



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

Forbairt Gheilleagrach,  
Ceanncheathrú Chorpáraideach,  
Cé na gCeannaithe,  
Luimneach

Economic Development,  
Limerick City and County Council,  
Merchants Quay,  
Limerick

**EIRCODE** V94 EH90

t: +353 (0) 61 556 000  
e: [forwardplanning@limerick.ie](mailto:forwardplanning@limerick.ie)

**03<sup>rd</sup> February 2020**

**To the Cathaoirleach and each Member of the Municipal District of Adare – Rathkeale**

**Re: Proposal to extend the life of the Adare Local Area Plan 2015 – 2021**

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A Chomhairleoir, a chara,

I enclose herewith a copy of the Chief Executive's Report on the proposal to extend the life of the Adare Local Area Plan 2015 – 2021 for your consideration.

The Elected Members, of the Municipal District of Adare – Rathkeale at their February meeting shall consider the Chief Executive's Report and decide by resolution whether to defer the sending of a notice under Section 20(3)(a)(i) of the Planning and Development Act 2000 (Amended) to make a new Local Area Plan and instead extend the life of the Adare Local Area Plan 2015 – 2021 by a further 5 years.

If you have any queries on the report please contact Karen Burke, A/Senior Executive Planner, on 061-557480.

Mise le Meas,

**Vincent Murray**

**A/Director of Services Economic Development Directorate**



# Adare Local Area Plan 2015 – 2021

Chief Executive's report submitted to Elected Members in accordance with Section 19 (1)(d) and 19(1)(e) of the Planning and Development Act 2000 (Amended) in relation to the deferral of making a new Local Area Plan

03<sup>rd</sup> February 2020

Forward/Strategic Planning,  
Economic Development Directorate,  
Limerick City and County Council,  
Merchants Quay,  
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## Part 1 - Introduction

### 1.1 Background

The Adare Local Area Plan (LAP) 2015 – 2021 is the main public statement of planning policies and objectives for the town of Adare. The Plan was adopted by Limerick City and County Council at the Municipal District of Adare – Rathkeale meeting on the 10<sup>th</sup> March, 2015. The Plan came into effect in April 2015, following a Section 31 Ministerial Direction, which was issued in respect of two amendments directing the plan be altered.

There has been one amendment (Amendment No. 1) to the Adare Local Area Plan 2015 – 2021, made on 18<sup>th</sup> December 2018 and came into effect on 24<sup>th</sup> January 2019. The proposed amendment related to rephrasing of residentially zoned lands from Phase 2 to Phase 1, within the plan area. The purpose of the proposed changes was expedite the delivery of housing.

Section 19 (1) (c) of the Planning and Development Act 2000 (Amended) requires that the process of reviewing an existing LAP should commence not later than 6 years after the adoption of the previous plan. However, the Planning and Development Amendment Act 2010 introduced a new provision, whereby a Planning Authority may, if considered appropriate, by resolution extend the life of an existing local area plan for a further period not exceeding 5 years.

### 1.2 Statutory Procedure

The Planning Authority may, if considered appropriate, by resolution, defer the sending of notices to commence the review of a local area plan. No resolution shall be passed until such time as the members of the Authority notify the Chief Executive of the decision of the Authority to defer the sending or publishing of the notices, giving reasons, and having sought and obtained from the Chief Executive:

- An opinion that the LAP remains consistent with the objectives and the core strategy of the relevant Development Plan, and/or
- An opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices be deferred and the period for which they may be deferred.

If the Elected Members of the Municipal District of Adare – Rathkeale accept the Chief Executive's recommendation, that the current Adare LAP is consistent with the objectives of the Limerick County Development Plan 2010 – 2016 (As Extended) and its core strategy, and are in agreement that the objectives of the plan have not been substantially secured within the life time of the plan, they may determine by resolution, that it would be appropriate to defer the process for making a new plan, for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area plan not later than 2 weeks

after the resolution is passed by Elected Members of the Municipal District of Adare - Rathkeale.

### 1.3 Purpose of this Report

The purpose of this report is to set out the opinion of the Chief Executive that:

- a) The Adare Local Area Plan(LAP) 2015 - 2021, remains consistent with the objectives and the core strategy of the Limerick County Development Plan 2010 – 2016 (As Extended);
- b) The objectives of the LAP have not been substantially secured to date; and
- c) The sending and publishing of notices to make or review the plan may be deferred and the period for which they may be deferred.

## Part 2 - Compliance with the Core Strategy of Limerick County Development Plan 2010 – 2016 (As Extended)

### 2.1 Introduction

In accordance with the Planning and Development Acts 2000 (Amended) a Core Strategy is required to demonstrate how the Development Plan is consistent with the National and Regional Planning Policies, Government Policies and Ministerial Guidelines / directives. Local Area Plans, in turn, must be consistent with the Development Plan.

The Core Strategy of the Limerick County Development Plan 2010 – 2016 (As Extended) outlines population targets and housing land requirements for County Limerick, which were allocated by the Department of Environment, Community and Local Government at national level, and distributed at regional level by the Mid-West Regional Authority. Based on the population target the core strategy has allocated a specific population target for each settlement including Adare.

### 2.2 Settlement Strategy, Population and Zoned Land Requirements

Adare is designated as a Tier 3 settlement (a centre on a transport corridor – the N21) in the settlement hierarchy of the Limerick County Development Plan 2010 – 2016 (extended). Tier 3 settlements provides a wide range of services for its inhabitants and its hinterland. Policy SSP 8 of the County Development Plan states:

*'It is policy of the Council to encourage and facilitate where possible, the sustainable, balanced development of existing settlements along the strategic national roads and rail corridors. In this regard the Council will seek 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'.*

Objectives SS 01 – 08 of the CDP apply; including Objective SS07 which requires the Council to monitor growth patterns and pace of growth in settlements and apply appropriate management measures.

The vision statement for Adare is stated in the 2015 – 2021 Adare LAP as follows;

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

To achieve this vision the 2015 – 2021 Local Area Plan seeks Adare to 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. 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.

During the 2011 – 2016 Census period Adare experienced an increase in population according to the Census. The Census 2016 recorded a total population of the town was 1,129 persons which is an increase of 23 persons on the 2011 Census total population of 1,106 persons. Refer to Table 1 below.

**Table 1 Total population of Adare and percentage change per census year 1991 - 2016**

<b>Year</b>	<b>Population</b>	<b>Population change %</b>
1991	899	-
1996	1,042	+15.9
2002	1,102	+5.76
2006	982	-10.9
2011	1,106	+12.6
2016	1,129	+ 2.07

Source: Central Statistics Office

The population target for Adare is set out in the Core Strategy of the Limerick County Development Plan 2010 – 2016 (as extended) as 1,930 persons by 2022, or 824 persons in addition to the 1,006 population of the 2011 Census. This equates to 442 additional housing units by 2022. The Adare 2015 – 2021 Local Area Plan considered the population growth in the town between the 2006 – 2011 Census period (an additional 124 people) and the number of new housing units built in the town during this time, when calculating the number of housing units required, and the amount of lands to be zoned as New Residential and Serviced sites to accommodate the envisaged population growth. At the recommended densities of 22 units per hectare for new residential developments and 10 units per hectare for serviced sites, 33.98 hectares of land was identified as being required to accommodate the 442 residential units, to provide for the projected population growth in the town to 2021.

The table below indicates the additional population, number of units, and zoned land required up to 2022, and pro-rata within the Plan period, to comply with the Core Strategy.

**Table 2 – Population targets and Housing requirements as per the Core Strategy (CDP as extended) and Adare Local Area Plan 2015 – 2021**

Census population			Core Strategy growth according to Core Strategy of CDP and Adare LAP 2015 – 2021		
	2006 Census	2011 Census	2016 Census	Expected population 2022 according to Core Strategy of the CDP	Expected population 2015 – 2021 according to LAP
Total population	982	1,106	1,129	1,930	1,855
Additional housing units required					442
Zoned land required to accommodate additional housing units					33.98ha

### 2.3 Capacity of Existing Zoned Lands

Following the amendment (Amendment No. 1) to the Adare Local Area Plan 2015 – 2021, relating to the re – phasing of residentially zoned lands, in December 2018, 23.2 hectares of land is zoned as New Residential Development Phase 1 and 9.10 hectares Serviced Sites as Phase 1 in the current LAP, with a further 30.68 hectares zoned as Phase 2 new residential development and serviced sites. The above is based on policy of 80% of units comprising of a density of 22 units to the hectare for residential housing, and 20% of units required allocated for low density serviced sites (10 units to the hectare). Guided by national policy the purpose of the allocation is to provide an element of choice for unit choice.

There have been a number of new housing development planning applications granted on lands zoned for new residential development and serviced sites since the adoption of the LAP. The tables below outline lands that have been developed since the adoption of the Local Area Plan and permissions granted within the plan boundary.

**Table 4 – Residential Zoned lands required, lands zoned accordingly, and lands developed since the adoption of the 2015 – 2021 LAP**

Land Use	Required 2021 (Ha)	Zoned Lands (Ha)		Lands developed since 2015	
		Phase 1	Phase 2	Developed (Ha)	Balance 2021
New Residential	21.92	23.2	10.99	7.15	27.04
Serviced Sites	12.06	9.10	19.69	1.03	27.76
<b>Total</b>	<b>33.98</b>	<b>32.3</b>	<b>30.68</b>	<b>8.18</b>	<b>54.8</b>

**Table 5 – Significant planning applications on New Residential Phase 1 and Serviced Sites Phase 1 lands since the adoption of the 2015 – 2021 Adare LAP**

Zoning	Ref:	Location	Applicant	Description	Area - ha	Status
New Residential – Phase 1	15/7017	The Village Adare Manor	Tizzard Holdings	101 units	20.79	4.33 ha Developed
	15/978 – modified by 19/234	Graigue	Craterside Ltd.	40 units	2.82	2.82 ha Developed
Existing Residential	19/600	Blackabbey Road	Fleetgold Ltd.	9 units	0.232	Recently Permitted
Serviced sites – Phase 1	17/170	Blackabbey	Conard Ltd	9 units	5.27	1.03 ha Developed

Based on the assessment above, there is sufficient land zoned in the Adare Local Area Plan for residential use (residential development and serviced sites). The current zoning allocations continue to satisfy the core strategy requirements of the Limerick County Development Plan 2010 – 2016 (As Extended).

## Part 3 Update on infrastructure and the non-residential objectives of the 2015 – 2021 Local Area Plan

### 3.1 Enterprise and Employment

In relation to the lands zoned for Enterprise and Employment, 4.27 hectares in zoned for this purpose within the Adare Local Area Plan 2015 – 2021 boundary. There have been no planning applications granted on lands zoned enterprise and employment since the adoption of the Local Area Plan. The objectives of the 2015 – 2021 LAP in relation to enterprise and employment remain relevant to the sustainable development of Adare.

### 3.2 Retail, Commercial and Tourism Development

The Adare Local Area Plan 2015 – 2021 was prepared in accordance with 2010 ‘Retail Strategy for the Mid-West Region’ which was incorporated into Limerick County Development Plan 2010 – 2016 (As extended). The strategy provides guidance on the need for new retail floor space and location of floor space, in accordance with the principles of sustainable development. The key objective arising from the Retail Strategy is to support the town centre, utilising the sequential approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres.

Since the adoption of the Local Area Plan, permissions have been granted for minor commercial developments in the town centre zone, namely the sub-division of a ground floor units into 2 units and change of use from retail to beauty salon at Station Road (planning reference 17/1093), amalgamation of former courthouse into public house, to provide dining

area and associated site work (planning reference 17/178). Permission was also granted for the modifications to the forecourt space at Adare Heritage Centre as a Part 8 application by the Council under reference 18/8005. In line with national planning guidance, the objectives of the Local Area Plan relating to the town centre, retail, commercial development and tourism remain relevant to Adare.

### 3.3 Infrastructure, Transport, Waste Water Treatment and Water Supply

Irish Water is the national water utility responsible for water and wastewater service. The Council remains closely involved in local provision as an agent of Irish Water in the operation and maintenance of services in its administrative area. The existing waste water treatment plant was designed for a biological capacity of 2,500 population equivalent, there are some minor improvement works proposed to be carried out in 2020. Any proposals for significant development remains subject to pre-connection discussions/agreements with Irish Water. The objectives of the LAP in relation to infrastructure remain relevant to Adare.

Transport in Adare remains a key objective of the Council to support the town as a Tier 3 settlement of significance, with accessibility to the national road network. Transport connectivity is crucial for Adare to fulfil its role for enterprise and employment, and general quality of life as people commute to school, work, and the town centre. Since the adoption of the Local Area Plan, the N21 Adare Western Approach Improvement Scheme was granted under reference 16/8001, as a Part 8 development by the Council. Works included re-surfacing of N21, drainage improvements, upgrading of footpaths and kerbs, and an off-road carpark opposite Scoil Naomh Iosef National School.

Since the adoption of the 2015 – 2021 Local Area Plan, Limerick City and County Council, have been progressing the Foynes to Limerick Road including Adare By Pass Scheme and have lodged an application seeking permission for its development with An Bord Pleanála in December 2019. The Council remains guided by national policy in relation to the transport issues. It continues to be policy of the Council to improve accessibility in Adare and the objectives of the LAP remain relevant to the future development of the town.

### 3.4 Flooding

The Local Authority is committed to managing flood risk in accordance with the principles set out in ministerial guidelines “The Planning System and Flood Risk Management, Nov 2009”, and OPW data and advice as stated in the County Development Plan. The Local Authority will continue to apply a precautionary approach in relation to flood risk. Planning applications in the area identified as being at risk of flooding, will require a comprehensive flood risk assessment to support any planning application.

Adare has been identified in the OPW CFRAM Flood Risk Management Plans, as requiring detailed assessment and possible implementation of flood alleviation works. The Council will continue to seek funding opportunities to progress the assessment and implementation of any recommendations of the flood risk assessment. The objectives regarding flood risk management remain relevant to the Adare LAP.

### 3.5 Community and Recreation

The community, supported by the Local Authority, works tirelessly to develop amenities in the town. Money under the Community Initiative Fund through the yearly general Municipal Allocation by Elected Members has been invested in the town on a number of occasions since 2015. In 2017, under planning reference 17/713, permission was granted to Adare Recreation and Community Complex for a pavilion, meeting rooms, dressing rooms, and associated works on lands zoned community and education located in the Manor Fields. The objectives of the 2015 -2021LAP in relation to community and recreation remain relevant to the town.

### 3.6 Environment, Built and Archaeological Heritage

The Adare Local Area Plan 2015 – 2021 was subject to Strategic Environmental Assessment (SEA). The LAP incorporated appropriate land use zoning, policies and objectives to ensure the implementation of the LAP will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and in compliance with the associated objectives of the Limerick County Development Plan 2010 – 2016 (As Extended). Given the scale of development since the adoption of the LAP it is considered that the extension of duration of the LAP will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and remains in compliance with the objectives of the Limerick County Development Plan 2010 – 2016 (As Extended).

There are 109 Protected Structures listed on the Record of Protected Structures, as set out in the Limerick County Development Plan 2010 – 2016 (as extended) within the Local Area Plan boundary. There have been no additions to the Record of Protected Structures in the town since the adoption of the LAP. Two Protected Structures (RPS 865 and RPS 866) were seriously damaged by fire in 2015. These buildings were part a terrace of cottages that are landmark structures and contributed enormously to the fabric of the streetscape and the character of Adare. Benson Cottage (RPS 865) was approved for funding under the Structures at Risk Fund in 2016 administered by the Department of Arts, Heritage and the Gaeltacht for repairs to the fire-damaged structure.

In addition to the list of Record of Protected Structures, the National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record, and evaluate the post – 1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. The NIAH provides the basis for the recommendations of the Minister<sup>1</sup> to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). There are 73 structures in Adare town listed on the NIAH.

There are 7 Architectural Conservation Areas (ACAs) located in Adare protecting the collective arrangement of buildings contributing to the significance of the Adare’s built heritage, streetscape and village character. There have been no amendments to the ACAs since the adoption of the Local Area Plan in 2015.

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<sup>1</sup> Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

There are 38 no. Recorded Monuments located in the within the Local Area Plan. These include a number of enclosures and oghams, a burial ground, religious complexes, the historic town, a bridge, town defences, church, chapel, dovecote, font, mill, and armorial plaque. The list of the Record of Monuments and Places is maintained and updated by the Archaeological Survey of Ireland. Since 2015 a section of the town defences has been definitely located. The objectives of the 2015 LAP for natural, built and archaeological heritage remain applicable to Adare.

### 3.7 Urban Design, Derelict and Vacant Sites

The Adare Local Area Plan 2015 – 2021 provides guidance to assist prospective applicants to address aspects of planning and design that the planning authority will be taking into account when assessing applications for future development.

The Council has entered one site in Adare on the Derelict Sites Register under the Derelict Site Act 1990. The Council has progressed this derelict site case to compulsory acquisition under the Derelict Sites Act 1990 and the case is currently with An Bord Pleanála for determination.

Limerick City and County Council established a Vacant Sites Register in 2017, as required by the Urban Regeneration and Housing Act 2015. The purpose of the register is to identify vacant lands, which have remained idle, for a period of time, which are suitable for residential development in accordance with the provisions of the Act and which may be subject to a vacant site levy, if they remain vacant. There are currently no vacant sites listed on the Vacant Site Register located in Adare.

Geo Directory analysis reports a commercial vacancy rate of 6% in Adare in Q 4 2019 when the national average commercial vacancy rate was 13%. Similar Geo Directory analysis reports 1.5% of residential units in Adare as vacancy with is substantially below the state vacancy rate according to the same source as 13% during the same period. Limerick City and County Council Forward/Strategic Planning Section carried out a survey of vacancy in Adare in January 2020 and recorded a commercial vacancy of 6% and a residential vacancy of 1%.

The objectives of the 2015 – 2021 Local Area Plan in relation to public realm, urban design and *re-use* of brownfield lands, under-used buildings and sites remain relevant.

## Part 4 - Conclusion and Recommendation

In order to sustainably strengthen Adare’s position as a settlement that functions efficiently, capitalising on infrastructure, and the town’s inherent strengths, there are a number of policies and objectives in the 2015 – 2021 LAP that remain relevant and have not been secured.

In summary, it is the opinion of the Chief Executive that:

- The Adare Local Area Plan 2015 – 2021, is consistent with the objectives and core strategy of the Limerick County Development Plan 2010 – 2016 (As Extended).
- The objectives of the Adare Local Area Plan have not been substantially secured.

- The sending and publishing of notices to review the existing LAP may be deferred for a period of 5 years. Therefore, the lifespan of the Adare Local Area Plan 2015 – 2021 should be extended for a further five years.

Accordingly, it is recommended that the following resolution be approved by the Elected Members of the Municipal District of Adare – Rathkeale:

‘Having considered the Chief Executive’s report dated 31<sup>st</sup> January 2020, the Planning Authority resolves to extend the life of the Adare Local Area Plan 2015 – 2021, by a further 5 years, from today’s date, in accordance with the provisions of Section 19 of the Planning and Development Act 2000 (Amended), which provides for the extension of the valid life of a Local Area Plan’.



**Vincent Murray**

**A/Director of Services - Economic Development Directorate**