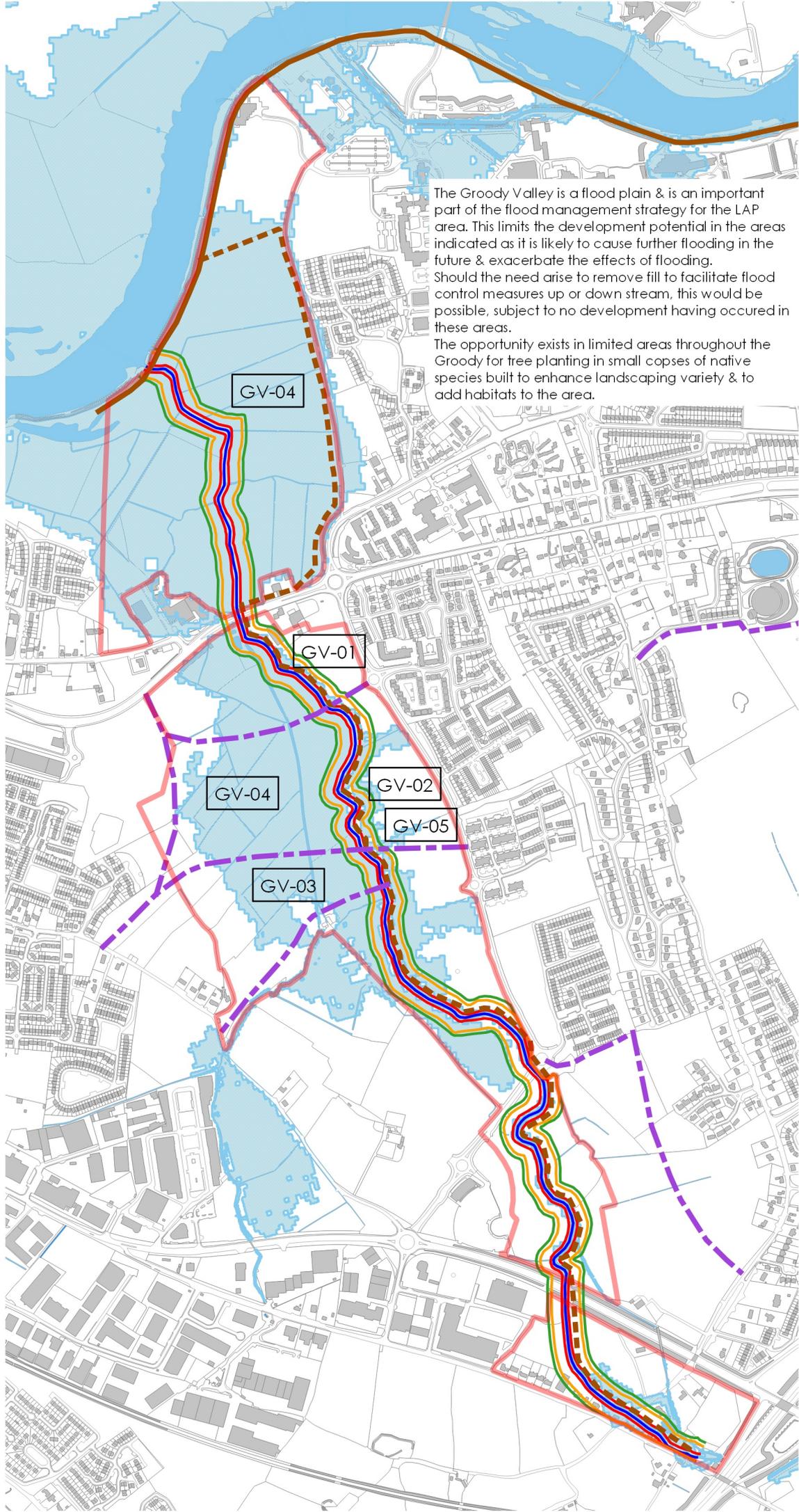


# Draft Castletroy Local Area Plan 2019 -2025

## Groody River Valley Management Plan

The Groody Valley is a flood plain & is an important part of the flood management strategy for the LAP area. This limits the development potential in the areas indicated as it is likely to cause further flooding in the future & exacerbate the effects of flooding. Should the need arise to remove fill to facilitate flood control measures up or down stream, this would be possible, subject to no development having occurred in these areas.

The opportunity exists in limited areas throughout the Groody for tree planting in small copses of native species built to enhance landscaping variety & to add habitats to the area.



### Legend

- Zone 1 River: Angling pools, in stream habitat to be created
- Zone 2 10m Ecologically sensitive zone. emergent vegetation iris, bulrushes
- Zone 3 35m Native shrubs, tree planting (alder, willow) Possibility of regeneration
- Zone 4 45m less sensitive zone - Possibility of adding swales & ponds as part of SUDS
- Suggested Management Areas
- CFRAMS Flood Maps
- Riverside Walkway
- Indicative Riverside Walkway and links
- Proposed Pedestrian Routes

GV-XX Refer to 10.4.1 Site Development Brief 1 Groody Valley

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<b>RMP No.</b>	<b>Townland</b>	<b>Classification</b>
LI006-061	Ballyclogh	Enclosure
LI005-041	Ballysimon	Water Mill
LI005-069	Ballysimon	Enclosure
LI005-082001	Ballysimon	Burial
LI005-102	Ballysimon	Excavation
LI006-017001	Castletroy	Castle- Tower House
LI006-017002	Castletroy	Bawn
LI006-017003	Castletroy	Gateway
LI006-059	Castletroy	Enclosure
LI005-081	Crabbsland	Burnt Mound
LI0013-025	Crossagalla	Ring Fort
LI005-104	Garryglass	Excavation
LI005-034001	Kilbane	Holy Well
LI005-034002	Kilbane	Graveyard
LI005-034003	Kilbane	Excavation
LI005-035	Kilbane	Enclosure
LI005-084	Kilbane	Excavation
LI005-085001	Kilbane	Cremation Pit
LI005-085003	Kilbane	Excavation
LI005-085004	Kilbane	Cremation Pit
LI005-085005	Kilbane	Cremation Pit
LI005-088001	Kilbane	Excavation
LI005-088002	Kilbane	Flat Cemetery
LI005-088003	Kilbane	Excavation
LI005-088004	Kilbane	Flat Cemetery
LI005-088005	Kilbane	Flat cemetery
LI005-088006	Kilbane	Excavation
LI005-088007	Kilbane	Excavation
LI005-088008	Kilbane	Fulacht Fia
LI005-088009	Kilbane	Fulacht Fia
LI005-088010	Kilbane	Fulacht Fia
LI005-032	Monaclinoe	Holy Well

<b>RMP No.</b>	<b>Townland</b>	<b>Classification</b>
LI005-025	Newcastle	Castle-Tower House
LI005-026001/002	Newcastle	Church & Graveyard
LI006-088	Newcastle	Fulacht Fia
LI005-111	Newtown	Excavation
LI006-086	Newtown	Hut Site
LI006-087001	Newtown	Fulacht Fia
LI006-087002	Newtown	Fulacht Fia
LI006-092-005	Newtown	Cremation Pit
LI006-096	Newtown	Fulacht Fia
LI005-105	Peafield	Fulacht fia
LI006-019	Rivers	Enclosure
LI006-063	Rivers	Enclosure
LI006-094002	Rivers	Corn-drying Kiln
LI005-033	Singland	Holy Well
LI005-107	Singland	Excavation
LI005-052	Sreelane	Castle- Tower House
LI005-073	Towlerton	Fulacht Fia
LI005-074	Towlerton	Standing Stone
LI005-089	Towlerton	Standing Stone
LI005-090	Towlerton	Fulacht Fia
LI005-091	Towlerton	Excavation
LI005-103	Towlerton	Excavation

## Protected Structures Castletroy

CDP 2010- 2016 Reg. No.	Building / Structure Name	Location	Description / Comments	Picture
1595	The Bungalow	Ballysimon	Vernacular single storey dwelling	
1596	Ballysimon Bridge	Ballysimon	Single arch bridge	
1597	Un-named	Ballyvolane / Castletroy	Iron Lattice foot-bridge	

## Protected Structures Castletroy

1598	Castle Troy (In Ruins)	Castletroy	Medieval Castle on banks of the Shannon	
1599	Plassey Bridge,	Sreelane	Also known as the Black Bridge	
1600	Plassey Mill also NIAH Ref: 21900504	Sreelane	Extensive ruins of former industrial site: Associated complex of millstreams, locks, sluices,	

## Protected Structures Castletroy

1601	Plassey House also NIAH Ref:21818001	Sreelane	Country House	
1602	Plassey Fountain	Sreelane	Originated in Italy	
No 1603	Milford House, also NIAH 21819001	Sreelane	Detached seven-bay three story over basement former country House built circa 1770	
1604	Lodge	Sreelane	Detached three-bay single-storey former gate lodge, built c. 1870	

## Protected Structures Castletroy

1605	Park House	Castle Troy	Country House	No photo available at time of print
1606	Glebe House	Newcastle	Former Rectory	
1607	Kilmurry Church Also NIAH Ref:21818003	Newcastle	Former Church of Ireland church	
1608	Annacotty Creamery	Rivers, Annacotty	Former vernacular creamery complex with a number of modern modifications	
1609	Removed			

## Protected Structures Castletroy

1610	Shop & Dwelling	Rivers, Annacotty	'Eamonn Nicholas'-	
1611	Shop & Dwelling	Rivers, Annacotty	Black Swan'-	
1612	Dwelling	Rivers, Annacotty	Two-storey private house, the third of four structures in this row of buildings	
1613	Shop & Dwelling	Rivers, Annacotty	Commercial building	
1614	Annacotty Mill, also NIAH Ref:21900605	Rivers, Annacotty	Detached five-bay four-storey double-pile former mill, and millers house built c.	

## Protected Structures Castletroy

			1790	
1615	Dwelling, also NIAH 21900607	Newtown	Detached five-bay single-storey house, built c. 1810	
1616	The Hurlers	Newcastle	Public House with thatched extension	
1618	Yoma also NIAH Ref:21821001	Newtown	Modern Movement Dwelling, detached irregular-plan built in 1937	
1619	Cooleen	Newtown	Modern Movement Dwelling, irregular-plan International Style house,	

## Protected Structures Castletroy

			built in 1936	
No photo 1620	Sunning Hill	Newtown	Modern Movement Dwelling designed by Clifford-Smith & Newenham	
1621	Cooltara	Newtown	Modern Movement Dwelling irregular-plan two-bay two-storey International Style house, built in 1937	
1622	Spa Well (Chalybeate)	Newtown	Spring well with brick surround	

## Protected Structures Castletroy

1623	St. Senan's, also NIAH ref: 2182000	Dromroe	Detached five-bay single-storey house, built c. 1820	
1624	Glanleam, also NIAH Ref:21820002	Newtown	International Style house, built c. 1940	
1625	Castleview House also NIAH 201820003	Newcastle	Former Police Barracks, detached three-bay two-storey house, built c. 1870	
1626	New Castle (In Ruins)	Newcastle	Medieval castle ruins	

## Protected Structures Castletroy

1627	St Mary Magdalene's Church	Monaleen	Roman Catholic Church	
1628	Groody Toll House	Rhebogue Meadows	Former Turn-Pike Toll House	
1629	Blood Mill	Singland	Ruins of former industrial site (see Reg. No. 1630 below also)	
1630	Singland Mill	Kilbane-Rhebogue Meadows-Towlerton	Sluices, Head Race, and Tail Race	

## Protected Structures Castletroy

1631	Singland House	Singland	Former miller's house	
1632	King William's Well	Singland	Medieval spring well	
1633	Mary Magdalene's Well	Kilbane	Holy Well	
1634	O'Shea's	Ballysimon Road	Thatched Public House	

## Protected Structures Castletroy

1635	Glen Sheil	Garryglass	Vernacular country house, Detached three-bay two-storey house, built c. 1920	
1636	Nolan's	Garryglass	Vernacular Farmhouse	