



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Stiúrthóireacht na Forbartha Sóisialta,
Comhairle Cathrach agus Contae Luimnigh,
Ceanncheathrú Chorparáideach,
Cé na gCeannaithe,
Luimneach

Social Development Directorate,
Limerick City and County Council,
Corporate Headquarters,
Merchants Quay,
Limerick

31st July, 2017.

EIRCODE V94 EH90

t: +353 (0) 61 556 000

**To: The Cathaoirleach and Each Member of the Municipal District of
Adare-Rathkeale**

**Planning and Development Acts 2000 (as amended)
Planning and Development Regulations 2001 (as amended)(Part VIII)**

Proposed redevelopment of The Plaza at the front of Adare Heritage Centre, Adare Village.

A Chomhairleoir, a chara,

I enclose herewith a report prepared in accordance with the Planning & Development Acts 2000 (as amended) and Part VIII of the Planning & Development Regulations 2001 (as amended) in relation to the above

The scope of works is outlined here:

Modification to the forecourt space at the front (south) of the Adare Heritage Centre to include: 1. The removal of the existing canopy structure, 2. Installation of a new canopy, 3. Part removal of the stone boundary wall, 4. Installation of new surface treatment to the forecourt and all associated site works. This site is located in an Architectural Conservation Area.

This proposal was advertised on the 21st of April 2018 and plans and particulars in relation to same were made available for inspection from Saturday the 21st of April 2018 to Tuesday the 22nd of May 2018. The closing date for submissions was Wednesday the 6th of June 2018. Nine written submissions/observations were received and the responses and conditions are outlined in the report.

It is proposed to proceed with the development as outlined in the report.

Is mise le meas,

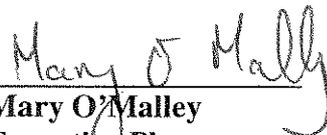
Patricia Liddy

**A/Director,
Social Development Directorate.**

PLANNING REPORT IN ACCORDANCE WITH SECTION 179 3(a) OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended).

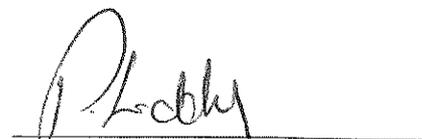
Re: Modifications to the forecourt space at the front(south) of the Adare Heritage Centre too include: 1. the removal of the existing canopy structure, 2. installation of a new canopy, 3. part removal of the stone boundary wall, 4. installation of new surface treatment to the forecourt and all associated site works. This site is located in an Architectural Conservation Area

Planning Reference No. 18-8005


Mary O'Malley
Executive Planner


Donogh O'Donoghue
A/Senior Executive Planner


Stephane Duclot
A/Senior Planner


Patricia Liddy
A/Director of Services
Social Development Directorate

Pursuant to Section 179 3(a) of the Planning & Development Act 2000, as amended, this report is submitted to the members of Limerick City & County Council. In accordance with Section 179(4) (b) of the above Act, it is proposed to proceed as indicated in Section 5 of this report


Pat Daly
Deputy Chief Executive
Limerick City and County Council

Date: July 2018

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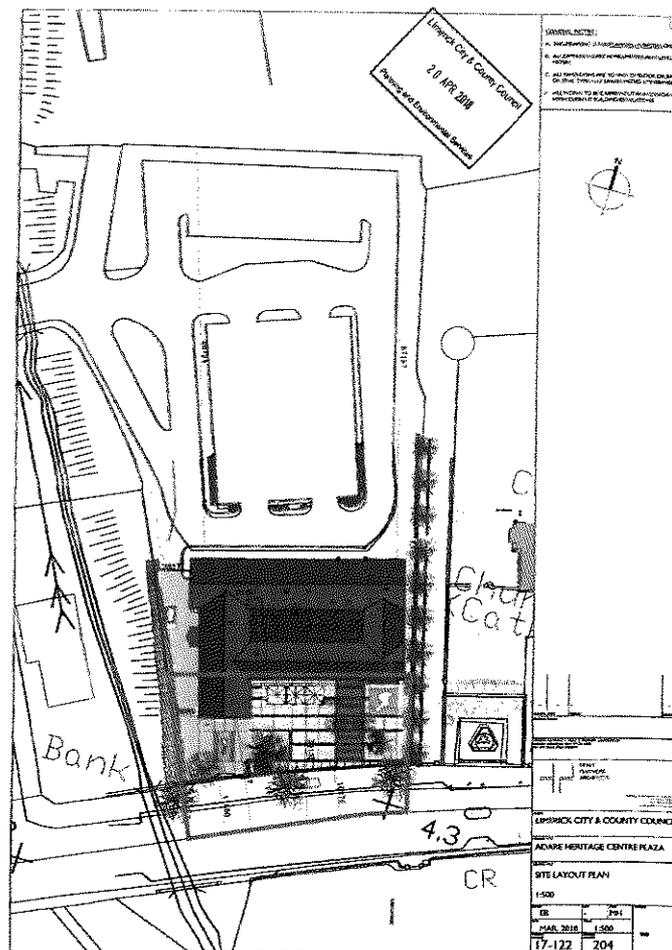
1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

The proposed project is for modifications to the forecourt space at the front(south) of the Adare Heritage Centre too include: 1. the removal of the existing canopy structure, 2. installation of a new canopy, 3. part removal of the stone boundary wall, 4. installation of new surface treatment to the forecourt and all associated site works. This site is located in an Architectural Conservation Area.

The plans and particulars went on public display from 21th April 2018 to 22nd May 2018. Submissions and observations had to be submitted by Wednesday 6th June 2018.



Site Location



Proposed Front Elevation

3.0 Likely implications, if any, with respect to the proper planning and sustainable development of the area

It is considered that the proposed improvements will have a positive effect in the area; the proposal will provide an attractive and inviting entrance to the Adare Heritage Centre and will make a positive contribution to the streetscape of Adare. It is considered that no implications arise on the proper planning and sustainable development of the area.

The Limerick County Development Plan 2012 – 2016* sets out the following with respect to development of tourist facilities and conservation of streetscapes.

Policy ED P18: Development of tourist attractions and facilities

To promote the development of tourist attractions in a systematic and strategic way, in co-operation with Shannon Development, the Shannon Region Tourism Board, the Limerick Tourism forum and local development agencies.

Policy ED P19: Sustainable development of tourism facilities

To promote the development of sustainable tourism facilities and amenities without damage to the local environment's essential qualities or features and their Requirements for conservation and management.

Objective ED O18: Facilities and amenities incidental to tourist and recreational attractions and scenic views

Proposals for public facilities and amenities of a type and scale that are incidental to tourist attractions and associated services shall be permitted where they would

- a) allow these attractions to be enjoyed and accessed by the public
- b) cater for basic needs of the public, incidental to the enjoyment of these attractions;
- c) help to protect sensitive features through information and by appropriate management;
- d) be adequately serviced and managed consonant with the nature of the demand, the environmental setting, and the location vis-a- vis public washing and restroom facilities;
- e) be inclusive to all members of the community.

Applications must be accompanied by a management plan and justified by reference to a coherent, evidence based tourism and recreational strategy applicable to the area.

Such development should not impair the capacity of the national road network as per policies IN P9 and IN P10.

Objective ED O21: Renovation and adaptation of established buildings for tourism and other appropriate uses

Proposals involving the use and adaptation of buildings of distinctive merit on architectural or historical grounds for tourist accommodation, museums or restaurants will be assessed depending on

- a) how it will protect the intrinsic qualities of the building and its setting;
- b) how the building and its site would lend itself to the use allowing for possible changes in the long term;
- c) the facilitation of public access to allow the character of the building and spaces to be appreciated;
- d) the availability of services
- e) connections to the local road network and capacity of the road network to cater for traffic generated in a manner that is safe and avoids traffic nuisance.

Flexibility will be exercised in respect of the location of such buildings visa-vis settlements, in the context of the planning gain from the re-use and sensitive adaptation of buildings and spaces of distinctive character, particularly where such buildings are listed for protection. Due care must be exercised in proposed works and in consideration of what is appropriate in terms of use, both for the building and its setting.

Such development should not impair the capacity of the national road network as per policies IN P9 and IN P10

Objective EH O37: General Protection of Architectural Streetscapes

It is the objective of the Council to protect the character of the medieval towns, postmedieval features and 18th – 19th streetscapes in the County having due regard to their architectural character, plot pattern and street patterns when assessing planning applications for development.

Objective EH: O38 County Council Works

In undertaking works on elements of the built heritage the County Council shall adhere to the standards advocated by the Principles of Conservation set out in the

Architectural Heritage Protection Guidelines for Planning Authorities and the advice contained in the new series of Maintenance of Older Buildings Booklets published on an ongoing basis by the Department of the Environment, Heritage and Local Government. Traditional building skills will continue to be engendered and fostered throughout the organisation in appropriate fashion as resources permit.

The Adare Local Area Plan 2015 – 2021 sets out the following with respect to urban design and tourism:

4.7 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 materials used, the colour scheme and finishes of buildings, and the layout of roads and footpaths. A well designed urban area has a clear and distinct sense of place instilling a sense of community and pride with a clearly defined centre which is desirable to walk around and feels safe.

Objective ED 5: Tourism

It is the objective of the Council to

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

*Please note 'Limerick County Council' is now Limerick City & County Council (LCCC) – this development plan was prepared before the amalgamation of the Local Authorities.

3.1 Habitats Directive Project Screening Assessment

| | |
|---|--|
| <p>Construction Phase: removal of the existing canopy structure, installation of new canopy, part removal of the stone boundary wall, new surface treatment Are effects significant? Yes</p> <p>Are substantial works required: Yes Are effects significant? No</p> <p>Operating phase effects: Are effects significant? No</p> | <p>Ex-situ effects: Are effects significant? No</p> <p>Run-off: Are effects significant? No</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: Are effects significant? No</p> |
|---|--|

Identification of Natura 2000 sites which may be impacted by the proposed development

| | | | |
|---|--|---|-----------|
| 1 | Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above. | <i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> | No |
| 2 | Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above. | <i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> <i>Lower River Shannon SAC</i> | Yes- 400m |
| 3 | Impacts on designated marine habitats and species. | <i>Is the development located within marine or intertidal areas or within 5 km of an SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, Sandflats, Saltmarsh, Shingle, Reefs, Sea Cliffs</i> | No |
| 4 | Impacts on birds in SPAs- | <i>Is the development within 1km of a Special Protection Area</i> | No |
| 5 | Cumulative effects | Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above: | No |

Conclusion

Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Appropriate Assessment is not necessary.

3.2. Land Acquisition:

All lands required for the scheme are in the control of Limerick City and County Council.

3.3 Conclusion

The proposed development is considered to be acceptable in principle and would offer a positive asset to Adare.

4.0 Submissions with respect to the proposed development

A total of 9 written submissions/observations were received and are listed below:

| LIST OF SUBMISSIONS RECEIVED | | |
|-------------------------------------|--|----------------------|
| Submission Ref. | Submitted By | Date Received |
| No. 1 | Mid West National Road Design Office | 11/05/2018 |
| No. 2 | Transport Infrastructure Ireland, Limerick City and County Council | 18/05/2018 |
| No. 3 | Eleanor and Rosemary Purcell , Blackabbey Crafts, Adare Heritage Centre, Adare, Co. Limerick | 06/06/2018 |
| No. 4 | Adare Tidy Towns c/o George Stackpoole, Main St., Adare, Co. Limerick. | 06/06/2018 |
| No. 5 | Adare Business Association c/o Andrew Timoney, Draicht, Station Rd., Adare, Co. Limerick | 06/06/2018 |
| No. 6 | Eleanor Purcell , Blackabbey Crafts, Heritage Centre, Co. Limerick | 07/06/2018 |
| No.7 | Environment Department, Service Operations Directorate, Limerick City and County Council | 08/06/2018 |
| No. 8 | Archaeology, Physical Development Directorate, Limerick City and County Council | 22/06/2018 |
| No. 9 | Conservation Officer, Service Operations Directorate, Limerick City and County Council | 24/07/2018 |

SUB (1) Mid West National Road Design Office

Submission description

Mid West National Road Design Office has no observations to make in relation to the above application.

Social Development Directorate's Response

Noted.

Planning Departments Comments:

The Planning Authority notes the above.

SUB (2) Transport Infrastructure Ireland

Submission description

Transport Infrastructure Ireland (TII) has no specific observations to make in regard to the Part VIII application.

Social Development Directorate's Response

Noted.

Planning Departments Comments:

The Planning Authority notes the above.

SUB (3) Eleanor and Rosemary Purcell

Submission description

Eleanor and Rosemary Purcell wrote to voice their concerns with the proposed redevelopment of the plaza. They outline that they have operated Black Abbey Crafts since the centre opened in 1994. Their concerns include the proposal to place 3 canopies at the front of the centre, one of which is to be located at the front of their premises. They believe the canopies and outside seating areas will severely impact on their business. Also, they submit that the existing stone wall and footpath maintains the traditional linear streetscape and also provides a secure area for children visiting the centre. They also state in their submission that at no point were they approached to inform them of the proposal.

Social Development Directorate's Response

Any concerns regarding location and design of the canopies can be addressed by the design team.

Planning Departments Comments:

The Planning Authority notes the above.

SUB (4) Adare Tidy Towns c/o George Stackpoole

Submission description

Mr George Stackpoole wrote on behalf of Adare Tidy Towns stating it is their belief that the redevelopment of the Plaza would have a negative effect on the flow of tourist numbers through the village. He also states that it not recommended in the Adare Destination Plan and is not in keeping with the heritage status of the village. He requests further information on any additional parking spaces due to the redevelopment and also claims there was no consultation regarding the proposal.

He hopes that any planting schemes would be well maintained by the Council and that they look forward to further assistance from Limerick City and County Council in the National Tidy Towns Awards.

Social Development Directorate's Response

In the *Adare Destination Plan – Strategic Evaluation and Options Assessment*, published in February 2013, sub-heading 8.1.1 titled *Role of The Adare Heritage Centre*, it recommends “re-landscaping both the front and back of the centre to make it more attractive, more in keeping with its surroundings and more flexible as a space that could be used as central focus to the village”

Planning Departments Comments

The Planning Authority notes the above.

SUB (5) Adare Business Association c/o Andrew Timoney

Submission description

Mr Andrew Timoney, Secretary of Adare Business Association submitted that they have reservations regarding the redevelopment of the Centre as they believe it ignores the impact of an anticipated increase in traffic through the village. They also maintain there is no provision for such modification in the Adare Local Area Plan 2015-2021.

Social Development Directorate's Response

Noted.

Planning Departments Comments:

The Planning Authority notes the above.

SUB (6) Eleanor Purcell

Submission description

In her submission, Eleanor Purcell, proprietor of Black Abbey Crafts objects to the location of the proposed canopies at the front of her shop and maintain they will obstruct the view of her premises from the street.

Social Development Directorate's Response

Any concerns regarding location and design of the canopies can be addressed by the design team.

Planning Departments Comments:

The Planning Authority notes the above.

SUB (7) Environment Department, Service Operations Directorate

Submission description

1. Site specific waste management plan to be submitted prior to commencement of development to include:
 - a) Authorised waste collection permit holders.
 - b) Authorised waste facilities.
 - c) Estimate of tonnages of wastes & types.

Social Development Directorate's Response

Noted

Planning Departments Comments:

The Planning Authority notes the above and an action should be attached.

SUB (8) Archaeology, Physical Development Directorate

Submission description

The proposed development is located within the Recorded Monument, LI021-032, classified as the historic town of Adare. Significant archaeological features were recorded along the street during the Main Street Improvement Works. It was reported, however, that within the area of the Heritage Centre no archaeological features were noted. In addition, the proposed works are non-invasive and represent redevelopment. Consequently, there are no archaeological issues in regard to the proposed works.

Social Development Directorate's Response

Noted

Planning Departments Comments:

The Planning Authority notes the above.

SUB (9) Conservation Officer, Service Operations Directorate

Submission description

A report has been prepared by the Conservation Officer examining the proposal to remove the boundary wall. The report concludes "*the proposed creation of a public space, in effect a plaza, in front of the Heritage Centre, will contribute to Adare's ambience and character. Such a development, in my opinion, will not adversely impact of the village's evolved architectural heritage which the establishment of Architectural Conservation Areas in the current County Development Plan seeks to preserve, as defined in Section 2 of the Planning and Development Act, 2000*".

Social Development Directorate's Response

Noted

Planning Departments Comments:

The Planning Authority notes the above.

5.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the drawing submitted and the details and specifications contained in this report.

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 20/04/2018 and the report received by the Planning Authority on 20/06/2018, except as may otherwise be required in order to comply with the following conditions.
Reason - In order to clarify the development to which this permission applies.

2. Prior to initiating any works at this development, the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:
 - a) A list of proposed authorised waste collection permit holders to be employed.
 - b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

Reason: In the interests of public safety and residential amenity

