

# Newcastle West Local Area Plan 2014 - 2020



**August 2014**  
**Volume 1**  
**Extended until April 2024**

**In accordance with the provisions of the Planning and Development Acts 2000 – 2013, Section 20 (4A), this Local Area Plan came into effect on 4th August 2014, four weeks from the date of its adoption by elected members of Limerick City and County Council on the 7th July 2014.**

**On 3<sup>rd</sup> April 2019 Limerick City & County Council extended the duration of the Newcastle West Local Area Plan 2014 – 2020 for a further five years, until April 2024.**

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## Structure of the Plan

### **Chapter 1 Introduction**

This section introduces the Newcastle West LAP 2014 – 2020, and the statutory context which informs the LAP.

### **Chapter 2 Context**

This Chapter describes the geographical location of the town: its historical evolution, present day function and an overview of the socio-economics and demographics of the town, specifically population, age profile, employment, education and travel patterns.

### **Chapter 3 Plan Strategy**

This Chapter outlines the Council's vision statement for the development of the town, and the consequent strategic objective to achieve the vision statement. A SWOT analysis of the town is undertaken bearing in mind the issues identified by the various stakeholders who made submissions during the non-statutory pre-draft stage. Importantly, this Chapter sets out the reasoning behind the allocation of zoning and objectives of the LAP based on population projections. These population projections are detailed in the Limerick County Development Plan 2010 – 2016.

### **Chapter 4 Housing**

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

### **Chapter 5 Economic Development**

This Chapter outlines the labour market in Newcastle West based on the most up to date census figures, skills and education which affects employability. The Chapter discusses lands zoned for enterprise and employment, mixed use, small-scale businesses in residential areas and commercial and retail development in the town and tourism.

### **Chapter 6 Transport**

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

### **Chapter 7 Infrastructure**

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

### **Chapter 8 Environment and Heritage**

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

**Chapter 9 Community and Recreation**

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

**Chapter 10 Urban Design**

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

**Chapter 11 Land Use Zoning**

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

## Chapter 1 Introduction

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

The Newcastle West Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick County Council's planning policies for the town of Newcastle West. This plan replaces the Newcastle West LAP 2008 - 2014. The aim of the LAP is to establish a framework for the planned, coordinated and sustainable development of the town of Newcastle West, 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 future development proposed in the plan area.

The plan builds on the review of the Newcastle West LAP 2008 - 2014, taking into account recent key development trends and national, regional and local policy developments.

All planning applications in the town of Newcastle West will be measured against the contents of this LAP, and the current Limerick County Development Plan.

The Newcastle West LAP must be read in conjunction with the Limerick County Development Plan 2010 – 2016 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 Newcastle West LAP covers approximately 465 hectares or 4.65 square kilometres in area and falls into the Newcastle West Urban and Newcastle West Rural Electoral Divisions (ED's). The extent of the boundary of the plan is determined by the pattern of urban development, and natural features in the town such as the Dooally and Arra rivers, the dismantled railway to the north (known as the Great Southern Trail), and an indicative distributor road to the south of the town. The plan area contains the townlands of Castle Demesne, Cullenagh, Churchtown, Gortboy, Dromin, Killeline, Knockane and Rathnaneane and parts of Gortroe, Cloonyscehane and Dungeeha. The town is located approximately 40km south west of Limerick city on the national primary route – the N21 Limerick to Tralee.

Figure 1.1 Location of Newcastle West



Not to scale

### 1.3 The Review Process

#### 1.3.1 Steps involved in preparation of the plan

The review of the 2008 Local Area Plan commenced on the 12<sup>th</sup> October 2013 with the publication of an issues paper entitled 'Proposed Newcastle West Local Area Plan 2014 – 2020 – Issues Paper'. Its intention was to prompt discussion on local issues at pre-draft stage. Copies of the issues paper and an invitation to make a submission were sent to local community and voluntary agencies in the area. A public information evening was held in the Newcastle West Area Office on Tuesday 15<sup>th</sup> October, 6pm – 8pm.

The proposed Plan was placed on public display at County Buildings, area offices, public libraries and on the internet at [www.lcc.ie](http://www.lcc.ie) for a period of six weeks from 25<sup>th</sup> January 2014 – 10<sup>th</sup> March 2014. Again, written submissions were invited and a second public information evening was held in the town on the 10<sup>th</sup> February 2014. At the end of the public consultation period a Manager's Report was prepared on issues arising during the public consultation period and was submitted to the Members of the Council for their consideration. Following the elected member's consideration of the Manager's Report, the Council decided to materially amend the proposed local area plan and a further period of four weeks public consultation took place from the 24<sup>th</sup> May to 23<sup>rd</sup> June 2014 on these material alterations only. A further Manager's Report on the submissions received regarding the proposed amendments was then prepared for the Councillors who having considered the report made the new local area plan, in accordance with the managers report and subject to one amendment relating to the zoning of Enterprise and Employment land at Gortroe, on the 7<sup>th</sup> July 2014.

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

### 1.3.2 Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementing a plan or programme prior to its adoption. The LAP falls within the population threshold for which a Strategic Environmental Assessment (SEA) is mandatory. The SEA was carried out in conjunction with this plans preparation. See Volume 2.

### 1.3.3 Appropriate Assessment (AA)

In accordance with Articles 6(3) and 6(4) of the Habitats Directive the Planning Authority undertook an Appropriate Assessment Screening Report of the proposed plan which found that the plan would have no significant effects on Natura 2000 sites. See Volume 2.

### 1.3.4 Flood Risk Assessment

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

## 1.4 Planning Context

In accordance with the Planning and Development Acts 2000 – 2013 the LAP has been informed by a hierarchy of national, regional, and local spatial planning policies. See Figure 1.2 below.

Figure 1.2 Hierarchy of Spatial Planning Policies



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

## **1.4.1 National Planning Context**

### **1.4.1.1 National Spatial Strategy 2002 – 2020**

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. Its focus is on people, on places and on building communities. The National Spatial Strategy concentrates on a number of specific regions and their development by identifying Gateway settlements throughout the country which are to be used to support geographically balanced growth in the regions outside of the Greater Dublin Area.

The NSS states that Newcastle West is to play a complementary role to the development of the Limerick – Ennis - Shannon Gateway and the town is located on important national transport corridor between the gateway and the hubs of Tralee and Killarney.

### **1.4.1.2 National Development Plan 2007-2013**

The National Development Plan (NDP) identifies investment funding for significant projects in sectors such as health services, social housing, education, roads, public transport, rural development, industry, and water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the Country so as to support continued, but more balanced, economic and social development in line with the NSS. The NSS highlights how towns such as Newcastle West need appropriate policies and actions to support their roles as drivers of development at county level.

## **1.4.2 Regional Planning Context**

### **1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022**

This document has been prepared in accordance with the overall policy frameworks established by the National Spatial Strategy 2002 - 2020 and the National Development Plan 2007-2013. It sets clear objectives and targets to guide County Development Plans and Local Area Plans within the region, specifically in relation to future population, settlement strategy, development distribution and infrastructure investment priorities in line with the NDP 2007-2013. The Regional Planning Guidelines provide a wider area approach to the development of County Limerick. These guidelines look at Limerick in its regional context and identifies sub-regions or 'zones', with the core area of the region incorporating the Limerick/Shannon Gateway. Newcastle West is located in zone 4 in terms of the settlement strategy<sup>1</sup> and the town is expected to experience growth over the 2010 – 2022 period according to these guidelines.

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<sup>1</sup> Mid West Regional Planning Authority 'Mid West Regional Planning Guidelines 2010 – 2020', page 113

#### **1.4.2.2 Mid-West Area Strategic Plan (MWASP) 2012 - 2030**

A strategic planning, land use and transportation strategy for the Mid-West region has been prepared and was adopted by the elected members of Limerick County Council in September 2012.

MWASP identifies Newcastle West as having an important role as a service centre in West Limerick and driver of growth in its hinterland. The town is considered to have potential as an important node for public transport. MWASP states that Newcastle West should be planned to operate in tandem with Rathkeale and Abbeyfeale and is a focal point linking the greater rural area of West Limerick to the larger urban Limerick metropolitan area.<sup>2</sup>

#### **1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016**

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

Specifically for Newcastle West this document states that its strategy is to:

- Support the improvement of retail facilities in Newcastle West Town Centre through the provisions of modern shop units and a modest growth in floor space.
- Maintain its mixed role and function.<sup>3</sup>

#### **1.4.2.4 Joint Housing Strategy 2010 – 2017**

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Acts 2000-2013 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.

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<sup>2</sup> Midwest Area Strategy Plan (MWASP) 2012 – 2030, page 65-66

<sup>3</sup> Retail Strategy for the Mid West Region 2010 – 2016, Section 6.44, page 92

### **1.4.3 County Planning Context**

#### **1.4.3.1 Limerick County Development Plan 2010 – 2016**

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

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

The settlement structure for County Limerick which is set out in the County Development Plan designates Newcastle West as a Tier 2 settlement which is a key service centre.

Newcastle West is the largest of the two key settlements in the County Limerick identified in the County Development Plan. Policy SSP7 of the County Development states the following:

'It is policy of the Council to promote Newcastle West and Kilmallock as the key service centres in the West and South Limerick areas and to promote the sustainable growth of these towns to become self sufficient settlements and act as service centres for the inhabitants of their rural hinterlands. In this regard it is policy of the Council to ensure that sufficient land is zoned within these settlements so that they will act as the primary focus for investment in infrastructure, housing, transport, employment, education, shopping, health facilities and community.'<sup>4</sup>

#### **1.4.3.2 Limerick 2030 - An Economic and Spatial Plan for Limerick**

The Limerick 2030 plan provides an economic and spatial plan for Limerick City and County up to 2030. The plan is structured around three main elements. The first 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.

#### **1.4.4 Other Planning Guidelines**

Planning Authorities are required to take account of any policies and guidelines issued by the Minister. For a comprehensive list of other policy documents taken into account in preparing this plan refer to Chapter 1 in the Limerick County Development Plan 2010 – 2016 and the Department of Environment, Community and Local Government guidance documents on its website:

<http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/PlanningGuidance/>

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<sup>4</sup> Limerick County Council

Limerick County Development Plan 2010 – 2016, Chapter 3  
Urban and Rural Settlement, page 3-9

## 2.1 Geographical Context

Newcastle West is located approximately 45Km south west of Limerick city on a relatively flat plain at the foothills of the Mullaghareirks approximately 4km to the west of the town. The Arra river rises in Knockanimpuha and flows easterly through Newcastle West adjacent to the N21 on North Quay. It continues south easterly along the R520 (known locally as the Bruff Line) and joins the River Deel further downstream. The Dooally river rises in Ballynabearna to the north of the town, and flows south easterly to join the River Arra upstream of the town. On the north east boundary of the town the River Daar flows, also a tributary of the River Deel.

The national route, the N21 Limerick to Killareny road, traverses the town and strategic regional roads extend northwards to Ardagh and Foynes (R521), southeast to Dromcollogher and Charleville (R522), and eastward to Ballingarry and Kilmallock (R520).

## 2.2 Historic Evolution

It is most likely that Newcastle West was founded by the Geraldines. Thomas N'Apa died in *Caislen Nua O'Conaill* in June 1298 and an inquisition of his estates described four manors in Co. Limerick including *Novo Castro* (Begley 1906, 155)<sup>5</sup>. There is a reference to buildings outside the castle walls in 1298 which would suggest at least the nucleus of an urban settlement at this time but it would appear that this was not enclosed. No evidence is available to support the view that Newcastle West was ever a walled town. In the same 1298 document a mill and a church were mentioned (*ibid.*, 163-4). According to Westropp (1909, 47- 48) the village was probably destroyed with the church before 1302 and the town was again destroyed in 1315 by 'Irish felons'.<sup>6</sup>

After the defeat of the Geraldines at the end of the 16<sup>th</sup> century the town and surrounding lands were forfeit to the crown. The Desmond Roll (1583) gives the first full account of Newcastle West mentioning at least two mills, street names and gardens. Despite these references, however, the medieval street pattern is unknown. In 1591 the town was granted to Sir W. Courtenay and its subsequent development was heavily influenced by that family.

Agriculture was a source of economic prosperity in Newcastle West from the 17<sup>th</sup> century onwards. The town provided an important service through its weekly markets and various annual fairs. The market itself was held on a raised centre section of the Square. A 1709 survey shows the Square and the modern street pattern well established presumably as a result of landlord planning. From the 1700s onwards the town began to expand into the outlying areas, again mainly due to landlord improvements. A house count in 1750 revealed up to 190 buildings compared to *circa* 70 in Moland's Survey of 1709 (O'Connor

<sup>5</sup> Begley, J. 'The diocese of Limerick, ancient & medieval', vol. I, Dublin. 1906, page 155

<sup>6</sup> Westropp, T.J. 1909 'The Desmonds' castle at Newcastle O'Conyill, Co. Limerick', *Journal of the Royal Society of Antiquaries of Ireland*, XXXIX, 42-58 & 350-68.

1987, 75).<sup>7</sup> Around 1750 the Earl of Devon had a market house and assembly rooms built on the north side of the square. In 1752 it is recorded that the streets of Newcastle were dug up and remade, while in 1753 'in ye middle of Newcastle there's a great square newly settled' (*ibid.*, 67). The Square was mostly a residential area in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The River Arra was realigned and New Quay (North Quay) was formed. Lord Courtenay built the first recorded school house in Newcastle in 1720 (Cussen 1979, 3)<sup>8</sup>. He also built a church to the south of the castle in 1777. Lewis (1837, vol. II, 425) refers to the state of industry in the early 19<sup>th</sup> century, 'There are several establishments in the town for dyeing woollens, also a large ale and beer brewery, and a great number of shoe and brogue makers, ... a bleaching establishment in the immediate vicinity, which occupies 8 acres and gives work to a number of men'.<sup>9</sup> Most of the standing buildings in the Square are nineteenth century in date (Cussen 1990, 42)<sup>10</sup>. St. Ita's Hospital (1839), the Court House (1842), the Sisters of Mercy Convent (1850) and the Protestant school (1850) were all established in the 19<sup>th</sup> century. The Newcastle Junction of the North Kerry railway was opened in 1878 (Murray & McNeill 1976, 117).<sup>11</sup> Up to 1860 the river Beesoms flowed openly down the middle of Bishop Street. The river was covered over during the 1860's and the street line was extended (Cussen 1990, 45). Refer to figure 2.2 below.

By the 20<sup>th</sup> century development spread along arterial roads such as Station Road and Sheehan's road and to the south at Bothar Buí and Knockane. The late 20<sup>th</sup> century saw development spreading mostly on the outskirts of the town along the Limerick to Tralee road known as the N21.

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<sup>7</sup> O'Connor, P. J. 1987 *Exploring Limerick's past*, Newcastle West.

<sup>8</sup> Cussen, R. 1979 'Early Schools in Newcastle', *Journal of the Newcastle West Historical Society*, 3-15.

<sup>9</sup> Lewis, S. 1837 *A topographical dictionary of Ireland*, Vol II, London.

<sup>10</sup> Cussen, R. 1990 'Newcastle: The face of the town', *Journal of the Newcastle West Historical Society*, 44-7.

<sup>11</sup> Murray, K.A. & McNeill, D.B. 1976 *The Great Southern & Western Railway*, Dublin.

Figure 2.1 Map of Newcastle West, from the first Ordnance Survey edition, 1840.

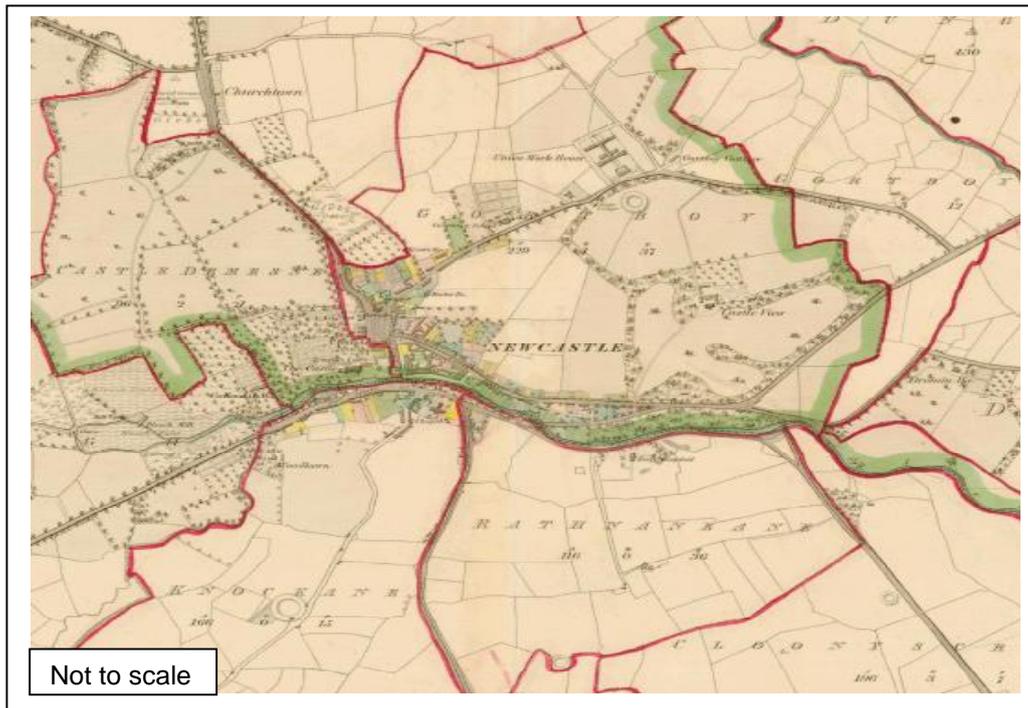


Figure 2.2 Map of Newcastle West, from Ordnance Survey, 1924



Figure 2.3 Aerial Photo of Newcastle West, OSI, 2012



Since the adoption of the Newcastle West LAP in 2008 there have been many positive developments in the town despite the economic downturn. These opening of the Ghaelscoil ó Doghair on Station Road, the expansion of the Brother of Charity services partly constructed on Station Road, close to the Desmond Complex. The Council has recently granted permission for a substantial development in the town centre for construction of primary healthcare centre in Cullen's Field, to the east of Market Square. A mixed use development consisting of residential units and a retail unit is presently under construction on Maiden Street by St. Vincent de Paul. Through the Part 8 process permission has been granted for the provision of a multi-use games area in the Castle Demesne. The recreational value of the Great Southern Trail as a walking and cycling route to the north of the town has seen further development since 2008.

As with every town in Ireland the economic downturn is evident in the town through the slowing down of the construction of residential development, and retail/commercial vacancy in the town, in particular along South Quay and Maiden Street. Since June 2013 the Council has introduced a retail business and incentive scheme for vacant properties in the town centre to encourage business & retail uses in Newcastle West in order to address vacancy.<sup>12</sup> In terms of residential vacancy the 2011 census recorded 588 vacant dwellings in the town which is 19.4% of the total housing stock in the town. The national rate was 14.5% at the time. There are 4 unfinished residential estates which were identified by the DoECLG for the purposes of exemption from household

<sup>12</sup> Refer to [www.limerick.ie/.../Business%20and%20Retail%20Incentive%20Scheme](http://www.limerick.ie/.../Business%20and%20Retail%20Incentive%20Scheme)

tax in July 2013. These are Daar River Walk, Daar River View, Carrig Desmond and Arra View.

### 2.3 Natural and Built Environment

Newcastle West is a vibrant riverside town having developed on the banks of the River Arra since the Norman times with the construction of the medieval complex Desmond Hall. By the 19<sup>th</sup> century the continuous traditional Irish townscape of 2 and 3 storey buildings was well established on the Square where markets and fairs took place. Similarly on the streets radiating from the Square this traditional streetscape is also found and, generally these buildings remain largely intact to present day.

There are 69 Protected Structures within the LAP boundary and an Architectural Conservation Area (ACA) taking in the Square, Maiden Street, North Quay and Bridge Street. Sixty three of these structures are listed in the National Inventory of Architectural Heritage.<sup>13</sup> There are 20 recorded archaeological monuments within the LAP boundary.

Figure 2.4 Examples of Protected Structures, Newcastle West



St. Ita's Hospital, Former workhouse



Carnegie Library, Bishop Street

### 2.4 Function

Newcastle West retains its importance as the main county town in Limerick having the largest population in the County outside the metropolitan area of Limerick city. It has experienced consistent population growth since 1991 and this trend is expected to continue to 2022.

Newcastle West is a key service provider of regional importance in West Limerick and beyond the administrative boundary of Limerick County into North

<sup>13</sup> Refer to [www.buildingsofireland.ie](http://www.buildingsofireland.ie)

Kerry. The town has a wide range of retail, commercial, social and civic services in the town that serve not only the resident population but also the greater West Limerick-North Kerry area. The town is the location for a number of regional centres for the various infrastructural and social/civic services, such as the regional headquarters for the Revenue Commissioners, the district headquarters for An Garda Suíochana, and regional offices for Eircom and ESB Networks. There is a district court service in the town. Limerick County Council has its administrative offices for the Newcastle West Electoral Area in the town, a library and a civic recycling centre on Station Road. There is a public hospital, known as St. Ita's in Gortboy and a HSE community care centre in the town. There are proposals for the further development of the HSE facilities in the town at Cullen's Field off Market Square consisting of a primary healthcare centre. The local development company West Limerick Resources also has their headquarters in the town.

Newcastle West has a wide variety of shops and professional services located in the town centre that provides for the basic needs of the town and surrounding catchment area. There is two large convenience retailers in the heart of the town (Garvey's Supervalu and Dooley's Supervalu). The discount food store Lidl is located on Sheehan's Road and Tesco is located on the Limerick Road (N21). There are a number of high quality fashion boutiques in the town. The town is also the location for substantial DIY stores, furniture stores, pubs and restaurants.

There are a number of industries located in the town. Large employers in the town include Ballygowan Natural Mineral Water/Britvic Ireland, Rettig Myson (manufacturing heating products), Filtertek (manufacturing medical devices), PSE Power Solutions (electrical and mechanical engineering) and BS Services (manufacturing air-conditioning systems). Just outside the LAP boundary on the Ardagh Road, north of the town, Pallas Foods operates its headquarters for its nationwide food distribution service. Shannon Development have a substantial business park in the town consisting of 14 sites located on Station Road and an enterprise centre on Sheehan's Road.

Newcastle West also has a role as a tourism service provider. Tourism attractions in the town include the restored medieval complex known as Desmond Hall and the annual cultural Eigse festival. In more recent times the recreational value of the Great Southern Trail in terms of walking and cycling has been developed, with further potential to develop this amenity. Tourism accommodation is provided in the town with hotel accommodation at the Courtney Lodge Hotel, and B&B accommodation on the outskirts of the town on the N21.

## 2.5 Demographic and Socio-economic context

### 2.5.1 Population

The total population of Newcastle West town according to the 2011 census was 6327. This represented a 24.1% increase in population from the 2006 figure which was 5098. As can be seen from table 2.1 below Newcastle West has experienced consistent population growth since 1991. However, the rate of population increase was greatest during the 2006 – 2011 period.

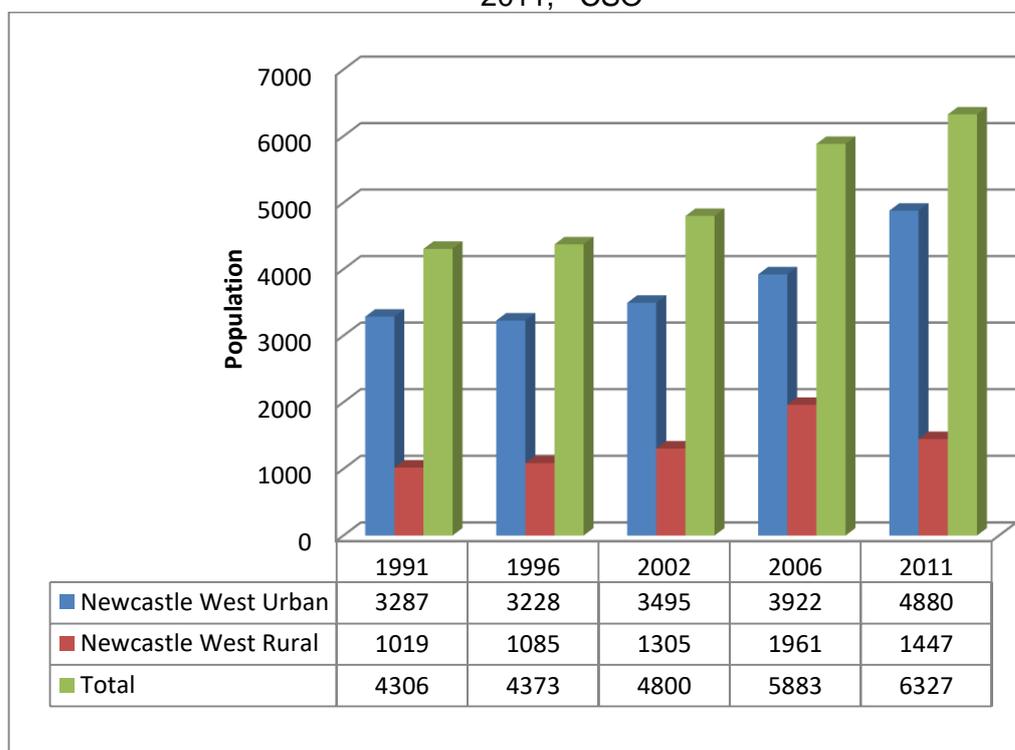
Table 2.1 Total Population of Newcastle West town (Newcastle West Urban and Rural EDs)

Census	Population total	Population change %
1991	4306	
1996	4373	1.55
2002	4800	9.76
2006	5098	6.2
2011	6327	24.1

Source: CSO Census

Figure 2.5 below indicates the total population trend experienced by Newcastle West town over the period 1991 to 2011 for both electoral areas in the town. Newcastle West Rural experienced a population decrease from 2006 – 2011, possibly due to the Council's settlement policy and the requirement that applicants applying for single houses demonstrate housing need, and the general downturn in the economy.

Figure 2.5 Population trend experienced in Newcastle West town by ED, 1991 – 2011, CSO

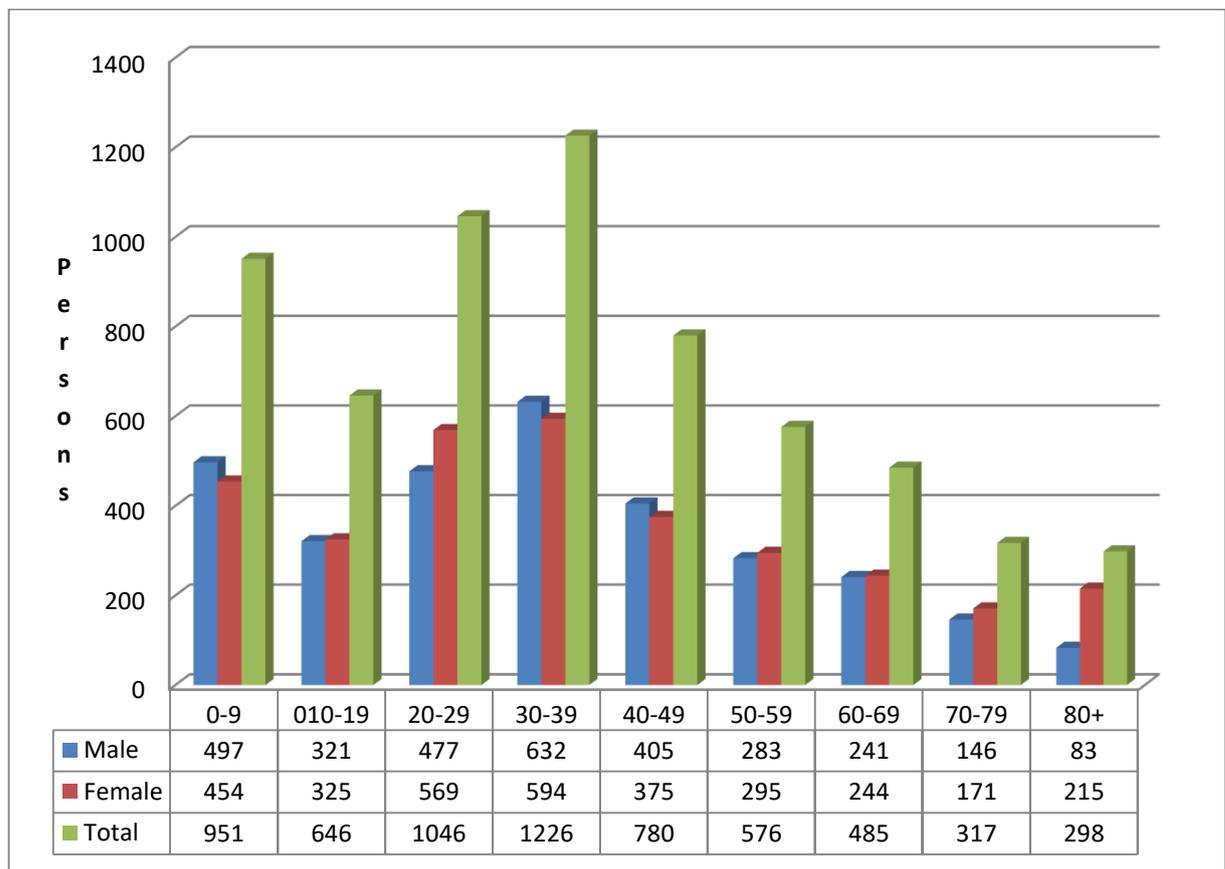


Non-Irish nationals accounted for 23.5% of the population in the town, with Polish nationals accounting of the largest proportion, followed by Lithuanians according to the 2011 census.

### 2.5.2 Age profile

The graph below depicts the age structure in Newcastle West town in 2011. Those under 20 years of age account for 25.25% of the total census population for the town. The largest cohort is the 30 – 39 year age group, accounting for 19% of the total census population in the town. The 20 – 39 age group accounts for 35% of the total census population which places demands associated with young families including future housing, educational facilities and other social facilities and services. Persons aged 60+ accounts for 17% (1100 people) of the 2011 census population in the town. This creates demands for services supporting an aging population and the future development of the town must be mindful of this trend.

Figure 2.6 Age Profile, Newcastle West town, Census 2011



### 2.5.3 Employment

Figure 2.7 below depicts the employment in the different broad sectors in the 2011 Census. The greatest numbers were employed in the commerce and trade, followed by professional services. This is a reflection of the important role of the town as a commercial and service centre of regional importance. The manufacturing sector is the third highest employer in the town with considerably more males employed in this sector than females.

Figure 2.7 Persons at work by industry and sex, Newcastle West Urban and Rural EDs, Census 2011

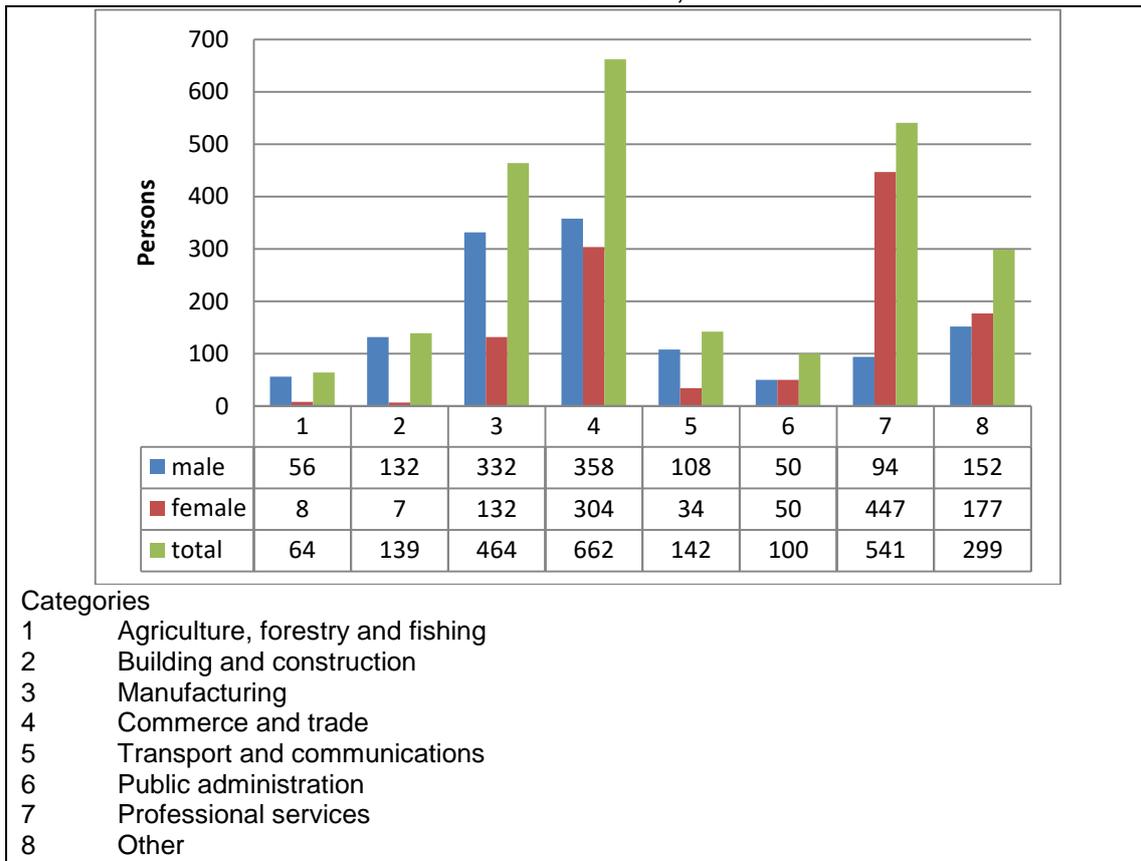


Figure 2.8 indicates that the unemployment rate in Newcastle West in 2011 as a percentage of all those aged 15 years and over was 24%. This was above the national unemployment rate of 19%. More males than females are unemployed and more women were looking after the family/home.

Figure 2.8 Comparative trends in unemployment rates – Newcastle West town and state according to the census

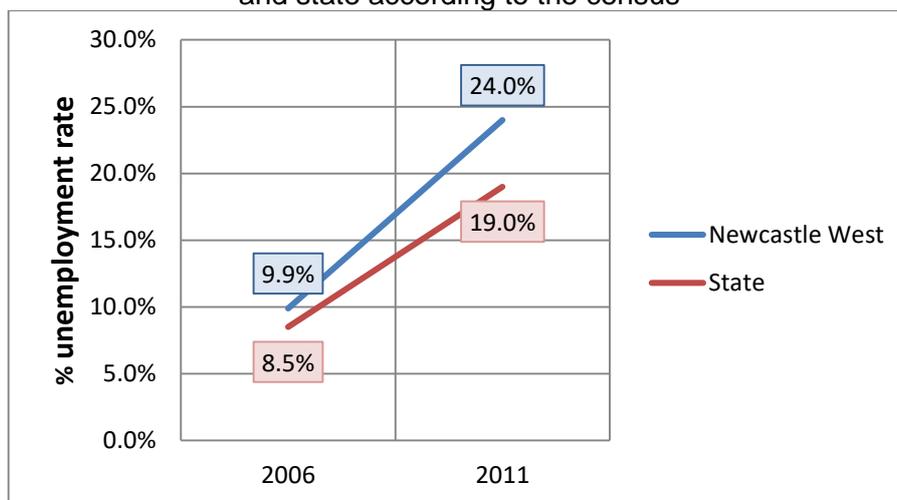
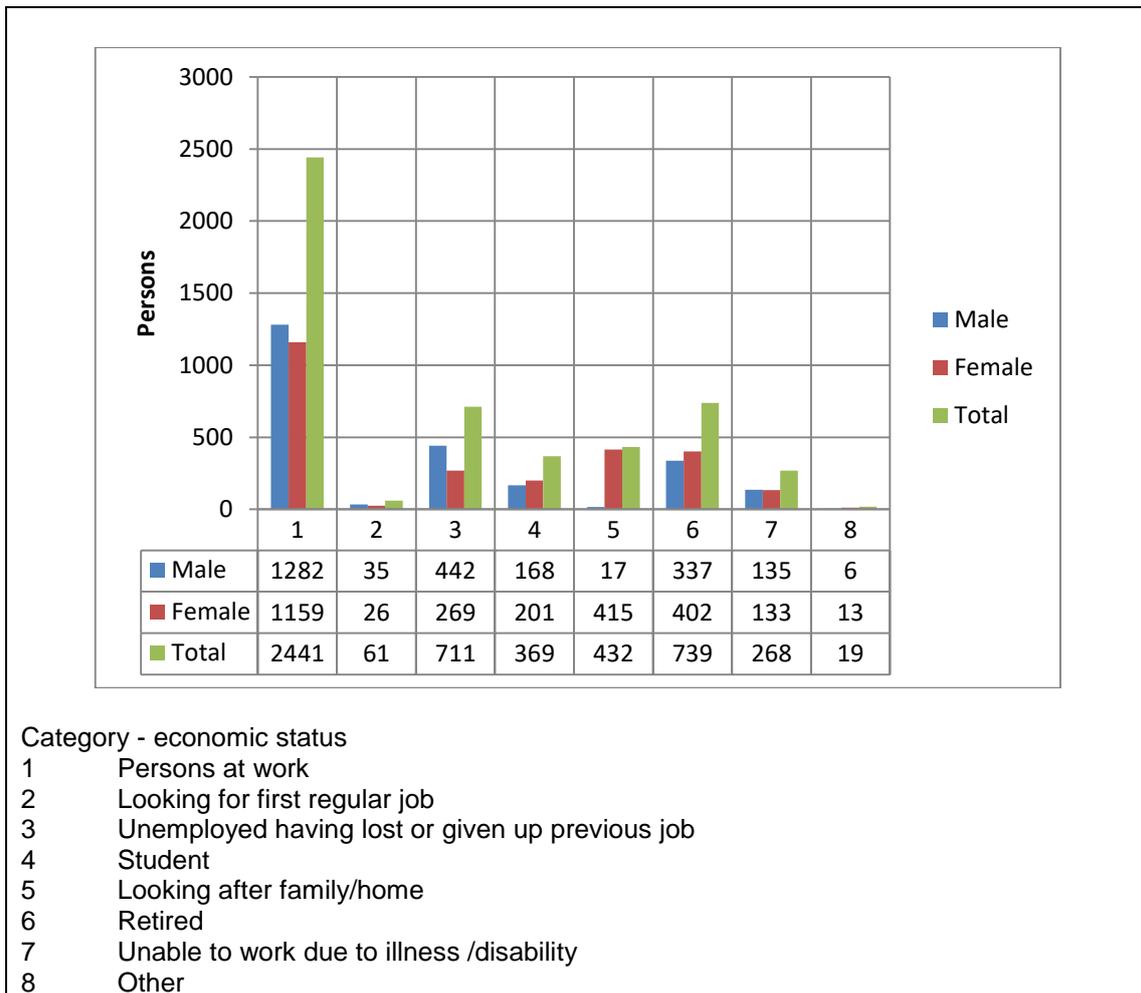


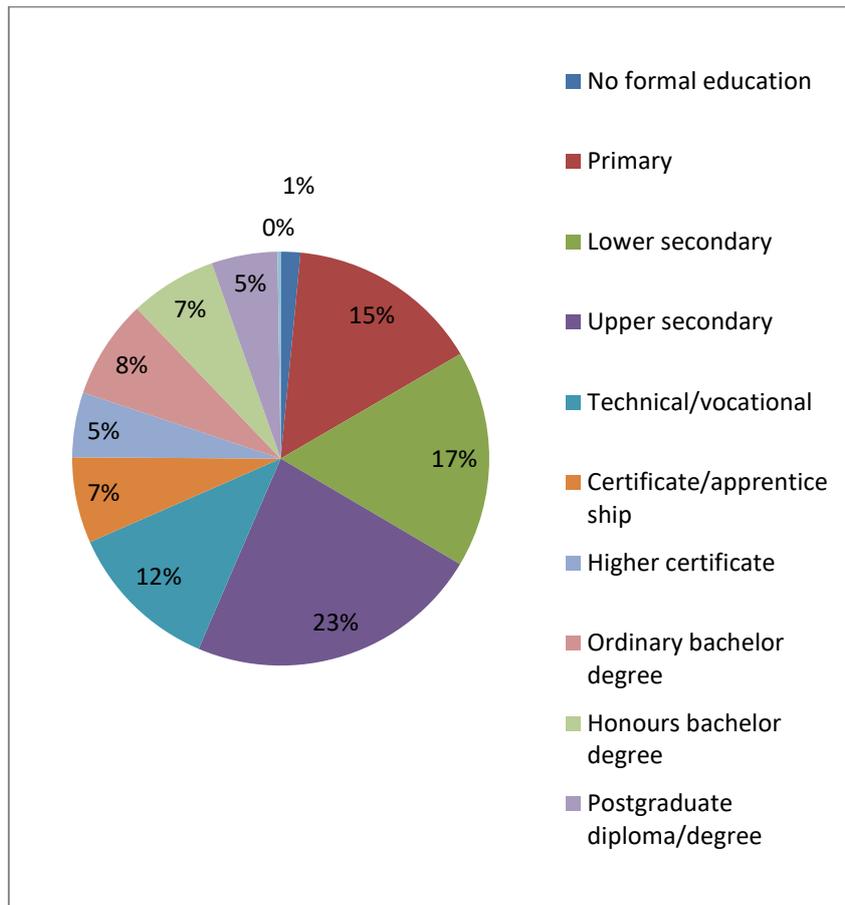
Figure 2.9 Persons aged 15 years and over by principal economic status, Newcastle West, Census 2011



### 2.5.4 Education

Analysis of the 2011 census indicates a relatively good standard of education in the town. Twenty three percent of the population aged 15 and over have completed education to leaving cert level. Forty four percent have completed education above leaving cert level. This high level of education is a considerable strength for the town.

Figure 2.10 Highest level of education persons aged 15 years and over, Census 2011



### 2.5.5 Travel Patterns

Figure 2.11 shows the travel time to work, school or college by people living in Newcastle West town. According to the 2011 census 69% of people travel less than 30 minutes on their daily commute which is a positive attribute for the town. Figure 2.13 below shows that 48% of people travel to work, school or college as a car driver, and 21% commute as car passengers. Eighteen percent walk on their daily commute but only 3% avail of public transport. No one indicated in the 2011 census that they commute by bicycle.

Figure 2.11 Persons aged 5 years and over by travel time to work, school or college, Newcastle West, Census 2011

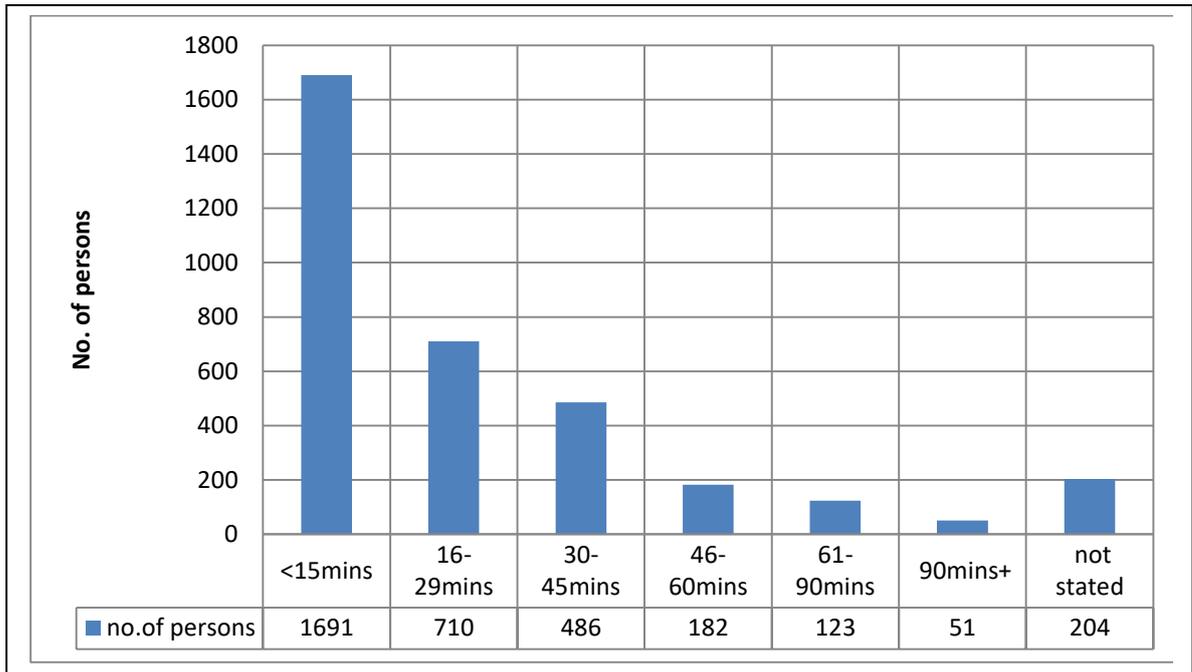
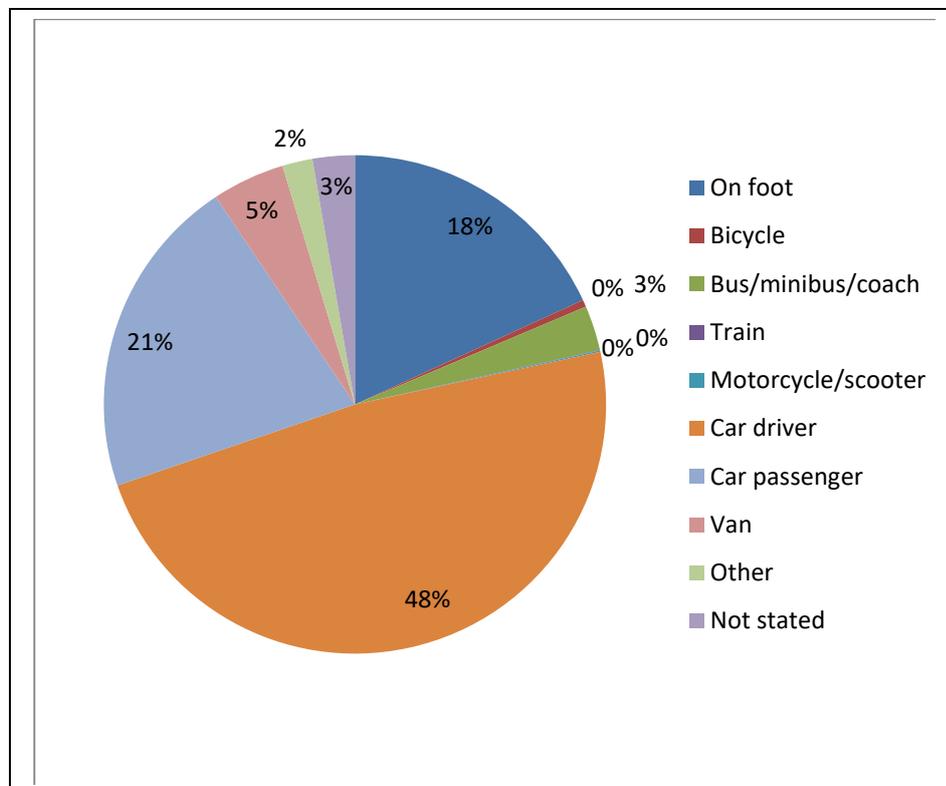


Figure 2.12 Persons aged 5 years and over by means of travel to work, school or college, Newcastle West, Census 2011.



### 3.1 Policy Context

The Newcastle West LAP 2014 – 2020 was made in accordance with the objectives as set out in the Limerick County Development Plan (CDP) 2010 - 2016.

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. Newcastle West is a Tier 2 settlement providing a wide range of services for its inhabitants and the greater Newcastle West and North Kerry region. The County Development Plan also outlines the population projections for Newcastle West town up to 2016 and 2022. These projections are referred to as the core strategy in the CDP<sup>14</sup>.

### 3.2 Vision Statement

*It is the long term vision of the Council that Newcastle West functions efficiently as a place where people can and want to live, work, visit, fostering an authentic sense of place, and is competitive in attracting future investment.*

To achieve this vision Newcastle West must develop in a manner that protects its rich cultural and natural heritage, accommodates a vibrant and balanced community, and provides good employment opportunities and quality local services and amenities. Good transport links are important, including improvements to public transport services to provide a genuine alternative to the car. Building on the existing strengths of the settlement it is imperative that all stakeholders maximise any development opportunities in the town to secure progression and improved quality of life. This vision statement for the town is guided by national policy in relation to sustainable development. According to the DECLG 2012 document:

'Sustainable communities are places where people want to live and work, are environmentally sustainable and contribute to a high quality of life for residents.'<sup>15</sup>

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<sup>14</sup> Limerick County Development Plan 2010 – 2016, Chapter 2, Core Strategy and Chapter 3, Urban and Rural Settlement Strategy

<sup>15</sup> Our Sustainable Future – A Framework for Sustainable Development for Ireland', DECLG 2012, page 42

### **3.3 Strategic Policy**

#### **S1 Sustainable Development**

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

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

### **3.4 Evaluation of the 2008 Newcastle West LAP**

It is important to assess the strengths and limitations of the 2008 – 2014 Newcastle West LAP and to determine what planning policies are relevant to the future development of the town.

There have been some significant developments by the public, private and voluntary sectors since the adoption of the 2008 LAP. Amenities have been improved including ongoing development of the Great Southern Trail as a walking and cycling route, and there has been ongoing development works in the Demesne including the provision of outdoor exercise equipment. Works have commenced on the provision of a soccer pitch in Killeline by Newcastle West Rovers. A Part 8 planning permission has recently been granted for the construction of a multi-use games area in the Demesne which will provide recreational facilities for older children. St.Vincent de Paul have recently started the construction of a development in Maiden Street consisting of the demolition of vacant dilapidated buildings and the construction of residential units, a retail unit and offices, all of which will have a positive impact on Maiden Street.

Figure 3.1 Buildings to be replaced and the photomontage of the redevelopment by St.Vincent de Paul on Maiden Street as submitted to the Council





In recent years, some of the major developments that have taken place in Newcastle West are housing developments at Castle Demesne, Arraview, and Daar River Walk. These developments commenced prior to the adoption of the Newcastle West LAP in 2008 but construction has ceased due to the downturn in the economy. Rockspring Development Ltd. secured planning permission for an extension of time for Castle Desmond for completion of dwellings, construction of a nursing home, apartments, shops, offices, retirement homes and a health centre until 2015.

The Council granted permission to the HSE for the construction of a substantial primary care centre with a retail unit and office accommodation in Cullen's field by the Market Yard in 2010. This investment is welcomed as it is a multi-use development in the town centre, but this has not yet commenced.

There are also a number of respects in which little or no progress has been made on the objectives in the 2008 Local Area Plan.

1. There has been no development of 5 of the 7 opportunity sites identified by the 2008 LAP as having redevelopment potential. Opportunity site 6 has seen the improvement of the recreational amenity of the Great Southern Trail as accessed from Station Road. In December 2013 permission was granted by the Council for the construction of a discount food store on Nashes Lane. There has been some development on Brewery Lane with demolition of outbuildings and the extension of a public house on the Square.
2. There has been no development on the 7 areas zoned for serviced sites and residential development. The 2008 Plan contained a preliminary development brief for each area to reflect the Council's objectives for the town. The absence of development is attributed to the down turn in the construction industry and the decline in the residential property market.
3. There has been no development of the lands zoned industrial 1 (approximately 23 hectares) in Dromin to the east of the town with access to the N21. The Newcastle West Business Park on Station Road remains underdeveloped, and the Newcastle West Enterprise Centre on Sheahan's Road has a number of vacant units.
4. Retail/commercial vacancy is a serious issue in the town with a considerable number of units vacant in the town centre. These include

older premises such as those on Upper Maiden Street but also recently built units. Some vacant units are focal buildings and/or of a scale which is highly visible, for example, The Bridge House on Bridge Street and North Quay. Vacancy has a contagion effect and has also exacerbated since the 2008 LAP. For example, on South Quay there were 9 units out of 18 retail/commercial properties located on South Quay observed to be vacant in August 2013.

Figure 3.2 Large scale vacant prominent buildings in Newcastle West



### 3.5 SWOT Analysis

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

Table 3.1 SWOT Analysis of Newcastle West town

Strengths	Weaknesses/ Challenges	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Most populated town in the county, with population growth expected to continue</li> <li>• Accessible to regional and national road network</li> <li>• Has a number of key community and regional services</li> <li>• Has a strong history of community development and a vibrant local voluntary sector</li> <li>• Rich built fabric and traditional streetscape</li> </ul>	<ul style="list-style-type: none"> <li>• Flood risk identified in the town</li> <li>• High number of vacant commercial and residential units</li> <li>• Lack of employment opportunities in the town</li> <li>• High unemployment rates</li> </ul>	<ul style="list-style-type: none"> <li>• Land zoned adjacent to N21 for small and medium size employment and development activity.</li> <li>• Further development of community initiatives with the experience of a strong voluntary sector</li> <li>• Tourism and amenity development potential</li> <li>• Valuable historical heritage generally intact e.g. Desmond Hall,</li> <li>• traditional streetscapes</li> <li>• Serviced business park located in the town</li> </ul>	<ul style="list-style-type: none"> <li>• A number of unfinished housing developments in the town</li> <li>• Contagion effect of building vacancy</li> <li>• Employment losses associated with the downturn in the economy</li> <li>• Reduction in public service provision due to minimising costs</li> <li>• Uncertainty regarding the release of zoned lands</li> </ul>

<ul style="list-style-type: none"> <li>• Picturesque location on the banks of the River Arra</li> <li>• Relatively young and educated population</li> <li>• Quality open space and recreation facilities – the Demesne and Great Southern Trail</li> </ul>		<ul style="list-style-type: none"> <li>• Good quality river biodiversity</li> </ul>	
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### 3.6 Population Targets and Zoning Requirements

#### 3.6.1 Population Targets

The core strategy of the Limerick County Development Plan 2010-2016 outlines population targets for county Limerick, which were allocated by the DoECLG at national level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines 2010-2022 have allocated a population target of an additional 32,800 people for county Limerick up to the year 2022.

Each settlement is allocated a specific population target in the Core Strategy of the County Development Plan<sup>16</sup>. The amount of land to be zoned in Local Area Plans is generally based on the population targets as set out in the Core Strategy, which was prepared in advance of the 2011 Census returns. The population target for Newcastle West in the Core Strategy was an additional 4600 persons by 2022 (i.e. population according to the 2006 census was 5098 + 4600 expected by the core strategy to 2022 = total population in 2022 of 9698). Such has been the extent of growth between 2006 - 2011 that the population of the town according to the 2011 census was 6372 which represents a 24% increase on the 2006 population of 5098. Refer to Section 2.5.1 of this plan.

It is reasonable to assume that Newcastle West will grow by an amount similar to that which was allocated in the core strategy applied on a pro rata annual basis. The growth rate for Newcastle West in the core strategy was for an additional 4600 persons and an additional 2465 housing units over the 16 year period from 2006 to 2022. However, according to the 2011 census 394 houses have been built in the town since 2006. Therefore, an additional 2071 units are required from 2011 to 2022.

The DoECLG advise in its guidance document ‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ 2009 the allocation of 20% of housing units as serviced sites at a density of 10 units per hectare and the remaining 80% to be applied at a density of 35 units to the

<sup>16</sup> Limerick County Development Plan 2010 – 2016, Volume 1, Chapter 2 Core Strategy, Table 2.5

hectare. However, given the downturn in the economy and current demand the Council consider the allocation of 10% to serviced sites and 90% to residential more appropriate for Newcastle West at this time. This will be monitored over the lifetime of this plan.

To calculate the amount of zoned land required to accommodate growth to 2020 according to the core strategy the following applies:

90% of 1695 additional units = 1526 units at a density of 35 units to the hectare + additional 50% headroom = 65 hectares as residentially zoned lands

10% of 1695 additional units = 170 units at a density of 10 units to the hectare + additional 50% headroom = 25 hectares

The total land required for serviced sites and residentially zoned land for the 2011 – 2020 period is 90 hectares.

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

	<b>2006 census</b>	<b>2011 census</b>	<b>Expected growth 2011-2020</b>	<b>Expected growth 2020 -2022</b>
Total population	5098	6372	2721	604
Additional units required			1695	376
Zoned land required to accommodate additional units + 50% headroom			90 ha	21 ha

Table 3.3 Residential units and land requirements by 2020

	<b>A Residential development areas</b>	<b>B Serviced sites</b>	<b>Total required by 2020 (A+B)</b>
<b>Additional Units required</b>	1526	170	1696
<b>Area required (ha)</b>	65	25	90

### 3.6.2 Land Currently Available for Housing Development

The total area of land zoned residential and serviced sites (includes all phases) in the 2008 LAP that remain undeveloped is 119ha. Since the adoption of the 2008 LAP consultants were commissioned by the Council to produce flood maps for the county. Approximately 22 hectares of the land which was zoned in the 2008 LAP for residential use and serviced sites in Newcastle West is indicated as a flood zone. Taking this factor into account the Council will have to re-zone these lands to alternative uses in accordance with the DoECLG guidance issued in 2009 'The Planning System and Flood Risk Management – Guidance for Local Authorities'<sup>17</sup>. Taking into account the flood zone identified there is 96ha of residential and serviced sites zoned land available from the 2008 LAP.

Table 3.4 outlines the amount of land in hectares that is zoned in the plan in each phase. A total of 88.3 hectares are zoned as phase one, which is expected to meet the population target for the plan period.

Table 3.4 Residential land required and zoned

	Total Required by 2020	Total Required by 2022	Zoned Phase 1	Zoned Phase 2
Residential development area - hectares	65	80	63.4	40.97
Serviced Sites- hectares	25	31	24.90	15.01
<b>Total hectares</b>	<b>90</b>	<b>111</b>	<b>88.30</b>	<b>55.98</b>

## Chapter 4 Housing

### Strategic Policy for Housing

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

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<sup>17</sup>

<http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/PlanningGuidance/>

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

#### **4.1 Introduction**

Based on the population and household projections in Chapter 3, 90 hectares of land zoned for residential use is required to accommodate the projected population growth of 2721 by 2020. 63.4 hectares of land has been zoned 'Residential Development – Phase 1' in this Plan and 40.98 hectares has been designated Residential Development – Phase 2. 24.90 hectares of land is zoned for 'Serviced Sites – Phase 1' which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 35 units to the hectare. Phase two lands will only be permitted when at least 50% of the housing in phase 1 has been completed.

There is, however, a need to ensure that new open space and recreation facilities are provided in conjunction with new developments on a phased basis. Therefore, the Council will work with local community organisations to facilitate the provision of new open space within the town in conjunction with new development during the lifetime of the Plan on a phased basis.

Chapter 3, Policy SS P7 in the County Development Plan outlines the Council's requirements for development in Newcastle West. The Council's objective under Objective SS01 is to ensure that development is in proportion to the pattern of existing development and as close to the town centre as possible. It also requires that the town grows in a sequential, compact manner and avoids leap frogging of development. Within Tier 2 settlements generally no one proposal for residential development shall increase the existing housing stock by more than 15% within the lifetime of this LAP. According to the 2011 census there were 3024 houses in the town.

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

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

Pedestrian and cycle links will be an important consideration for any proposal. Lands at Churchtown will be required to provide quality pedestrian and cycle paths connecting to the Great Southern Trail, and providing future linkage to the Gaelscoil and the town centre. Similarly, lands at Knockane will be required to incorporate links into open space associated with River Mash. Lands at Killeline will be required to link into open space and permeability will be required with existing residential estates. All links/pathways will facilitate the pedestrian and cyclist movement. These links will be finished by the developer to a high standard, contributing to improving public realm, mobility and connections with existing facilities and residential areas where possible. Consideration should

be given in the design for low speed vehicular traffic (including 30 – 50km/h) where a balance is achieved between vehicular traffic and other users of the street including pedestrians, cyclists, and residents without compromising access by emergency services. Egresses to open spaces and links will be overlooked by houses in the interest of public safety. Rear boundary walls facing links shall be avoided. Proposals for the development of new residential estates shall comply with objective H2 below.

**Objective H1: New Housing**

It is an objective of the Council, on serviced land that is zoned 'Residential Development Area' to:

- a) Facilitate residential development in accordance with the principles and guidelines of the 'Sustainable Residential Development in Urban Areas' (May 2009), the accompanying Urban Design Manual, 'Quality Housing for Sustainable Communities' (DEHLG, 2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016 and any subsequent county development plan.
- b) Promote the provision of community and other facilities such as childcare as an integral part of new developments.

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

It is an objective of the Council to:

- a) Ensure that proposals for residential development are planned coherently through the use of design briefs, master plans for larger landholdings 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 an average gross density of 35 units to the hectare on 'New Residential' zoned sites within the plan area.
- d) Ensure that the density of housing in any one 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 compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.
- g) Ensure development of residential land in Phase 2 can only proceed when at least 50% of all development in New Residential zoned areas Phase 1 is completed. This will be monitored throughout the plan period.

### 4.3 Serviced and low density sites

Residential serviced sites offer an alternative to the option of un-serviced sites in the open countryside for those wishing to build and design their own houses. Their urban setting reduces the cost of servicing these sites and also means that residents have more convenient access to shops and other facilities. The

sites should be large enough to offer the advantages commonly associated with rural sites, namely the capacity to have control over the design of one's own house and to have generous private amenity space. The size of sites, their location and number are dictated by the over-riding need to keep the town compact. Serviced sites should be no less than 0.1 hectare each in size, but may be larger depending on the site configuration or the house size.

**Objective H3: Serviced and low density sites**

It is an objective of the Council to:

- a) Promote lower density serviced sites in specified edge of town locations zoned 'Residential Serviced Sites', of no less than 0.1 hectares each. Larger sites than these will generally be required for houses exceeding 250 square metres or where the sites are of awkward configuration.
- b) Require a master plan/design brief for all serviced and low density sites and encourage within this, a high standard of design. The masterplan will show the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.
- c) The development of land zoned serviced sites phase 2 can only proceed when 50% of phase 1 serviced sites has been completed to the satisfaction of the Council. This will be monitored during the plan.

#### **4.4 Infill Development**

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

**Objective H4: Infill Development, Restoration and Town Renewal**

It is an objective of the Council to:

- a) Encourage living in the town centre by the promotion of residential uses over businesses.
- b) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- c) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the eighteenth and nineteenth century streetscapes.
- d) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.
- e) To implement the guidance on the Opportunity Areas in Chapter 10 of this plan.

#### **4.5 Unfinished Housing Developments**

In Newcastle West town there are 4 unfinished housing estates designated by the DoECLG for the purposes of the property tax exemption in July 2013. The County Council established an Unfinished Housing Development Team in accordance with the DoECLG guidance on unfinished housing to deal with

these and other developments in the town in relation to various stages of completion. This team has a number of key responsibilities including public safety works, the preparation of site resolution plans and the implementation of enforcement proceedings.

**Objective H5: Unfinished Housing Estates**

It is an objective of the Council to monitor and to encourage the completion of unfinished housing developments in the plan area in accordance with the Department of Environment, Community and Local Government guidance manual 'Managing and Resolving Unfinished Housing Developments.'

**4.6 Social Housing**

The national housing policy statement was launched by the DoECLG in June 2011. This document outlines the governments vision for the future of the housing sector in Ireland "based on choice, fairness, equity across tenures and on delivering quality outcomes for the resources invested".

The Council seeks to provide social housing to meet the needs identified in the Joint Housing Strategy for the administrative areas of Limerick City and County Councils and Clare County Council (2010-2017). All relevant lands zoned for residential development or a mix of uses including residential will be subject to the requirements of Part V of the Planning and Development Acts, 2000 to 2013 in relation to the provision of social housing. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V of the Planning and Development Acts 2000 to 2013. 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 H6: Social Housing and Joint Housing Strategy**

It is an objective of the Council in compliance with Objective HOU O2 of the County Development Plan, to

- a) Require that developers comply with Part V of the Planning and Development Acts, 2000 to 2013.
- b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

Figure 4.1 Housing provided by the Council in 2010 at Sycamore Crescent



#### 4.7 Voluntary Housing

The voluntary sector has made a valuable contribution to housing in the town, providing good quality accommodation at Lilac Court, in Knockane to the south and Liosán Court and Chestnut Grove. The St. Vincent de Paul redevelopment on Maiden Street which is under construction at present will contribute to the vitality of Maiden Street. (See figure 3.1 in previous chapter)

Figure 4.2 Accommodation provided by Cluid Housing at Liosán Court



#### 4.8 Traveller Accommodation

Limerick City and County Council has 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. The provision of Traveller Accommodation is a key element of the functions of Housing Authorities and this programme has been prepared in accordance with the legislative requirements as set out in the Housing (Traveller Accommodation) Act 1998. Objective HOU O9 of the Limerick County Development Plan, 2010-2016 outlines the Council's objective to provide housing accommodation for the Traveller Community in accordance with the Joint Traveller Accommodation Programme and any subsequent document.

##### **Objective H7: 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.



## Chapter 5 Economic Development

### Strategic Policy for Economic Development

**Policy ED 1** It is the policy of the Newcastle West LAP to zone dedicated areas for economic development recognising Newcastle West as a key settlement in the County, and as an important local and regional employment and service centre in County Limerick, and the wider Midwest region, in accordance with the settlement hierarchy of the County Development Plan.

#### 5.1 Introduction

Newcastle West is considered to be a key economic regional node by the Mid-west Area Strategic Plan (MWASP) – Planning and Transportation Strategy 2012 – 2030. Newcastle is equated with other towns in the Mid West such as Nenagh, Thurles and Roscrea which are envisaged by MWASP to act as engines of growth in their greater hinterlands.

Newcastle West town is a professional and business service centre for its community and greater West Limerick area and North Kerry. There is a diverse range of businesses and services in the town as detailed previously in section 2.4 of this Plan. The largest sectors of employment in the town are commerce and trade, and professional services followed by manufacturing according to 2011 census (refer to figure 2.7 in Chapter 2). The key sectors for the town are healthcare (eg. Filtertech BV which manufactures medical filters, PSE Power Systems, and Nolan Products Ltd producing wooden joinery products) food and beverages ( eg. Pallas Foods, Ashgrove Meats, Ballygowan Natural Mineral Water Ltd.) and machinery (eg. Myson Heating Control Ltd which manufactures radiator valves). The public sector is also a considerable contributor to employment and the economy of the town including the HSE, the Revenue Commissioners, the Department of Social and Family affairs, Teagasc, Department of Education and Science through the number of schools in the town, and Limerick County Council.

However, the economy of the town is threatened by the downturn in the wider national and global economies. The town has suffered due to closures in manufacturing industry in the wider Midwest region, and the closure of the local poultry processing plants such as Castlemahon Foods in Mahoonagh, and Kantoher Co-op in Kileedy. The threat to the towns economy is evident through the high level of vacancy in the town. Many retail units, both older building stock and new build are vacant in the town. Enterprise units are also vacant in the enterprise centre on Sheahan’s Road, and in Desmond Business Park.

Figure 5.1 Modern vacant units in Desmond Business Park



A holistic collaborative approach to addressing the economic challenge facing Newcastle West must be taken by all stakeholders including state agencies, the Council, local businesses and the community. Newcastle West should avoid pinning all hopes for prosperity on attracting very large manufacturing companies to ‘save’ the town. It should avoid undervaluing the other determinants of strong local economies, such as:

- Business retention and expansion,
- Small business and entrepreneurial development, and
- Tourism.

It is important to be mindful of the interconnectivity of the civic and community infrastructure with economic conditions that support business of all scales in a town. Prosperous town economies are built on a foundation of strong communities with a high quality environment and social supports that make a town a place where business and people want to live and work. Newcastle West has many inherent advantages for its local economy including its business leadership through its Chamber of Commerce, the presence of many state agencies in the town, its strong voluntary sector, its location on a national road, and its tourism potential. Investment through partnership in what Newcastle West already has to offer make the town more marketable and attractive to sell when competing for economic development and job creation.

The role of this local area plan is to zone lands appropriately for economic development bearing in mind the projected population growth of the town to 2020 and beyond; Newcastle West’s many strengths and challenges; its location on the N21; providing for an element of choice in location in the town and to promote accessible employment opportunities.

## **5.2 ‘Enterprise and Employment’ Zoned Land**

A total of 41.7 hectares of land was zoned for Industrial 1 lands in the 2008 Newcastle West LAP, and 32.9 hectares of land was zoned for Industrial 2 use. Industrial 1 lands are located to the east of the town along the N21, to the west of the Square where Ballygowan Natural Mineral Water is located, and west of Church Street by the Demesne. The lands on the N21 have not been released for industrial development and remain in agricultural use. Industrial 2 lands are

located to the north of the town off Station Road and on Sheahan's Road. The business park to the north of Station Road is underdeveloped despite providing infrastructural services to accommodate 13 sites. To date only 3 businesses are operating from this park. Haphazard vacant units are also observed in the Desmond Business Park and there are also vacant units to the east of Bishop Court and the Great Southern Trail off Station Road. There are vacant units in the enterprise centre off Sheahan's Road leading to the visual deterioration of the area. Retail uses such as a launderette, food market, and a restaurant have encroached on units beside Sharwood Park and consequently are no longer light industrial in nature.

In this LAP these lands are zoned 'enterprise and employment' to reflect a more modern and less rigid designation of 'industrial'. The Council has taken this approach to this land use in its recent reviews of LAPs and will continue this designation for consistency across the county. Uses such as retail warehousing which were not permitted on industrial zoned land in the 2008 LAP will be permitted on enterprise and employment zoned land in this plan.

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, small workshop type enterprises, such as food, furniture or crafts that can use local resources and exploit niche markets. Developments at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

Small entrepreneurial start up-business and innovation is also an important consideration for the towns economy. The possibility of small scale employment opportunities and start up business incubation units should be explored in the town with a view to re-use of existing buildings. Linkages of these incubation units and educational outreach services including third level distance centres should be explored.

**Objective ED 1: Economic Development Proposals**

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

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

**Objective ED 2: Boundary Treatment**

It is the objective of the Council to ensure that where industrial, enterprise or distribution activities are proposed sufficient land shall be reserved around site

boundaries, in both individual sites and business/enterprise parks to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development thereby improving the quality of the environment.

**Objective ED 3: Enterprise and employment zoned lands on the N21** It is the objective of the Council that any future application(s) on the lands on the N21 shall be accompanied with an overall master plan and include a buffer of screen planting along the boundary with the national road. A high quality design of signage and entrance treatment will be expected of any proposal as the design should contribute to the approach to the town. The Council would envisage that development of these lands would serve as a 'landmark', reflecting arrival in the town and would contribute to a 'sense of place' and enforcing a positive image of the town. A Strategic Transport Assessment will also be required as part of any proposed master plan to safeguard the strategic function of the national road network.

### 5.3 Retail and Commercial Development

In 2010 a retail strategy for the Mid West Region, 2010 – 2016 was prepared on behalf of counties Limerick and Clare and Limerick City Council. The Limerick County Development Plan, 2010 - 2016 incorporates the policy recommendations from the Retail Strategy as they apply to County Limerick. In turn local area plans must also incorporate the recommendations of the retail strategy. Newcastle West is designated as a 'major town centre' – tier 2 and is equated in terms of importance with Ennis and Shannon.

The Strategy's primary purpose is to ensure that adequate provision is made for new retail development in the most appropriate locations and that excessive provision of retail space is avoided in the county. The central key objective arising from the Retail Strategy is to support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres. In terms of Newcastle West, the strategy states that the challenge for the town is to provide modern retail space to accommodate the needs of retailers without undermining the town centre.

The strategy for Newcastle West stated in the document is to:

- 'Support the improvement of retail facilities in Newcastle West town centre through the provision of modern shop units and a modest growth in floorspace.
- Maintain its mixed role function.'<sup>18</sup>

Newcastle West town centre has a range of retail services that provide for the basic needs of the town and greater West Limerick area. The function of these businesses is extremely important. In order to protect the vitality and viability of the town centre new retail developments, with the exception of goods

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<sup>18</sup> Joint Retail Strategy for the Midwest Region 2010 – 2016, page 91-92

generally sold in bulk, will only be permitted on land which is zoned town centre or mixed use. The enhancement of the local shopping facilities in both the convenience and comparison arena is a key ingredient in maintaining and enhancing the vitality of the town. Newcastle West has significant potential for retail expansion by occupying existing vacant units in the town centre.

In 2013 the Council undertook an assessment of retail unit vacancy in the town with a view of introducing targeted intervention consisting of an incentive scheme to encourage occupation of vacant units to strengthen the retail function of the town. The scheme known as the 'Retail and Business Incentive Scheme' is currently operating.

Promoting the provision of a diverse range of local shopping and commercial facilities will continue to play an important role in reinforcing the viability and vitality of the town centre, particularly along the streets that suffer most from vacancy. The town centre boundary is defined in the local area plan and it is policy of the plan to encourage the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre. The core shopping centre boundary for the town in this LAP is slightly different to that in the 2010 retail strategy for the Mid West Region based on the Council observations on the ground and the established and permitted uses. For example, the town centre boundary along Maiden Street has been amended, to reflect the uses and number of vacant properties along the street and also to ensure that the existing town centre is strengthened and consolidated to support the long term viability of the town.

In order to focus future retail development in the town centre this plan has reduced the amount of land zoned 'mixed use' in the current LAP.

In Newcastle West there are two areas outside the town centre that have acquired a commercial/retail use. These are located at Gortboy on Station Road by Oak Park and on Sheahan's Road. In Gortboy, there is a corner shop and delicatessen, women's health clinic, doctor's surgery and dentists surgery. The surgeries were houses converted for the sole purpose of commercial use. There are problems with parking and traffic congestion at times in this area. On Sheahan's Road lands zoned for industrial 2 in the 2008 LAP are presently used for retail activity. There should be no further intensification of these uses due to the negative impact through the loss of the integrity of the town centre as the focus of retail and commercial activity. Any redevelopment of both areas should not undermine the town centre's primacy as a retail/commercial centre. It is important that any redevelopment of these areas:

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

<b>Objective ED 4: Retail Development</b>
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It is the objective of the Council to enhance the vitality and viability of Newcastle West as a retail service centre and to improve the quantity and quality of retail provision in the town by:

- (a) Emphasising the town centre area as the primary shopping location.
- (b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre.
- (c) Ensuring that proposals with significant retail development elements comply with the provisions of the County Retail Strategy and the Retail Planning Guidelines in reference to site suitability and the sequential approach.
- (d) Ensure that proposals at ground floor level within the town centre are generally restricted to shopping and closely related uses such as banking. Residential use may also be appropriate depending on the site location. Storage use will not be permitted as the primary use in this location.
- (e) Encouraging the use of upper floors in retail premises for commercial or residential use.
- (f) Enhancing the physical environment of the town centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.
- (g) Encourage the retention of traditional shop fronts to enhance the streetscape. Shop front signage shall not, by reason of its scale, form or size, be visually detrimental to the appearance and character of the building or streetscape. Internally illuminated signs will not be permitted.

#### **5.4 Mixed Use**

Mixed use zoned lands are generally intended for a combination of residential, small scale retail and/commercial on the site subject to standards regarding residential amenity, parking, traffic safety and other planning considerations. It is important that any redevelopment of these sites should not result in undermining of the town centre's primacy as a retail centre. Away from the town core mixed use is intended to support the provision of neighbourhood centres providing goods and services to local residents.

#### **5.5 Small-scale businesses in residential areas**

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

#### **Objective ED 5 Small-business in residential areas**

It is the objective of the Council to support small scale self employed business operating from peoples own home provided that:

- a) The business activity is subsidiary to the use of the dwelling as the applicants principal home.
- b) Existing residential amenity is not negatively impacted upon in terms of noise, parking and other relevant planning considerations.

Note the conversion of houses for the sole purpose of commercial or retail use shall not be permitted, or the 'retention' of same due to the negative impact on existing residential amenity.

## **5.6 Tourism**

Newcastle West has potential for tourism growth with many important assets including: its location on the N21 Limerick to Tralee road, its rivers, its local heritage including Desmond Hall, the Demesne, the Great Southern Trail walkway/ cycleway, and the town's traditional streetscape with many fine traditional shop fronts and eighteenth century buildings that remain largely intact on the Square. Cultural tourism is also very important the town and has been successful in attracting visitors to the annual Eigse festival in honour of the poet Michael Harnett. In more recent times, the Knights of the West festival has also been progressing annually and has further development potential for the town as a tourist destination. Newcastle West as a tourism product has the potential for further development. The role of this plan is to support this and ensure that further development across all sectors in the town does not negatively impact on the tourism potential of the town.

Overall this plan encourages the growth of the tourism sector while safeguarding the local natural, the built environment and local cultural heritage for the benefit of both tourism and the local community.

### **Objective ED 6: Tourism**

It is the objective of the Council to

- a) Enhance the tourism potential of the town including the promotion of new tourism products in an environmentally sustainable manner in partnership with other agencies and the local community.
- b) Encourage new development for the tourist industry to be located within the LAP boundary to maximise existing services.
- c) Protect and enhance where possible any biodiversity / natural environment, 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 dependence on private car transport and encourage the use of energy efficient forms of transport and alternatives to the private car in accordance with national transport policy as set out in Smarter Travel.

**Policy T2:** 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, the Design Manual for Urban Roads and Street (DoECGLG and DTTS, March 2013), and the Spatial Planning and National Road Guidelines (DoECLG and DTTS, 2013) 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, the Limerick County Development Plan 2010 - 2022, 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 as 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, many to be implemented through the National Development Plan. This is a particular challenge in Newcastle West where, as noted in Chapter 2 of this Plan, a significant number of commuters travel daily by car.

Newcastle West is served by the N21 Limerick to Tralee a national route on the northern bank of the River Arra. A strategic regional road serves the town known as the R512 northwards to Foynes, and regional roads to the south of the town connect Newcastle West to Kilmallock (R520) and Charleville (R522). The 2008 LAP indicated a distributor road to the south of the town. This road has not been constructed.

Bus Eireann runs regular daily services on the N21 servicing Limerick and Tralee. Rural Bus also operate from Newcastle West to the general West Limerick hinterland. Rail transport ceased in the town in the 1960s and the disused railway line is now used as a walkway and cycleway known as the Great Southern Trail.

There are public and private car parking areas within Newcastle West. Public parking is available on Market Square and also off Church Street with pedestrian access through Bridewell Lane. On-street car parking is also available on the Square.

Under the Active Travel Towns Initiative as part of Smarter Travel the Newcastle West Walking and Cycling Strategy was prepared by the Council in 2013. The principal objective of Active Travel Towns programme is to achieve modal shift from car to either walking and/or cycling in towns. The objective of the strategy commissioned by the Council was to make recommendations and suggest measures to increase the public's awareness of the benefits of walking and cycling as a viable mode of transport around the town. It recommends a number of engineering interventions including greenways along the River Arra, between the Great Southern Trail and Sycamore Crescent, and between the Cork Road and the N21. Soft measures to address modal shift such as promoting sustainable travel in the town are also included.<sup>19</sup>

According to the 2011 census 69% of people living in the town travel less than 30 minutes on their daily commute and 48% of people travel to work, school or college as a car driver, and 21% commute as car passengers. Eighteen percent walk on their daily commute but only 3% avail of public transport. No one indicated that they commute by bicycle. This plan, in the interest of sustainable development of the town, supports the principle of modal shift away from the private car to walking and cycling for journeys in the town, through appropriate land use zoning, and promoting a compact settlement with a complementary range of land uses throughout the town which are easily accessible by walking, cycling and the car. Taking a holistic approach, increasing the use of sustainable transport modes would improve the quality of life and would benefit the town as a desirable place to live and work contributing to the economic prosperity of the town as a settlement of regional importance.

## **6.2 Movement and accessibility**

The Council is committed to the development of a network of access routes reflecting the requirements of personal safety, choice, and convenience to services and amenities. The access network should facilitate access for all, and should be socially inclusive. These requirements and the desire to minimise dependence on the car for short journeys, means that a matrix type network is preferable to a network with long cul-de-sacs. Future development proposals for residential development should demonstrate compact walkable /cyclable communities and neighbourhoods with the shortest linkages to community facilities, open space and the town centre making walking and cycling more attractive for local trips. At the design stage consideration should be given to the national guidance documents including Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DECLG (2009); National Cycle Policy Framework 2009-2020 as part of Smarter Transport – A Sustainable Transport Future DTTS (2009); and Design Manual for Urban Roads and Streets, DTTS and DoECLG, March 2013; and Spatial Planning and National Road Guidelines, DoECLG and DTTS. These should be submitted in the design brief as part of the planning application process. Any proposals on the indicative distributor road should ensure that the frontage of buildings address the road as ‘frontage-free’ roads can result in a hostile environment for both pedestrian and cyclist.

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<sup>19</sup> Refer to [www.lcc.ie/.../WalkingandCyclingStrategyforNewcastlewestRevD080113](http://www.lcc.ie/.../WalkingandCyclingStrategyforNewcastlewestRevD080113)

In accordance with national road policy direct access or intensification of direct accesses onto the N21 where the 100kpm speed limit applies shall not be permitted in accordance with the provisions of Section 2.5 of the Spatial Planning and National Roads Guidelines 2012 and Policy IN P 9 of the County Development Plan 2010 – 2016.

The progression of the development of the M21 has been identified by the Mid West Area Strategic Plan 2012 – 2030 as being fundamental to the future development of the region. In the absence of alignment upgrades consideration is stated to be given to a local bypass for Newcastle West.<sup>20</sup>

**Objective T1: 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 Newcastle West through supporting the recommendations of the Walking and Cycling Strategy for Newcastle West(2013).

**Objective T2: Measures in support of public transport**

(a) It is an objective of the Council to facilitate measures to improve public transport infrastructure within Newcastle West and networks to adjacent settlements and Limerick City.

(b) All future development proposals shall incorporate the relevant objectives of the Mid-West Area Strategic Plan (MWASP 2012-2030), Walking and Cycling Strategy for Newcastle West (2013), and the promotion of enhanced public transport facilities and services.

**Objective T3: 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 T4: Safeguard of the capacity of the R521 Limerick – Foynes Road and the N21 Limerick – Killarney Road**

It is the objective of the Council to safeguard the capacity of the R521 and the N21 and ensure that any future developments do not compromise the strategic functions of these roads in accordance with the Spatial Planning and National Road Guidelines, 2013 by the DoECLG and DTTS.

**Objective T5: Development of Enterprise and Employment land adjoining the N21**

It is the objective of the Council that any future development proposal for the lands zoned for Enterprise and Employment shall include a Traffic and Transport Assessment in accordance with Objective IN O2: Traffic and Transport Assessments of the County Development Plan, to ensure that the local road network and associated junctions with the regional road have sufficient capacity to facilitate the extent of the development planned.

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<sup>20</sup> Midwest Regional Authority Mid West Area Strategic Plan 2012 – 2030, page 19

Furthermore, the costs of implementing mitigation measures arising from the traffic impact shall be borne by the developer.

**Objective T6: Southern Distributor Road**

It is the objective of the Council to;

a) promote the delivery of a southern distributor road to allow for improved accessibility and a more efficient local road network. The phasing of zoned lands adjoining the indicative road will be concurrent with the construction of the road.

b) Any proposals on the indicative distributor road should ensure that the frontage of buildings address the road as 'frontage-free' roads to prevent hostile environment for both pedestrian and cyclist in terms of safety.

## Chapter 7 Infrastructure

### Water services, energy, telecommunications and waste

#### Strategic policy for Infrastructure

**Policy IN 1** It is the policy of the Council in co-operation with Irish Water to provide for adequate water, and sewerage facilities in Newcastle West; and in general to raise awareness of energy efficiency, and waste management in the town, including the prevention, minimisation, re-use, recycling/recovery of waste.

#### 7.1 Introduction

A key consideration for the development of the town is the availability and quality of infrastructure. Infrastructure and land use should be managed and developed together while protecting the environment for future generations. The responsibility for water services provision from January 1<sup>st</sup>, 2014 is transferred to the newly formed semi-state 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 water services in the town.

#### 7.2 Water Supply

Newcastle West water supply is served by Tobergal well and Castlemahon water treatment plant. There is sufficient resource available to supply the existing needs and predicted needs of the area.

#### **Objective IN 1 Water supply and storage**

It is an objective of the Council to:

- (a) Facilitate any improvements required to the existing water supply system to cater for the needs of an expanding population.
- (b) Ensure that development proposals provide adequate water infrastructure to facilitate proposed developments and the Newcastle West Local Area Plan.

#### 7.3 Foul Sewerage

The Newcastle West Waste Water Treatment Plant (WWTP) is located outside the LAP boundary on the R520 at Cloonyschrene. It was commissioned in 1984 with design capacity of 9000PE. The sewerage network is predominately a combined sewer with effluent flowing by gravity into the WWTP and a single outfall into River Deel.

Newcastle West WWTP and collection network is on the Water Services Investment Programme and consultants have recently been appointed to prepare a preliminary report to recommend improvements and extensions to the existing Newcastle West Sewerage Scheme.

### **Objective IN 2: Sewerage facilities**

It is the objective of the Council to:

- (a) Ensure that adequate and appropriate waste water infrastructure is provided for prior to further development to avoid any deterioration in the receiving waters. In this regard account shall also be taken of existing outstanding permissions in assessing impact.
- (b) Ensure that development 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 the town. This has implications for the capacity of the existing sewerage network, particularly during periods of high rainfall where overflow of untreated wastewater into waterways can occur when storm water dominates the system. Within the Churchtown area the development of the surface water sewer will form a critical part of any proposed development.

### **Objective IN 3: Surface water disposal**

It is the objective of the Council to:

- (a) Require that all applications for development demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and where feasible provided.
- (b) Require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall in order to establish whether the existing surface water drainage 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 were deemed necessary.
- (e) Surface water runoff to be designed to agricultural runoff rates, subject to agreement with the local authority.

### **7.5 Flood Risk Management**

Newcastle West lies on the downstream reach of the River Arra, which is a tributary of the River Deel. The three rivers in the catchment that meet in Newcastle West are the Arra, Doally and the Mash. The catchment is relatively small, at 43 square km, and relatively steep in its upper reaches (Barnagh and Sugar Hill). It is highly dendritic (branched with many streams). The ground falls

from over 350 mAOD to around 80 or 90 mAOD from the summit to the foot of the hills lying on the western margins of the catchment. The ground then slopes more gently to Newcastle West, which is at an elevation of around 45 mAOD. The underlying geology of the catchment is fairly impermeable primarily consisting of limestones and mudstones, and is overlain by poorly draining soils which are generally gleys and peat. These characteristics and the severity of the rainfall event on July 31 and August 1 2008 contributed to the extensive flooding in the town at that time.<sup>21</sup>

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 Newcastle West and is included as appendix 2 of this LAP. OPW preliminary flood risk indicative maps are available for Newcastle West under the OPW's CFRAM study. Finalised maps from the OPW CFRAM study are expected to be made available in 2014.

The LAP designates any land located in the flood zone as open space or agricultural use. However when the final OPW CFRAM map for Newcastle West is available the local area plan shall be amended if there are significant discrepancies between the OPW preliminary flood risk indicative map and the final version.

#### **Objective IN 4: 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 Guidelines on 'The Planning System and Flood Risk Management Guidance Documents (November 2009)', and any subsequent guidelines.
- b) Require any development proposal in a location identified as being subject to flooding to:
  1. 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;
  2. Design the development to avoid flood levels, incorporating building design measures and materials to assist evacuation and minimise damage to property from flood waters;
  3. 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 down stream or at the

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<sup>21</sup> Newcastle West Flood Severity and Impact Report, prepared by JBA Consulting, August 2008 on behalf of Limerick County Council, available on [www.lcc.ie/waterservices](http://www.lcc.ie/waterservices)

development location so as to pose an additional flood risk or to increase flood risk;

4. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.
- c) Implement the Planning and Flood Risk Management Guidelines for Planning Authorities (2009) in the design and consideration of development proposals; and
- d) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.

All flood risk assessments should have regard to national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan Studies (CFRAM) when completed by the OPW 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.

## **7.6 Waste Management**

Limerick County Council in collaboration with other local authorities is preparing a Draft Southern Regional Waste Management Plan for the 2014 – 2020 period. The finalised waste management plan is expected to be adopted late 2014. This determines the policies and objectives for waste management in the region.

In Newcastle West there is a civic waste recycling facility located on Station Road providing facilities for the disposal of a comprehensive range of waste materials.

### **Objective IN 5: Promotion of waste recycling**

It is an objective of the Council promote and support the development of waste management and recycling in Newcastle West.

### **Objective IN 6: Provision of composting facilities**

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

### **Objective IN 7: Shared bin spaces**

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

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

### **7.7 Energy and Electricity**

Newcastle West is served by the ESB distribution network and the town 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.

### **7.8 Access to Broadband and Telecommunications**

The town of Newcastle West benefits from access to Broadband. It is important that adequate broadband service infrastructure is installed at the appropriate time into new development schemes.

#### **Objective IN 8: Broadband**

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

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

## **Chapter 8 Environment and Heritage**

## **Strategic policy for Environment and Heritage**

**Policy EH 1 It is the policy of the Council to ensure that the archaeological, architectural, natural and built heritage of Newcastle West is protected in the interest of sustainable development.**

**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.**

### **8.1 Introduction**

The protection of the built, historic and natural environment is a keystone to the sustainable development of the town. Conservation and preservation relates to buildings and land and the Council is concerned with the protection and enhancement of both. Economic prosperity depends on maintaining and enhancing the environment including our building and natural capital. 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 and/or conservation of a high quality environment while satisfying modern economic and social needs. Current government policy in relation to sustainable development as set out in ‘Our Sustainable Future – A Framework for Sustainable Development for Ireland’, DoECLG, 2012 states that local authorities have a key role to play in sustainable development through their land use and development strategies and the management of the environment. National guidance for conservation of the built environment is set out in the ‘Architectural Heritage Protection – Guidelines for Planning Authorities’, 2011 by the Department of Arts, Heritage and the Gaeltacht.

### **8.2 Built Environment**

#### **8.2.1 Protected Structures**

In the interests of safeguarding the cultural and built heritage, 67 structures throughout the town have been identified for their contribution to the architectural heritage in the town and have been designated as ‘protected structures’ under section 51 of the Planning and Development Acts 2000 - 2013. These structures are included within the Record of Protected Structures (R.P.S.) set out in Appendix 2 of this Plan. This list of structures is an abstract from the Record of Protected Structures, which is a statutory document maintained by Limerick County Council as part of the County Development Plan. As the Planning Act allows a Planning Authority to make additions to or deletions from the RPS the most recent edition of the RPS contained in the County Development Plan should be consulted. Exempted development regulations are not applicable to such structures where proposed development would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage. Within the town there are 63 structures on the National Inventory of Architectural Heritage listed by the Department of Arts, Heritage and the Gaeltacht.<sup>22</sup>

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<sup>22</sup> [www.buildingsofireland.ie](http://www.buildingsofireland.ie)

Grants to ensure the restoration and conservation of these buildings in an appropriate manner reflecting the original detailing and construction methods are available through the 'Built Heritage , Jobs Leverage Scheme, 2014' from the Department of Arts, Heritage and the Gaeltacht. Information on any funding available can be received from the Conservation Officer, Limerick County Council.

### **8.2.2 Architectural Conservation Areas (ACA)**

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is considered to be of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure. Buildings falling within the boundaries of an ACA can be both protected structures and non-protected structures. The ACA in Newcastle West is located around the Square, Bridge Street, part of Maiden Street and on North Quay as defined in the Protected Structures and ACA Map 3 in Appendix 1. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material affect that the proposed development would be likely to have on the character of the ACA.<sup>23</sup>

The benefits of designation of ACAs in towns include:

- a) Providing a focus for civic pride in the history and architectural heritage of Newcastle West;
- b) Create a framework for the protection of the town's heritage and provides guidance for property owners and developers to ensure that future change respects the character of the Area; and
- c) Instill a sense of confidence and awareness among property owners and gives an opportunity to build upon the distinctive character of the town with potential for marketing the town as a tourism product.

### **8.2.3 Newcastle West Architectural Conservation Area (ACA)**

The collective arrangement of buildings on the Square and the streetscapes on Bridge Street, Maiden Street and along North Quay is particularly visually impressive with their traditional terraced buildings of 2 and 3 storeys, remaining largely intact to the present day. Plots are generally narrow with direct front access from the building onto the street. Distinctive features include classical proportions of windows and doors, natural slate roofs, and unrendered walls constructed of rubble with openings framed with cut stone or brick. Commercial buildings, such as the bank branches, were constructed of ashlar with tight fitting joints between the masonry units.

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<sup>23</sup> Refer to section 7.6.4, Chapter 7 of the Limerick County Development Plan

Figure 8.1 Part of the ACA on North Quay and The Square



New developments proposed within the Architectural Conservation Area, and in its setting, should respect the existing building lines and the historic form of those buildings. Proposals for new buildings should not seek to dominate the historic core and should respect the historic fabric of the buildings and the morphology of their plots.

#### **8.2.4 General guidance for undertaking works on older buildings**

To ensure that works undertaken on older traditional buildings, it is important that these works do not damage the special qualities of the building itself or the traditional streetscape. Many of these buildings have been in existence for generations and the community has a responsibility to pass on these buildings as part of Newcastle West's history and heritage. When carrying out maintenance or repair works consider the following:

- Use experts in the area of conservation. It is recommended to engage the services of accredited professionals such as the conservation architects accredited by the Royal Institute of Architects of Ireland. Similarly, the Society of Chartered Surveyors has a register of conservation surveyors.
- Do your research, establish and understand reasons for the building or the feature of the building not being fit for purpose before undertaking the works.
- Ensure that the appropriate materials and methods are used during the works and pay attention to detail.
- Record all repairs works for the benefit of future owners.
- Do as little work to the building as is possible to maintain the historical integrity of the building.
- Avoid looking at problems in isolation, no matter how minor they seem. Consider problems in the context of the building as a whole and adjoining buildings on the streetscape.
- Be careful when sourcing materials through architectural salvage. Be sure that your materials are from reliable sources and have not been taken at the expense of other buildings through theft.

In undertaking repairs or maintenance works to buildings in the Newcastle West Architectural Conservation Areas, property owners and their

contractors should be aware of the materials traditionally used in the county, and more specifically, in the town itself and its immediate surrounds.

Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas. Where original or early surviving elements, such as windows and doors, rainwater goods of rolled mild steel or cast iron (or a combination of both), natural slate roofing and lime renders, and so forth, then these should be repaired sensitively. The guidance here is to “do as much as necessary, as little as possible”. If replacement proves necessary, then they must be replaced on a “like-for-like” basis.

In replacing elements that were installed as replacements in recent decades, such as 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 materials, such as timber windows and natural slate. These reasons include the compatibility of traditional materials with one another and the fact that the historic material allows the building to breathe, thereby providing a healthier internal atmosphere for those using the buildings.

It is critical that interventions made retain original or early surviving material and fabric. These are limited resources that are virtually impossible to replace. Quite often, new material (though acceptable) is of a distinctively different character and if it proves necessary to take this route, then it should be positioned in as discrete a location as possible, with the original material placed in the most visible spots.

Historic building materials, and the techniques used to assemble them, meant that the structures erected are porous. They have an ability to breathe, shedding accumulated moisture from within the building and from its fabric. Any proposals to replace the renders should recognise this and ensure that new plasters, whether internal or external, are mixed using the correct proportions of sharp sands, aggregates and building lime. Similar measures should be adopted when replacing failing pointing.

The use of any paints or other materials of modern composition, which seal the surfaces to which they are applied, should be avoided as they have a deleterious impact on lime based materials, whether used in renders or other finishes. The use of garish colours on walls or details of structures (such as quoins), which clash with the traditional range of pigments must be avoided as they impact negatively on the cohesiveness of the streetscape. If individuality is sought, it can be imparted to a building through highlighting the timberwork of doors and their frames, windows and gates - features which are recessed slightly and out of direct view of those looking along the length of the conservation area.

Joinery and ironmongery should also be painted with breathable finishes. Micro-porous paints do not dry to a high-gloss but have a skin which allows any

moisture that may penetrate through to the material below to evaporate, thereby preventing it from causing serious damage through decay or rusting.

Internal works, such as insulation, should ensure that the materials selected are compatible with the historic materials from which the building is constructed. Double glazing as replacement for original windows is generally not acceptable. However, other interventions, such as the reinstatement of roller blinds and the installation of secondary glazing with polycarbonate panels held in place with magnetic mounts, can achieve significant improvements at a significantly lower cost than the wholesale replacement of historic windows.

Other works, such as the improvements/replacement of electrical supply and distribution systems, mechanical services, heating systems, equipment such as air conditioning units, may have implications for the external appearance of buildings within the ACAs, and the plots on which they stand. Compliance with other regulatory bodies, such as the Fire Department, may also raise issues. Consequently, interventions which may impact on existing fabric, places and spaces should be carefully planned. Consultations should be undertaken at the earliest opportunity with the planning authority to ensure that the character and ambience of the Areas are not harmed.

**Objective EH 1: Architectural Conservation Area (ACA)**

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

Proposals for development within the ACA shall;

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

**Objective EH 2: Protected Structures**

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

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

### 8.3 Archaeological Heritage

The core of the town of Newcastle West, situated in the townlands of Castle Demesne, Churchtown, Gortboy, Rathnaneane and Knockane, is a Recorded Monument, LI036-067001, classified as a historic town. There are twenty Recorded Monuments contained within the LAP area. There are eleven ring forts in the immediate environs of the town. There is also a medieval church and graveyard (LI036-024001/002) north of the town in the townland of Churchtown. For further details refer to Appendix 3.

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

Under Section 14 of the National Monuments (Amendment) Act 2004, proposed development or works within or in the vicinity of archaeological monuments in Local Authority or State ownership or guardianship may require authorisation in the form of Ministerial Consent to proceed and the National Monuments Service, Department of Arts, Heritage & the Gaeltacht shall be consulted in this regard in advance of site works. Proposed developments and/or works, dredging schemes etc. within or in the vicinity of watercourses have the potential to impact on previously unrecorded wrecks or small craft that may be over 100-years old and which are therefore protected under the National Monuments (Amendment) Act 1987. The Underwater Archaeological Unit of the National Monuments Service, Department of Arts, Heritage & the Gaeltacht shall be consulted in advance of any works on local rivers.

Limerick County Council is committed to protecting the archaeological heritage including the preservation of unrecorded or newly discovered archaeological material. Consequently, the planning authority has a policy of archaeological monitoring on developments whose scale and nature may have an impact on previously unknown archaeological materials.<sup>24</sup>

#### **Objective EH 3: 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 the sites listed in the Record of Monuments and Places as

<sup>24</sup> Refer to Section 7.5.2, Archaeological Heritage, Limerick County Development Plan, page 7-23.

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 area shall not be included as part of the open space requirement demanded of a specific development, but should be additional to the required open spaces, and if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development.

#### **8.4 Natural Environment**

Newcastle West is located on the lowlands east of the Mullaghareirks in West Limerick. The landscape character area as designated by the Limerick County Development Plan 2010 – 2016 is the Area of Strong Agricultural Base. There are 3 main watercourses in the LAP boundary: the Arra through the town by the N21, the Mash to the south of the N21 at Knockane and Shangarry, and the Daar on the northern boundary of the LAP.

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 25m buffer zone along the Daar and the Mash which prevents the encroachment of future development onto the river bank as recommended by the Shannon Regional Fisheries Board.<sup>25</sup> 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 prevents 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 town that a buffer zone be allocated to prevent further degradation of the natural amenity and biodiversity of Newcastle West'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 along the Daar linking to the Great Southern Trail to the north of the town. Similarly, there is potential for greenways to serve the residentially zoned lands to the southeast of the town along the Mash.

There are also a number of impressive tree groups and freestanding trees that exist particularly along the Arra River Walk, by the riverside at Desmond Hall, the riverbank along the Daar and in the Demesne.

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<sup>25</sup> Shannon Regional Fisheries Board 'Planning for watercourses in urban environment – A guide to the protection of water courses through the use of bufferzones, Sustainable Drainage Systems, instream rehabilitation and recreational planning'

**Objective EH4: Tree Protection and Nature Conservation**

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

**Objective EH5: Designated Sites and Nature Conservation**

It is the objective of the Council to:

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

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

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

**Objective EH6: Compliance with 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 including the Shannon International River Basin Management Plan 2009 – 2015 and any subsequent documents.

**Objective EH7: Compliance with Environmental Impact Assessment (EIA) Directive**

Any developments that fall within the ambit of the EU EIA directive 2011/92/EU and associated regulations will be subject to the contents of the revised directive and the updated regulations.

**8.5 Climate Change**

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

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

**Objective EH8: Adaptation to Climate Change**

It is the objective of the Council to promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.

## **Chapter 9            Community and Recreation**

### **Strategic Policy for Community and Recreation**

#### **Policy C1: Community and Recreational Facilities**

**It is the policy of the Council to ensure that the education, health facilities, recreation, open space and community needs of residents, both new and existing, can be provided for by suitably zoning lands for these purposes.**

**The Council will require future development in Newcastle West to be accompanied by a corresponding expansion of these facilities and amenities.**

## **9.1 Introduction**

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

## **9.2 Community and Recreation**

Newcastle West has a vibrant voluntary community with many local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. It also has a number of important features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. The River Arra provides an opportunity for recreational use as a walkway/cycleway as does the Daar River to the north of the town. The identification of possible amenity walkways and cycle routes throughout the town forms an important part of the plan. The recent publication of a walking and cycling strategy for Newcastle West by Smarter Travel under the Active Towns programme which primarily emphasises modal shift in travel patterns (refer to Chapter 6 Transport), will also contribute to recreation in the town.

The recent Part 8 planning permission which was granted for the multi-use games area at the Demesne and the recent provision of the outdoor exercise equipment in the Demesne provides an area of active amenity which is of enormous benefit to the local population. The parkland at the Demesne is a valuable amenity facilitating a range of recreational uses including open playing fields which are accessible to all.

The Council supports such proposals and will endeavor to work with the local community in the future in relation to community and recreational requirements. It is the objective of the plan to promote the provision of community facilities as an integral part of new developments (See objective H1, Chapter 4 Housing)

### **Objective C1: Community and civic facilities**

It is the objective of the Council to seek where practicable and appropriate, that community facilities are located within the town, in the interest of sustainable development. The proposal should demonstrate that the principles of

accessibility for all and Irelands Age-friendly Cities and Counties Programme' were incorporated.

**Objective C 2: Open space hierarchy**

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

**Objective C 3: New amenity areas and walkways/ cycleways**

It is the objective of the Council to:

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

**Objective C 4: 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.

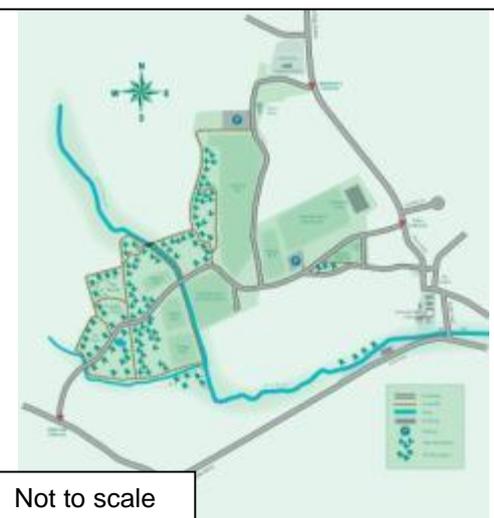
Figure 9.1 Community Playground, The Demesne Park, and the Desmond Resource Complex, Gortboy



**9.2.1 The Castle Demesne**

The Castle Demesne is a fine parkland approximately 250m to the west of the Square which was formerly part of the Courtenay estate. This parkland is approximately 26 hectares (66 acres). The park provides a wide range of recreational amenities including formal playing pitches for soccer and GAA sport, a tennis court, Bocce court, paths with outdoor exercise equipment, informal and semi-natural open

Figure 9.2 Demesne Parklands



Not to scale

space, and a playground. It serves not only the town but the wider West Limerick hinterland. The parkland walks also form part of the Slí na Sláinte walking route.

Investments from a number of agencies, (including the private and voluntary sectors, state bodies and the Council), over the years have included planting of woodland, upgrading of the avenue and planting with oak and beech trees, provision of paths throughout the park, car park, provision of information boards on routes, flora and fauna, and the construction of a footbridge over the River Dually which flows through the park. The semi-natural open spaces at the Wet Meadow and the Fox Cover, and the banks of the River Dually are of important ecological and biodiversity value for flora and fauna in Newcastle West.



#### **Objective C 5: Special Control Area – Demesne Parklands**

It is the objective of the Council to protect the integrity of the Demesne parkland which is considered to be an area of high natural, ecological, historical and recreational value. Any proposals shall:

- Contribute to or enhance the environment and character of the Demesne;
- Protect any natural features or landscape elements that contribute to the area's special character including the tree-lined approach avenue, the ha-ha, and
- Ensure preservation in situ of any potential subterranean archaeological remains.

### **9.3 Education and Childcare Facilities**

The town is currently served by a community pre-school in the Desmond Centre, and other privately run pre-schools in the town. It is also served by 3 national schools and 2 secondary schools. Based on the envisaged population projections to 2020 outlined in Chapter 3, demand for educational facilities will continue to rise in Newcastle West in the lifetime of this Plan. As outlined in Chapter 2 Newcastle West has a relatively young population with 951 persons under the age of 9 years. This equates to 15% of the total population in 2011. 25% of the total population of the town are under 20 years of age. Based on the population projections in the core strategy (Chapter 3, section 3.6 of this plan), the Department of Education and Skills advise that the zoning for

educational use in the plan is sufficient. It is envisaged that any future development would consist of extensions to existing schools and the Council should ensure that adjacent land uses would not restrict or compromise a schools ability to extend.

#### **Objective C 6: Educational Facilities**

It is the objective of the County Council to:

- a) Ensure that there are sufficient educational places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.
- b) Ensure that all proposals for childcare facilities shall comply with the development management standards of the County Development Plan and due consideration given to principles of proper planning and sustainable development.

#### **9.4 Health Facilities**

St. Ita's Community Hospital is located in Gortboy offering residential care for elderly people in the greater West Limerick area. There is also a HSE clinic on Bishop's Street. Recently, permission has been granted for the development of primary healthcare clinic on Cullen's field beside Market Square.

The primary role of the Planning Authority with regard to healthcare is to ensure that (a) there is an adequate policy framework in place inclusive of the reservation of lands, should additional services be required and (b) healthcare facilities would be permitted subject to good planning practice.

The Brothers of Charity also have facilities in the town. They provide a training centre at Gortboy to assist people with independent living, and have recently begun the construction of a therapy clinic close to the Desmond Complex. The Desmond Complex is a fine facility offering a wide range of community services including day care for the elderly.

#### **Objective C 7: Provision of Healthcare Facilities**

It is an objective of the Council to:

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

#### **9.5 Emergency services**

The regional headquarters of An Garda Suíochana is located in the town. Also the Limerick County Fire and Rescue Service has a station servicing the greater West Limerick area which is located at Gortboy.

#### **Objective C8: Emergency Services**

It is an objective of the Council to:

(a) Facilitate the redevelopment of the emergency services in the town at appropriate locations, subject to consideration demonstrated by the proposal to the principles of proper planning and sustainable development.

Figure 9.3 Newcastle West Fire Station



### Strategic Policy for Urban Design in Newcastle West

#### Policy UD1:

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

#### 10.1 Introduction

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

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

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

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

On a local level the Limerick County Development Plan 2010 – 2016 has placed greater emphasis on appropriate design in its development management guidelines. It is a requirement that a design statement is submitted as part of a planning application. A 'Design Statement' is a short document which enables

the applicant to explain why a particular design solution is considered the most suitable for a particular site.<sup>26</sup>

## 10.2 Derelict and Vacant sites

There are 3 derelict sites on the Council's Derelict Sites Register under the Derelict Sites Act 1990. According to the 2011 Census there were 534 vacant residences in the town which accounts for approximately 15% of the total housing stock in the town. From a town survey carried out in February 2013 by the Council it was observed that vacancy and dereliction is an issue along South Quay, Bridge Street and Maiden Street. These areas were identified in most need of regeneration. In an effort to encourage the use of buildings in this area the Council introduced a business and retail incentive scheme for the town centre. Refer to Chapter 5, Section 5.3 of this Plan.

The high level of vacant properties impacts on the physical appearance of the town. Some are very obvious, for example, the large former commercial unit on Lower Maiden Street, or the Deel Co-op building occupying a focal location in the town on Sheehan's Road or the Bridge House on the junction of Bridge Street and South Quay. High vacancy rates have detrimental effect on the amenity of the town as properties fall into disrepair and are poorly maintained. Vacancy can also have a contagion or viral effect as it often is clustered.

Figure 10.1 Examples of vacant buildings on Lower Maiden Street, Sheehans Road and Knockane



In relation to derelict and vacant sites, the general approach is to seek timely actions and improvements of sites, through positive engagement with

<sup>26</sup> Refer to Limerick County Development Plan 2010-2016, Section 10.4, Design Statement

landowners, using powers under the Derelict Sites Act only where necessary, and taking into account:

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

### 10.3 Public Realm

Public realm refers to the areas of cities, towns, villages and suburbia that are generally freely and publicly accessible. It includes all the components of the built environment such as streets, parks, bridges and buildings and other urban features such as road and path surfacing, street furniture, and signage. The quality of an urban space contributes to a sense of place, pride and uniqueness in a town and has an important cumulative effect of one's impression of the town, be they a resident or a visitor to the town.

In terms of public realm Newcastle West has many positive attributes such as the Square, with a rich traditional built fabric having a number of Protected Structures, and an Architectural Conservation Area focused on the Square, Maiden Street and Bridge Street, a number of buildings on the NIAH<sup>27</sup>, Desmond Hall, the riverside walk on the River Arra and the Demesne.

Figure 10.2 Examples of positive contributors to public realm in Newcastle West



However, the quality of public realm can be depleted by many factors including vacancy, neglect, dereliction, inappropriate parking, litter, wire scape and other infrastructural/utilities equipment and structures, poor design of buildings, inappropriate modern materials used on older buildings, quality of road and

<sup>27</sup> National Inventory of Architectural Heritage of Ireland refer to:  
<http://www.buildingsofireland.ie/>

path surfaces, and street furniture. Unfortunately, as with many other towns Newcastle West is also susceptible to these threats.

Public realm can be improved and enhanced both in the short term and through long term programmes. Many small improvements can have a significant overall impact. It is important that the quality of public realm becomes a shared responsibility of the local community, businesses, local property owners and not just the Council. Individual buildings contribute to the overall quality of the streets be it a positive or indeed a negative one. In the short term, efforts to clean, paint and maintain property and public spaces can make a significant improvement to public realm in the town and the impression given of the town. Other measures such as appropriate planting, removal of obsolete signs and street furniture, combining street signs and furniture, co-coordinating types, styles and colours of street furniture further enhance public realm. Longer term, significant but more costly measures include undergrounding streetscape wires, reducing asphalt road surfaces by introducing contrasting surface treatments and improved relevant signage. While addressing the issue of improving public realm in Newcastle West it is important to be aware of cost and long term maintenance of any proposals.

#### **10.4 Newcastle West Opportunity Areas**

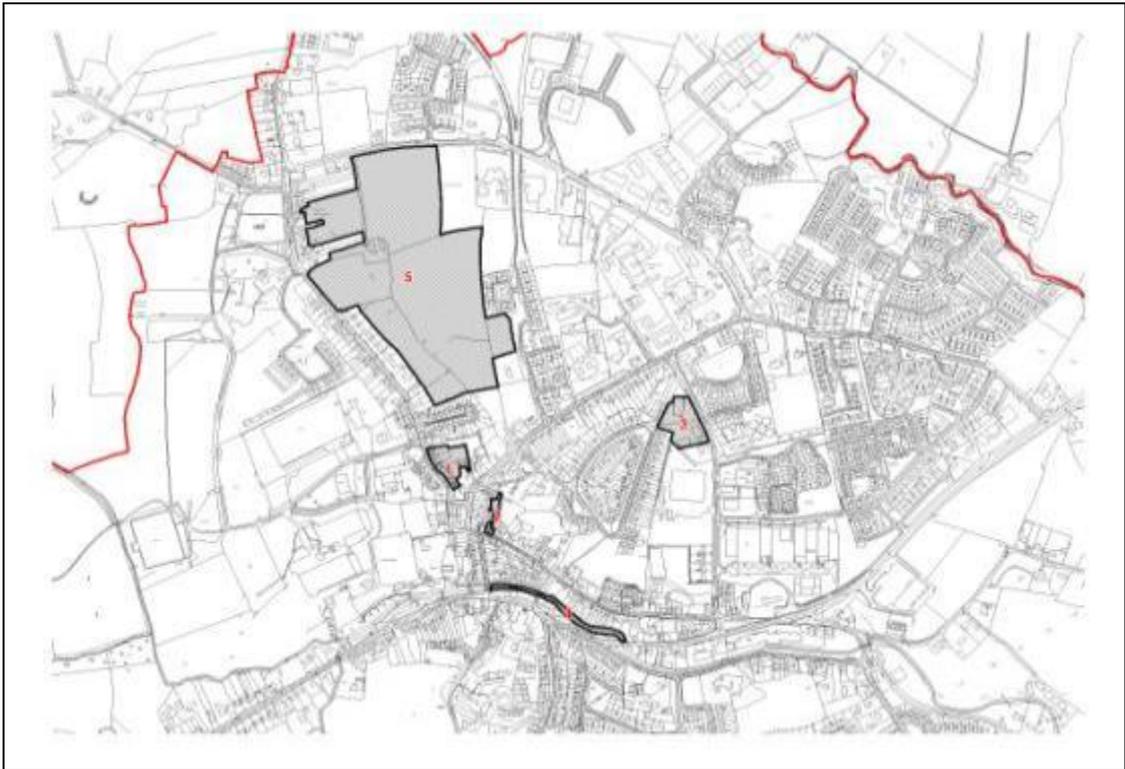
Strong centres are important for strong local communities. The DECLG states that local area plans can play a key role in activating the development potential of central sites through identification of opportunity sites and general briefs suggesting appropriate future use<sup>28</sup>. The purpose of the opportunity sites identified by this Plan is to encourage the restoration, consolidation and improvement of these mostly located in the town core. Appropriate, sensitive redevelopment of these sites would consolidate the town whereby amenities are within walking distance. Developers are strongly advised at an early stage to engage with the planning authority and avail of a pre-planning meeting to discuss their proposal. The Plan identifies 6 opportunity sites the town. These are:

- Opportunity Area 1 Lands to rear of Church Street and Bishop's Street
- Opportunity Area 2 Brewery Lane
- Opportunity Area 3 Former Olympic Ballroom on Sheehan's Road
- Opportunity Area 4 River Arra walkway
- Opportunity Area 5 Churchtown
- Opportunity Area 6 Nash Backlands, The Square and Castle Demesne  
Backlands, The Square

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<sup>28</sup> Local Area Plans – Guidelines for Planning Authorities, DECLG 2013, page 33

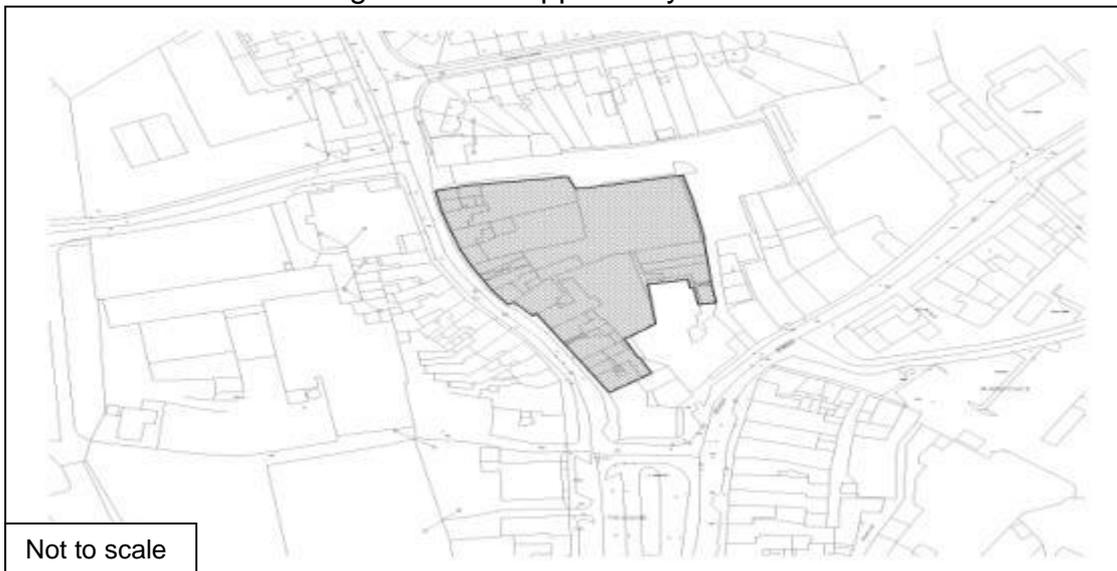
Figure 10.3 Location of Opportunity Sites, Newcastle West



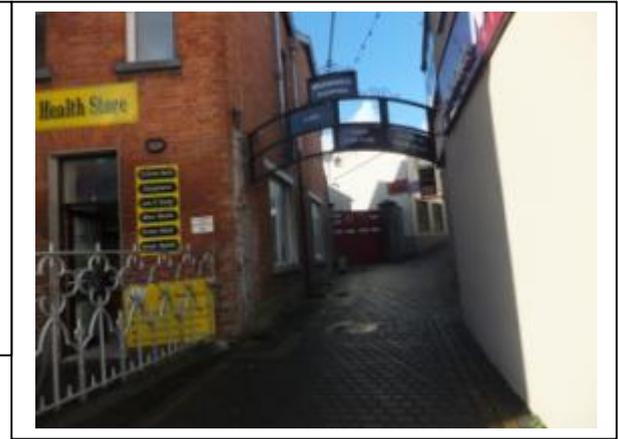
**Opportunity Area 1 – Lands to rear of Church Street and Bishop’s Street**  
**Location and context**

This area is located on backlands in the town centre between Church Street and Bishop’s Street to the north of the Square. It is approximately 0.4 hectares in area and consists of a number of single storey and 2 storey residences and former commercial units on the ground floor on Church Street, and a stone masonry business operating to the rear with access from the lane to the public car park. Bridewell Lane provides pedestrian access to Bishop Street. There is a high level of vacancy on Church Street and some of the more recently built retail/commercial units on Bridewell Lane are also vacant. The site is zoned town centre in this Plan and is located in an architectural conservation area.

Figure 10.4 Opportunity Area 1



Not to scale



### Development potential

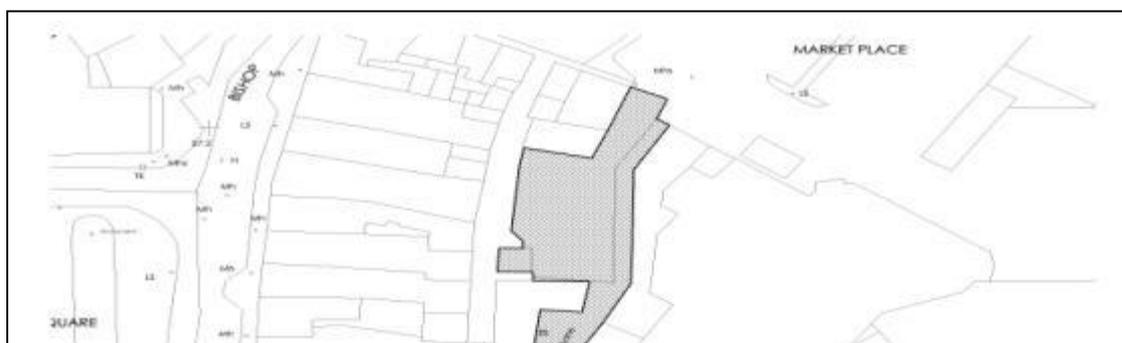
1. Any proposal should maximise the opportunity of the existing pedestrian access at Bridewell Lane and access to the existing car park. The design and layout shall reflect this and active frontage should address the car park.
2. The amalgamation of plots is encouraged. A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development which could inhibit the future potential of the area.
3. Desirable re-development of the site includes, a mix of residential units, tourist related services, small scale tourist accommodation, small scale office development or a civic facility for the arts such as studios or small theatre.
4. New buildings shall generally be single storey or two storey, simple and consistent in design with the traditional streetscape. Sensitive contemporary design is open to consideration. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer.
5. In the event that the existing archway is replaced on Church Street to provide access to the rear, the scale shall not be a prominent feature on the front façade.

### Opportunity Area 2 Brewery Lane

#### Location and context

This site acts as a formal thoroughfare linking the Super Valu supermarket in Market Square to Maiden Street. It is located approximately 100m east of the Square in the ACA and within the curtilage of a number of Protected Structures. The public do not access at night. Since the 2008 LAP Cronins Public House has redeveloped their property fronting the lane as an external smoking shelter. Unfortunately, the general impression along the lane is one of neglect with a poor quality path and wall surface, and unsightly open storage along the lane.

Figure 10.5 Opportunity Area 2



Not to scale



### Development Potential

1. This area is important from a public realm aspect and improvements would provide a better quality pedestrian link in the heart of the town. Improvements could include plastering of the block wall, and the removal or improved screening of the unsightly open storage area associated with the supermarket.
2. Longterm there may be potential in developing the infill site known as the ESB that is currently used as a private car park associated with businesses fronting on to Market Square. Any infill proposal of this site will be required to respect the access to the rear of the terrace of Protected Structures on the Square.
3. Consideration could be given to widening or opening up the entrance at the Market Square and the provision of quality street furniture, seating and bicycle parking. There is no bicycle parking facility in Market Square. There is a need to provide bicycle parking in this busy thoroughfare in the heart of the town as identified by the recent walking and cycling strategy for the town. It is imperative that the quality of public realm at this location is high with a simple palette of materials with low maintenance and a consistency in design of the street furniture. It is important that this space becomes the shared responsibility of the local community, businesses, local property owners and not just the Council.

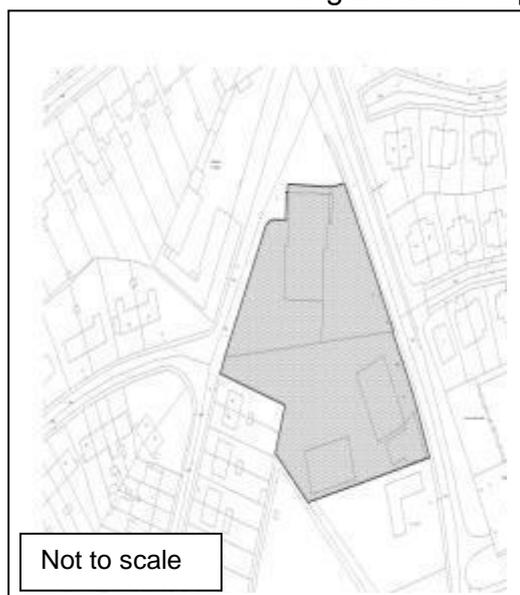
### Opportunity Area 3

### Former Olympic Ballroom/Deel Wholesale Co., Sheehan's Road

#### Location and Context

This site is located on the junction between Sheehan's Road and the Assumpta Park. It is located approximately 400m north east of Market Square. It is a visually prominent site with road frontage on two site boundaries. The site area is approximately 0.25 hectares and the building is approximately 117square metres with a stepped front façade commonly found at ballrooms around the county. The site is zoned enterprise and employment.

Figure 10.6 Opportunity Area 3



#### Development Potential

1. Due to the prominent location of this site the development of these lands would serve as a 'landmark' development, contributing to a 'sense of place' and enforcing a positive image of the town. The zoning offers many uses open for consideration including, offices, leisure and cultural uses. Refer to table 11.2 the zoning matrix for this plan.
2. Connectivity and linkage for both the pedestrian and cyclist will be an important consideration in the proposal. The buildings should be orientated to ensure active frontage on to the streets. Careful use of landscape and suitable tree species create a more interesting and engaging streetscape and will soften the visual aspect of the proposal in this area. High quality boundary definition and treatments and signage will be expected as the site has road frontage on the east and west boundaries. High boundary walls will not be permitted on these boundaries.
3. Traffic management will be an important consideration in any proposal with parking to be provided on site. No on-street parking will be permitted due to the proximity of the junction and the existing congestion observed at times on Sheehan's Road.

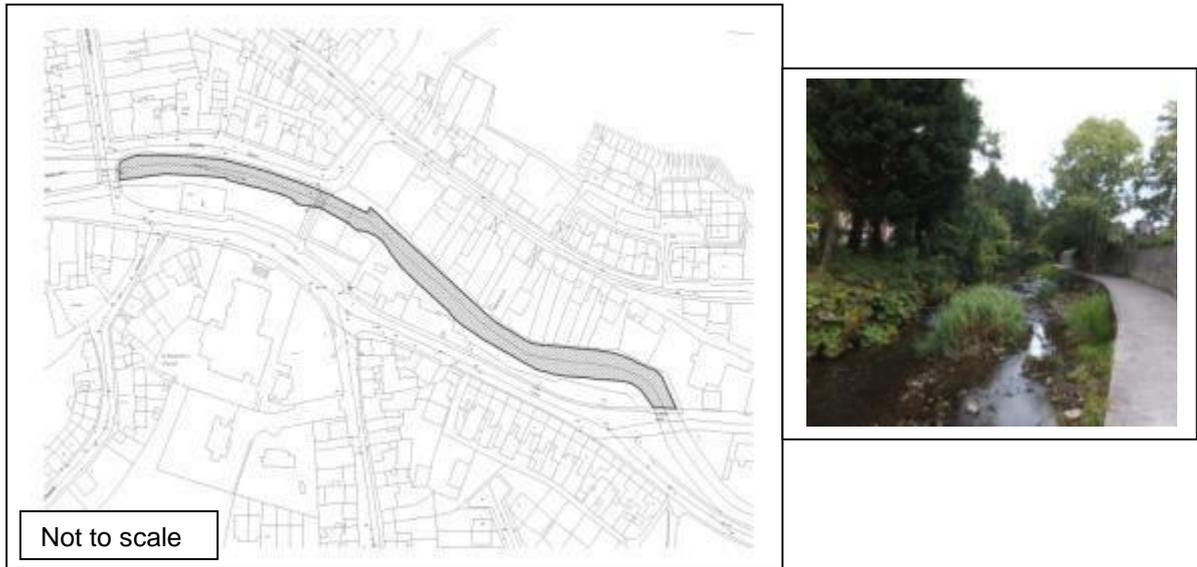
### Opportunity Area 4

### River Arra Walkway

#### Location and Context

This area is located along the River Arra for approximately 300m between Courtney Bridge and Bridge Street. The area is proposed to form part of a greenway in the Walking and Cycling Strategy for the town published January 2013 that extends along the river bank past Desmond Hall linking to the Castle Demesne.

Figure 10.7 Opportunity Area 4



### **Development Potential**

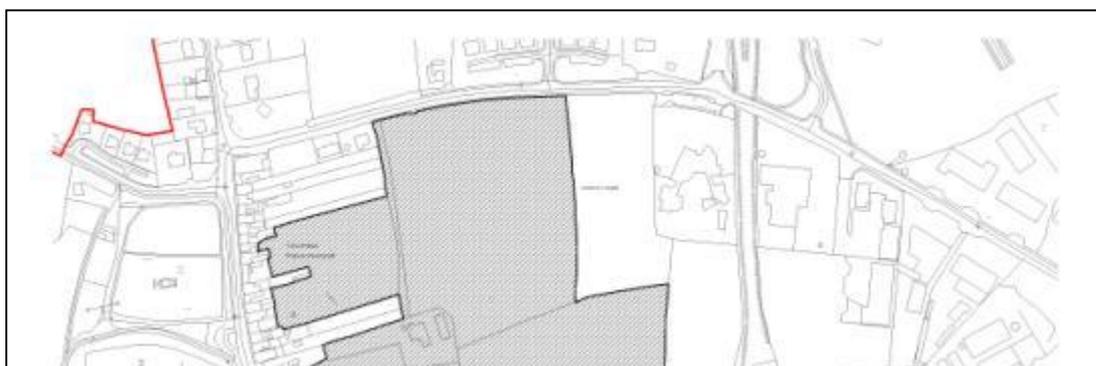
Future development is restricted due to the high boundary walls of properties fronting Maiden Street along the path. In order to facilitate safe cyclist and pedestrian movement an elevated boardwalk could be provided over the river subject to appropriate ecological assessment.

### **Opportunity Area 5 – Churchtown**

#### **Location and Context**

This area is located south of Station Road and approximately 12 hectares. It is zoned Residential Development Phase 1 and within walking distance of the town centre, the Gaelscoil, and the local shop and petrol station at Ballintemple Cross. It is also within walking distance of the Demesne parkland and is adjacent to the Great Southern Trial.

Figure 10.8 Opportunity Area 5



Not to scale

### **Development Potential**

It is important that any new development links into the trail, lands zoned education and community to the north east, and the town centre to ensure that local residents have easy access to these facilities. The design of new development will be required to provide a proper walkway/cycle way access onto the trail. Dwellings will be required to overlook the access to the Trail and rear boundaries will generally not be permitted along the trail.

### **Opportunity Area 6 - Nash Backlands, The Square and Castle Demesne Backlands, The Square**

#### **Location and context:**

The Richard Nash backlands site is located directly to the west of the Square, with access from a passageway beside Nash's Building (Protected Structure). The site also has road frontage onto the street serving Ballygowan Water Production Plant and the Castle Demesne. The southern edge is defined by the River Arra open space and South Quay.

This large under-utilised area occupies land adjoining the retail core of the town centre and between the important focal area of The Square and the Demesne. It contains a variety of existing yards used for storage and large ancillary buildings in light industrial / storage use.

#### **Development Potential:**

The site is zoned for Town Centre purposes in this LAP. Given its strategic location in relation to the retail core, and its considerable size, the site presents significant potential for reinforcing the use, function and character of the town centre. The site would provide an opportunity for significant retailing opportunities, as identified in the County Retail Strategy. A comprehensive master plan would be required to demonstrate the sensitive development of the site and, in particular, an appropriate mix and density of building uses; the means of vehicle access; the provision of substantial car parking to serve the

development, the town centre, and visitors; trees to be retained so as to protect the historic setting of the area; pedestrian linkage with the town centre and the River Arra; and the approach to archaeological constraints.

**General requirement/constraints:**

De-listing of Protected Structure to facilitate development would NOT be acceptable. Site constraints include numerous mature trees; protected structures associated with Desmond Castle Complex; and a Zone of Archeological Potential.



*Castle Demesne Site (south)*



*Nash's Building Site (south)*

## **Chapter 11      Land Use Zoning**

### **11.1 Purpose of Land Use Zoning**

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

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

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

The following table sets out the total zoned land for the various zoning categories in this plan compared with the totals designated in the 2008 LAP.

Table 11.1 Total Zoned Lands

<b>Zoning</b>	<b>Area proposed 2014 LAP - ha</b>	<b>Area in 2008 LAP - ha</b>	<b>% change</b>
Agriculture	45.6	8.3	+449

Enterprise and employment	71.32	74.6*	-4.39
Education and community facilities	21.15	20.2	+4.7
Utilities	1.4	1.4	0
New residential Phase 1	63.45	32.5	+95
New residential Phase 2	40.98	18.8	+117
Existing residential	124.48	137.78	-9.65
Residential Serviced Sites – phase 1	24.907	17	+46.5
Residential Serviced Sites – phase 2	15.01	13.8	+8.879
Open space and Recreation**	80.37	8	+904.62
Town centre	10.46	11.58	-9.67
Mixed use	12.63	38.34	-67.05
Tourism related development***	0	2.48	-100
Total	512.08	384.78	+24.47%

\* Refers to Industrial 1 and Industrial 2 in the 2008 LAP

\*\*Includes greenways as referred to in 2008 LAP

\*\*\* Zoned in 2008 LAP. Considered sufficiently provided for under mixed use zoning in 2014 LAP

## 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 1st October 1964, or which have valid planning permissions. Reasonable extensions to and improvement of premises accommodating these uses will generally be permitted within the existing curtilage of the development and subject to normal planning criteria.

## 11.3 Land Use Zoning Categories

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

### Town Centre

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

### **Mixed Use**

The mixed use zoning objective generally reflects existing commercial uses located outside the core area of the town. It is intended for a combination of residential, small scale retail and/commercial on the site subject to standards regarding residential amenity, parking, traffic safety and other planning considerations. It is important that any redevelopment of these sites should not result in undermining of the town centre's primacy as a retail centre. Mixed use on undeveloped lands at Killeline is intended to support the provision of a neighbourhood centre providing goods and services to local residents. Proposals on mixed use lands located on the N21 at Gortboy will be required to demonstrate high quality design, including signage and entrance treatment. It is envisaged that future developments at this location should visually contribute to the approach to the town, and that development of these lands would serve as a landmark, reflecting a sense of arrival in the town, contributing to a 'sense of place' and enforcing a positive image of the town. Retail development which will undermine the Town Centre will not be permitted.

### **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. Some home businesses may be open to consideration provided the activity is ancillary to the use of the house as the primary residence of the owner. The conversion of houses for the sole use for a business/offices will not be permitted. Refer to section 5.5 of this Plan.

### **New 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 residential amenity, traffic considerations and compliance with Section 5.5 in Chapter 5 of this Plan.

### **Residential Serviced Sites**

Residential serviced sites offer an alternative to individuals wishing to build and design their own houses in an urban setting with established services rather than the open countryside. Suitable edge-of-town lands have been identified within the LAP boundary that provide the opportunity to cater for these lower densities, so as to provide an alternative to sporadic development in the rural areas. Proposals for the development of serviced sites shall comply with objective H3 in Chapter 4 of this plan. Permeability with existing residential areas, facilities, and adjacent lands zoned for future development, pedestrian and cyclist mobility will be an important consideration of any proposal.

### **Open Space and Recreation**

The purpose of this zoning is to protect, improve and maintain open space and recreational areas. The area of this zone has been increased substantially in this Plan, particularly in Knockane and Dromin along the river banks and at

Killeline. An additional 0.4 ha has been zoned for this use north of Station Road for the purposes of improving the amenity of the Great Southern Trail.

### **Education and Community Facilities**

The purpose of this zoning is to facilitate the necessary development of these facilities in tandem with the future growth of the town. Additional lands have been zoned in this Plan to accommodate future expansion of the graveyard on Station Road, and to facilitate further complimentary community uses beside the Gaelscoil on Station Road.

### **Enterprise and Employment**

It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale. Pedestrian and cyclist mobility will be an important consideration of any proposal. All links/pathways will facilitate the pedestrian and cycleway and will be finished by the developer to a high standard, contributing to improving public realm, and mobility and connections with existing facilities and residential areas where possible.

### **Agriculture**

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

### **Utilities**

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

## **11.4 Land Use Matrix**

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

**Table 11.2 Newcastle West Land Use Zoning Matrix 2014 - 2020**

Development	Existing / New Residential	Residential serviced sites	Enterprise and Employment	Open Space and Recreation	Town centre	Education/ Community Facilities	Mixed Use	Agriculture
Dwelling	/	/	X	X	O	X	O	X*
Apartments	O	X	X	X	/	X	O	X
Guesthouses	O	O	X	X	/	X	O	X
Hotel/hostel	X	X	O	X	/	X	O	X
Local Shops	O	X	O	X	/	X	O	X
Retail Warehousing	X	X	O	X	O	X	O	X
Supermarket >900 sq.m	X	X	X	X	/	X	X	X
Take Away	X	X	X	X	/	X	O	X
Pub	X	X	X	X	/	X	O	X
Restaurant/Café	X	X	O	X	/	X	O	X
Cinema/theatres/ Bowling centres	X	X	X	X	/	X	O	X
Community Hall	O	O	X	O	/	/	O	X
Nursing Home / Nursing home integrated with retirement homes	O	O	X	X	O	X	O	X
Health Centre/Clinic	O	O	X	X	/	O	O	X
Hospital	X	X	O	X	O	X	O	X
Church/School	/	/	O	O	O	/	O	X
Open space/Recreational/Leisure	O	O	O	/	O	/	O	X
Office	X	X	O	X	/	X	O	X
Car Repair/Sales	X	X	O	X	O	X	O	X
Petrol Station	X	X	O	X	O	X	O	X
Wholesale/Warehouse	X	X	/	X	O	X	O	X
Logistics	X	X	/	X	X	X	O	X
Garden Centre	X	X	O	X	O	X	O	X
Bank	X	X	X	X	/	X	X	X
Sheltered/voluntary housing, Halting Sites & Transient sites for Travellers	O	O	X	X	X	X	X	X
Childcare Facilities	/	/	O	X	/	O	O	X
Bring Centre/Bank (e.g Bottle Banks)	/	/	O	O	/	/	/	/
Burial Ground	O	O	O	O	O	O	O	/
Allotments	O	O	O	O	O	O	O	O

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



## **Appendix 1**

### **Maps**

**Map 1: Newcastle West Zoning Map**

**Map 2: Amenity Map**

**Map 3: Protected Structures Map**

**Map 4: Predictive Flood Zones**



## **Appendix 2**

### **Protected Structures and List of Traditional Building Materials found in County Limerick**

#### **Architectural Heritage**

Part IV [Architectural Heritage] of the Planning and Development Acts 2000-2013 allows for two grades of protection for our built heritage under its provisions. In the first instance there is the Protected Structure. Secondly, there is the Architectural Conservation Area.

Protecting the built heritage under the provisions of Part IV of the Planning and Development Acts 2000 – 2013 has positive benefits for the structures concerned in that they become eligible for consideration under the provisions of the Conservation Grant Scheme operated by Limerick County Council.

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

#### **Record of Protected Structures (R.P.S)**

The Record of Protected Structures is a statutory document maintained by each planning authority under the provisions of Part IV [Architectural Heritage] of the Planning and Development Act 2000-2013. Under the provisions of the legislation the R.P.S. is an integral part of Limerick County Council's Development Plan. The listing provided here is an extract from the current Development Plan 2010-2016 and the entries in that document are those which have statutory force. However, provisions in the Act allow buildings, features and structures to be added to the Record when such an action is deemed to be either desirable or necessary. Consequently anyone contemplating undertaking works to a structure which can reasonably be believed to be of architectural, artistic, archaeological, historical, social, cultural, scientific, or technical interest should make inquiries with the Council's Conservation Officer, Forward Planning Section, Planning and Development Department, as to whether a particular structure is protected or not. Furthermore, full protection is afforded to those elements of the built heritage where a 'Proposed Protected Structure Notice' is issued under the provisions of S.55 of the Act, pending the final resolution of the matter by the elected members of the County Council.

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

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and

- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*".

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

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

It must be emphasised that alterations to protected structures are not prohibited. However, they should be considered interventions - all alternatives should be explored and the proposed changes must demonstrate that they are justifiable in the context of the structure's significance and the owner's needs. Furthermore, interventions that are made should be capable of being reversible without loss of historic fabric or damage to the structure. Limerick County Council's Conservation Officer is available to provide a general advice service to owners and occupiers. However, the planning authority recommends that those proposing to make changes engage the services of an appropriately qualified advisor to act on their behalf. The Royal Institute of the Architects of Ireland has instituted an accreditation programme for conservation architects. Refer to Section 8.2.4 General guidance for undertaking works on older buildings of this plan.

## **List of Protected Structures in Newcastle West**

<b>RPS ref</b>	<b>Building name</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1442	Bridge	Churchtown	Architectural, social, technical	
<p>Single arch road bridge, built c.1865 on Great Southern Trail. Notable features round-headed arch having rusticated limestone voussoirs, dressed stone soffits, rusticated limestone pier impost blocks. Entered into NIAH ref 21903603.</p>				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1443	Church town church	Churchtown	Church (in ruins)	
<p>Church of Ireland, possibly built 1690s</p>				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1444	Famine cemetery	Gortboy	graveyard	
<p>Burial ground for victims of the Great Famine 1845-48 and those who died in the workhouse (present day St. Ita's hospital), including Paddy Flanagan and Jim Quinn who discovered the Ardagh Chalice. Commemorative cross and altar on site.</p>				
<b>PS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1445	Lime Kiln	Castle Demesne	Lime kiln	
<p>This lime kiln would have been shown in the OS First Edition 1840. It would have used limestone from the quarry in Churchtown for lime fertiliser. Notable features include stone masonry with an arch and red brick voussoirs.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1446	Former workhouse	Gortboy	Institutional – part of St.Ita’s hospital	
<p>Built c.1841 for Poor Union Commission, designed by George Wilkinson, with many notable features including tooled limestone walls, symetical façade typical of workhouses throughout the country. Entered into NIAH ref no.21837019</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1449-1452	Almshouse A-D (in respective order)	Bishop Street	Terraced dwellings	
<p>Built c.1872, many notable features including carved timber barge boards, natural slate roofs with decorated ridge tiles. Entered into NIAH ref.21837015 to 21837018 inclusively.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1453	Courthouse	Bishop street	Urban structure- Civic	
<p>Built c.1841, designed by William Caldbeck. Notable features include dressed limestone masonry walls, round headed opes, rasied quoins and decorative balconies internally. Entered into NIAH 21837014.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1454	Earthlink Premises	Bishop street	Commercial premises	
<p>Three bay two storey terraced building; plastered walls in smooth render; three timber sash windows on upper floor and one on ground floor; larger shop window but with no fascia. Slate roof.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1455	O'Riordans Hardware	Bishop Street	Commercial premises	
<p>Three bay two storey terraced building with timber shopfront. Notable features fluted pilasters framing the central door and the shopfront on both sides; console brackets framing the timber fascia; and a low railing above the cornice. First floor windows are timber double sash; the building has a slate roof.</p>				
RPS ref	Building name	Location/ Townland	Description	Picture
1456	"Dooleys"	Bishop street	Urban structure-Commercial	
<p>Two bay two storey terraced building. Plastered walls with raised stucco features around shopfront, windows and facade edges. First floor windows are timber double sash. Shopfront is characterised by a central recessed door on either side of which are two large plate glass windows.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1457	"Market House"	Market Place	Urban structure-Commercial	
<p>Built c. 1873 replacing an earlier market house as marked on the OS First Edition Map (1844). Notable features include limestone walls with tooled limestone sills. Entered into NIAH reference 21837020</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1458	Carnegie Library	Bishop Street	Commercial premises	
<p>Detached five-bay two-storey former Carnegie library, dated 1922 replacing burnt library constructed 1916. Designed by Richard Caulfield Orpen and James Leahy. Notable features include tooled limestone porch, decorative brackets to the eaves. Entered into NIAH ref no 21837021.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1459	Former bank	Church street	Urban structure-Commercial	
<p>Built c. 1880. Notable features include tooled limestone plinth and sills, cast-iron rainwater goods, timber sash windows, natural slate roof. Entered into NIAH ref no 21837012.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1460	"Matt Hanleys"	Church street	Urban structure-Commercial	
<p>Three bay two storey terraced building; Notable features include vertically proportioned windows on upper floor; and a shopfront is with fascia that is flush with the wall, raised lettering, and quoins in stucco on both sides of the building.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1461	Irish Nationwide	Church Street	Urban structure-Commercial	
<p>Terraced three bay two storey building, notable features include slate roof, timber sash windows timber shopfront, raised surrounds with keystones and raised plaster quoins.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1462	"Crowley Brothers"	Church street	Urban structure-Commercial	
Terraced five-bay three-storey former shop, built c. 1900, having recent timber shopfront to front. Notable features include unusual geometric motifs to the eaves level. Entered into NIAH ref 21837004.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1463	"Nashs"	Church street	Urban structure-Commercial	
Part of Nashs, which was set up in Newcastlewest in 1875 by Richard and Johanna Nash, one of a pair with 'Crowleys' RPS 1462. As per RPS 1462, unusual geometric motifs to the eaves level compliment the building's appearance. Entered into NIAH ref 21837005.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1464	"Ella Maries"	The Square (north side)	Commercial premises	
Corner sited 3 bay 2 storey former military barracks, built c 1840, which replaced a market house. Notable features include symetrical façade decorated with numerous classically inspired motifs, Entered into NIAH ref no 21837011.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1465	The Square	Church street	Civic	
Planned and constructed by the Courtenay family. Contains recent sculptures. The square is framed by buildings generally in neo-classical style and three storeys in height of nineteenth century provenance.				

<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1466	McMahons Solicitors	The Square (East side)	Commercial premises	
Built c 1830, terraced three bay three storey former town house forms an integral part of a terrace of commercial and residential buildings. Notable features include limestone window surrounds and voussoirs. Entered into NIAH ref 21837022				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1467	Marguerites	The Square (East side)	Commercial premises	
Built c 1830, terraced three bay three storey former town house. Entered into NIAH ref 21837023.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1468	Paddy Powers	The Square (East side)	Commercial premises	
Built c 1830, terraced four bay three storey former town house. Entered into NIAH ref 21837024.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1469	Superbites	The Square (East side)	Commercial premises	
Built c 1830, terraced three bay three storey former townhouse having recent shopfront. Entered into NIAH ref 21837025.				

<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1470	Daybreak	The Square (East side)	Commercial premises	
Built c 1830, terraced three bay three storey former townhouse, having recent timber shopfront. Entered into NIAH ref 21837026				
<b>PS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1471	Former bank	The Square (East side)	Commercial premises	
Terraced three bay three storey former house, built c 1830. The inclusion of a recent cut limestone shopfront is a sympathetic addition and compliments the historic character of this fine former town house. Entered into NIAH ref 21837027.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1472	Griffin Brothers Butchers	The Square (East side)	Commercial premises	
Terraced three bay three storey former house, built c 1830. The retention of historic features including cast-iron rainwater goods and the effective use of red brick creates a pleasing contrast against the dressed limestone façade, helping to preserve the building's historic character and enliven the façade. Entered into NIAH ref 21837028				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1473	"Cronins" Bar and Lounge	The Square (East side)	Commercial premises	
Terraced three bay three storey former house built c 1830. Notable features include cast-iron rainwater goods, an elliptical-headed doorway dressed limestone façade. Entered into NIAH ref 21837029				

<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1474	The Knights Inn	The Square (East side)	Commercial premises	
Terraced three bay three storey former house built c 1830. Notable features include cast-iron rainwater goods, camber-headed doors and windows. Entered into NIAH ref 21837030				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1476	Shires/ Sculpture Beauty Salon	The Square (East side)	Commercial premises	
Three storey terraced corner building. Notable features include plastered walls with smooth render; raised plaster quoins, double timber sash windows and traditional timber shopfronts. Vertical mullions on the shop windows enhance this building's elegant appearance.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1477	"Ed Lynch's Bar"	The Square (South side)	Commercial premises	
Three bay two storey terraced building, walls are plastered with smooth render, slated roof, traditional timber shopfront, and double timber sash windows.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1478	Bloomers café	The Square (South side)	Commercial premises	
Terraced corner two storey corner building, traditional timber shopfronts on each façade. Exposed limestone masonry wall reveals a segmented arch over one of the shopfronts, beneath which is filled with red brick. Slate roof; nine double sash windows including five on the ground floor.				

<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1479	Bank of Ireland	The Square (West side)	Urban Structure-Commercial premises	
<p>Detached five bay three storey former dwelling operating as a bank since 1864. It employs an Italian/Classical style and has retained a significant amount of its historic form and character. Its numerous and substantial decorative motifs attest to the high level of skill possessed by the nineteenth-century stone masons responsible for its execution. Entered into NIAH ref 21837006.</p>				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1480	The Red Door (formerly ACC bank)	The Square (West side)	Urban structure-Commercial premises	
<p>End-of-terrace three-bay three-storey former bank, built c. 1870. The retention of key historic features including tooled limestone sills and sash windows. Entered into NIAH ref 21837007</p>				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1481	The Allied Irish Bank	The Square (West side)	Urban structure-Commercial premises	
<p>Detached five-bay three-storey bank, built in 1924, by James Finbarre McMullen. Notable features include ashlar limestone shopfront, sash windows and decorative brick and limestone pilasters. Plaque to Sophie Mary Peirce (later Lady Heath) of Knockaderry, the first pilot to fly solo from Capetown to London. Entered into NIAH ref 21837008.</p>				

<b>PS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1482	Templars Castle	The Square (South side)	Medieval site-Castle	
Includes the Big Hall, Banqueting Hall, Coach House and surrounding curtain walls. Also the site of the former Church of Ireland church and house of the Earls of Devon. Originally a castle of the Fitzgeralds, Earls of Desmond, later granted to the Courtenay's under Queen Elizabeth 1.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1483	Castle house	The Square (South side)	Art Deco house	
Possible dating to 1920s associated features including walled garden and landscaping.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1484	'Jewels'	Maiden street[2]	Commercial premises	
Two storey two bay terraced building. Notable features include slate roof, timber sash windows and traditional timber shopfront.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1485	'Cobblers'	Maiden street [5]	Commercial premises	
<p>Four bay two storey terraced building. Notable features include timber double sash windows, slate roof, narrow stand alone fascias surmount the two shop windows consisting of glazed plates framed by raised mouldings.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1486	"The Key House"	Maiden street/North Quay	Commercial premises	
<p>Formerly the Courtenay school, built in c1720. Three storey terraced building with slate roof and plastered walls.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1693	Not named	Maiden street	Terraced former commercial premises	
<p>Four bay two storey terraced building, notable features include slate roof, exposed stone façade, panelled window on ground floor with stall riser and free standing fascia panel above it, segmented arch.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1487	"Moones"	Bridge street	Dwelling/ Commercial	
<p>Terraced three-bay two-storey house, built c. 1840, Notable features include rendered shopfront, stone sills, internal timber shutters and sash windows. Entered into NIAH ref.21837034.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1488	Not named	Bridge street [1]	Folly-now in commercial use ('Fuller's Folly')	
<p>Building bears an inscription dating its erection to 1859. William Fuller Hartnett erected this castellated building on this site from lands he leased from the Earl of Devon, hence the name.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1489	Not named	Bridge street [2]		
<p>Ancillary buildings and structures to Fuller's Folly off Bridge Street, assumed to be built in 1850s.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
490	Not named	Bridge Street [3]	Medieval structure	
<p>Part of walls of the keep of Desmond castle still extant.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1491	Not named	North Quay	Bridge-Iron	
<p>Freestanding single-span cast and wrought-iron foot bridge, dated 1866. Distinctive for its use of pre-fabricated cast iron and a simple braced truss system when pre-fabricated techniques in cast iron were at an early stage of development. Entered into NIAH ref: 21837040.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1492	Not named	North Quay	Commercial building features	
18th century coach houses				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1494	Not named	North Quay	Urban Structure-Dwelling	
Two bay three storey terraced dwelling. First floor windows have pronounced vertical emphasis and are taller than those on the top floor. This arrangement is a common feature of townhouses in Classical style, but is not typical of the North Quay.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1495	Not named	North Quay	Urban Structure-Dwelling	
Two storey two bay terraced dwelling. First floor windows have raised surrounds. Ground floor has the framework and ornamentation of a traditional shop/pub front spanning it.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1496	Desmond Credit Union	North Quay	Urban Structure-Commercial	
Modern terraced four bay two storey building, purpose built for its present purposes. The design is sympathetic to its context in scale and uses quality materials and finishes in a modern style and pastel tones.				

<b>PS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1497	Not named	North Quay	Urban structure-Dwelling	
Former hotel site with coach houses to rear. Listed for historical importance				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1498	Robert Cussen	North Quay	Dwellings	
Two attached town houses, built in 1840. All windows are timber and double sash. Windows on the western two bays have six panes for each sash; windows of the ground and first floors on the eastern two bays are tripartit. Entered into NIAH refs 2183078 and 2187039				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1499	Not named	North Quay	Urban Structure-Dwelling	
Two bay terraced three storey building, notable features include slate roof, timber shopfront with a narrow fascia spans, with low stall riser, and mullions.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1500	Not named	North Quay	Urban Structure-Commercial	
Two bay terraced three storey building. Notable features include slate roof, ripartite Wyatt style timber windows timber shopfront with a discreet narrow fascia, supported by pilasters and consoles of simple design. Shop windows are attractively proportioned with mullions for vertical emphasis.				

<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1501	Not named	North Quay	Urban structure-Dwelling	
Two bay three storey terraced building with uniformly plastered walls and slate roof.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1502	Not named	North Quay	Urban structure-Dwelling	
Two bay three storey terraced building with uniformly plastered walls and slate roof.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1503	Clancarthy House	Cullenagh	Country House	
House in two parts, L shaped in plan, both parts with slated roofs, and both dating from 19 <sup>th</sup> century.				
<b>RPS ref</b>	<b>Building name/ Title</b>	<b>Location/ Townland</b>	<b>Description</b>	<b>Picture</b>
1504	Not named	No.31 South Quay	Terraced house	
Three bay two storey terraced house, slated roof; all windows are timber double sash.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1505	Not named	No.28 South Quay	Terraced house	
Three bay, two storey terraced house, with slate roof. Original stone walls exposed.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1506	Not named	No.13 South Quay	Terraced house	
Two bay two storey terraced house, with slate roof. First floor windows are timber double sash.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1508	Not named	No.10 South Quay	Terraced house	
Four bay two storey terraced house, with slate roof. Timber double sash windows on first floor.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1509	War of Independence Memorial	South Quay (north side)	Wayside Memorial	
Freestanding stone monument, erected in 1955, commemorating volunteers killed during the War of Independence and the Civil War. Included in National Inventory of Architectural Heritage (NIAH) ref 21837045.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1510	Church of the Immaculate Conception	Knockane	Urban structure-Church	
<p>Freestanding cruciform-plan double-height gable-fronted Roman Catholic church, built in 1828, comprising nave with three-stage entry bell tower to side (east) of nave with two-stage canted stairwell block to side (east) of bell tower. Key features include Gothic revival façade and rose windows, which are later additions. Included in NIAH ref 21837042.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1511	Cork Bridge	Gortboy-Cloonyscrehane	Bridge-Masonry	
<p>Three bay arched stone bridge dated 1855, notable features include camber headed tooled arches with tooled limestone voussoirs, dressed stone soffits on rusticated stone piers, tooled stone corbels, dressed stone plinths, tooled limestone coping. Entered into NIAH ref: 21093613</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1512	Not named	Rathnaneane	Detached building	
<p>Two storey, three bay building. Notable features include timber shopfront with pilasters and fascia, timber double sash windows with raised plaster surrounds and natural slate roof.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1513	Beechwood House Nursing Home	Rathnaneane	Detached building	
<p>Previously St. Itas Presbytery; built as fever hospital in 1843. Key historic features including timber sash windows, tooled limestone sills and a fine timber panelled door. Included in the NIAH, reference 21837044</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1514	St. Catherine's Nursing home	Knockane	Industrial-Institutional School	
<p>Former Sisters of Mercy Convent and convent chapel, built c1850. Notable features include tooled limestone window surrounds, quoins, slate roofs, timber sash windows, tooled limestone hood moulding, portico and nd carved timber tracery windows. Included in the NIAH, reference 21837043</p>				

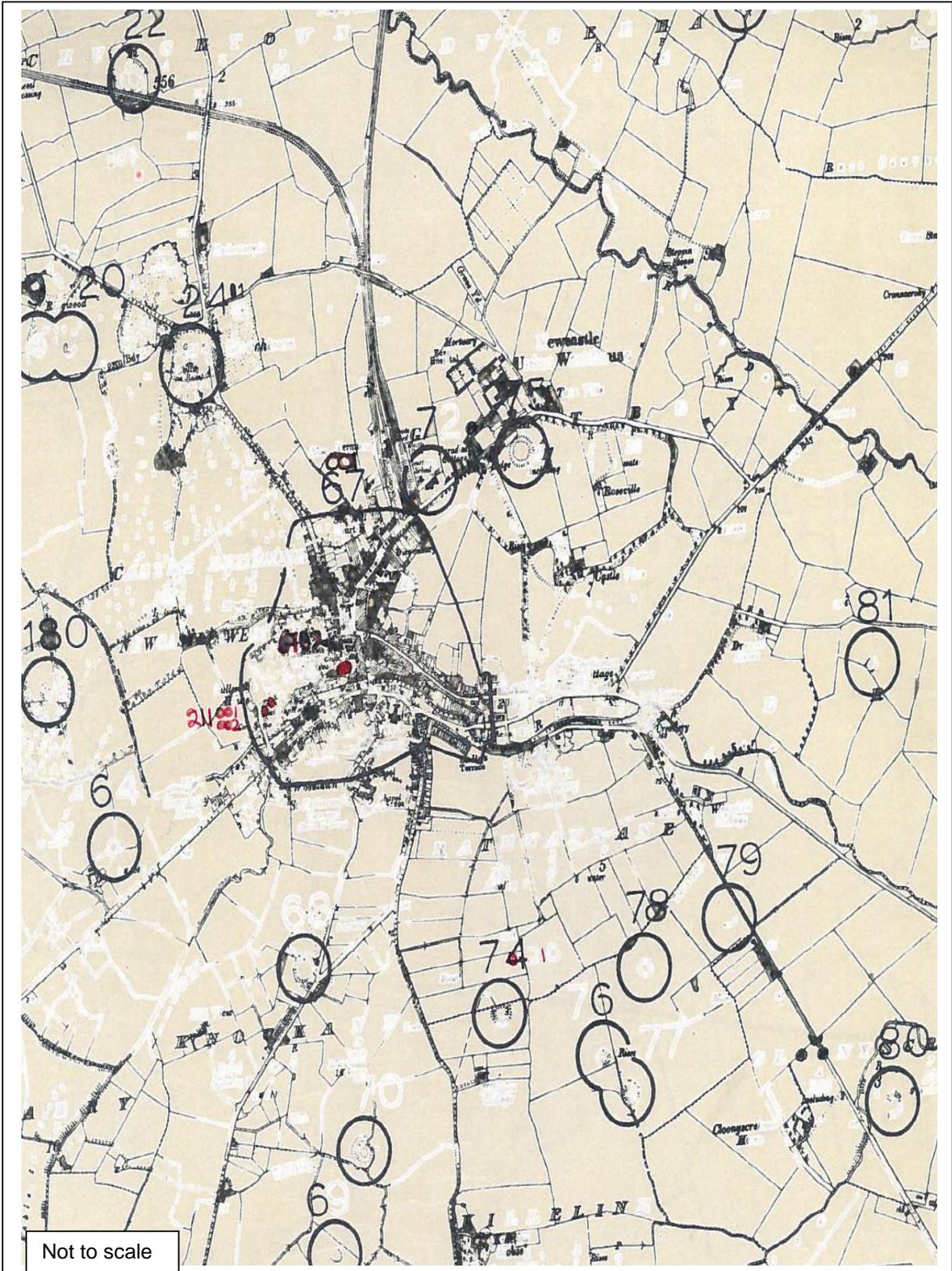
## List of Traditional Building Materials found in County Limerick

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

## Appendix 3

### Recorded Monuments in the Newcastle West LAP area

<b>RMP Number</b>	<b>Classification</b>	<b>Townland</b>	<b>Location</b>
LI036-069	Ringfort	Ballymackesy	527756/632389
LI036-193	Ringfort	Ballymackesy	527673/632418
LI036-067001	Historic town	Castle Demesne, Churchtown, Gortboy, Rathnaneane, Knockane	527895/633831
LI036-067002	Castle	Castle Demesne	527874/633708
LI036-024001	Church	Churchtown	527479/634438
LI036-024002	Graveyard	Churchtown	527480/634439
LI036-207	Enclosure	Churchtown	527874/633708
LI036-180	Ringfort	Cullenagh	527004/633725
LI036-211001	Country House	Cullenagh	527651/633647
LI036-211002	Well	Cullenagh	527657/633652
LI036-081	Ringfort	Dromin	529417/633602
LI036-072	School	Gortboy	528164/634115
LI036-075	Ringfort	Gortboy	528433/634165
LI036-074	Ringfort	Killeline	528276/632900
LI036-076	Ringfort	Killeline	528573/632773
LI036-077	Ringfort	Killeline	528636/632689
LI036-078	Designed landscape	Killeline	528706/632969
LI036-079	Ringfort	Killeline	528956/633069
LI036-068	Ringfort	Knockane	527708/633043
LI036-070	Ringfort	Knockane	527852/632616
LI036-210	Excavation	Rathnaneane	528316/633039



Not to scale

## Appendix 4

### Abbreviations and Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Infrastructure:** Drainage, water supplies, sewage treatment plants, sewerage networks, lighting, telecommunications networks, electricity and energy network, railways, roads, buildings, schools, community facilities and recreational facilities.

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

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

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

**Protected Structure:** A building, feature, site, or structure identified in the Development Plan as worthy of protection or preservation in accordance with Part IV of the Planning and Development Acts 2000 to 2013.

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

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

**Social Impact Assessment:** A systematic documented analysis of the availability of social facilities in a community/settlement. The purpose of a SIA is:

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

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