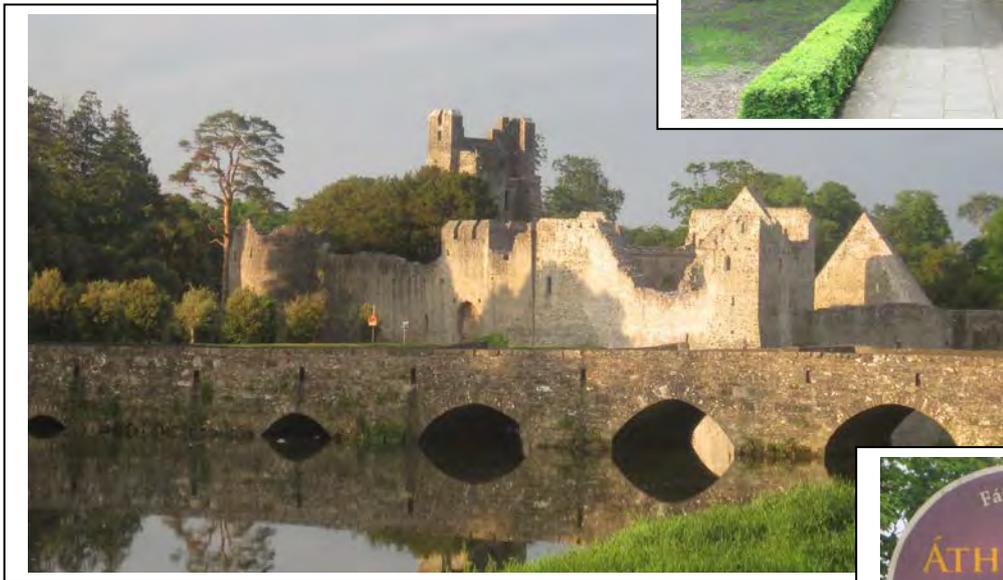


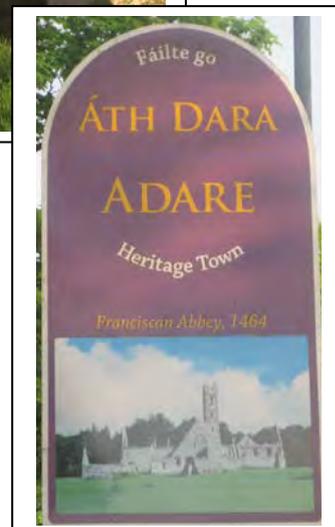
Adare Local Area Plan 2015-2021



April 2015
EXTENDED UNTIL FEBRUARY 2024



Forward Planning



Pleanáil chun tosaigh

In accordance with the provisions of the Planning and Development Act 2000 (as amended), Section 20 (4A), this Local Area Plan came into effect on the 07th April 2015, four weeks from the date of its adoption by elected members of the Municipal District of Adare-Rathkeale on the 10th March 2015.

Note

On the 28th May 2015 a Section 31 Ministerial Direction was issued in respect of two amendments directing that the Plan be altered (see page 5 of LAP).

Limerick City and County Council at their meeting of the Municipal District of Adare-Rathkeale held on the 11th February 2020, extended the duration of the Adare Local Area Plan for a further four years, until February 2024.

Amendment Number 1 to the Adare Local Area Plan 2015-2021, which relates to the re – phasing of residentially zoned lands, was made on 18th December 2018 and came into effect on 24th January 2019.

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Structure of the Plan

Chapter 1 Introduction

This section introduces the Adare LAP 2015 – 2021, and the statutory context which informs the LAP.

Chapter 2 Context

This Chapter describes the geographical location of the village: its historical evolution, present day function and an overview of the socio-economics and demographics of the village, 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 village, and the consequent strategic objective to achieve the vision statement. A SWOT analysis of the village 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 and Urban Design

Chapter 4 sets out the requirements of the Council regarding the design of future buildings and places including 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 Adare 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 Councils local transport objectives for the village.

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 Plan for education, health facilities, open space and community infrastructure.

Chapter 10 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 Adare Local Area Plan (LAP)?

The Adare Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick City and County Council's planning policies for the village of Adare. This plan, when adopted will replace the Adare LAP 2009 - 2015. The aim of the LAP is to establish a framework for the planned, coordinated and sustainable development of the village of Adare, including the conservation and enhancement of its natural and built environment over the next six years and beyond. The LAP provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

The plan builds on the review of the Adare LAP 2009 - 2015, taking into account recent key development trends and national, regional and local policy developments.

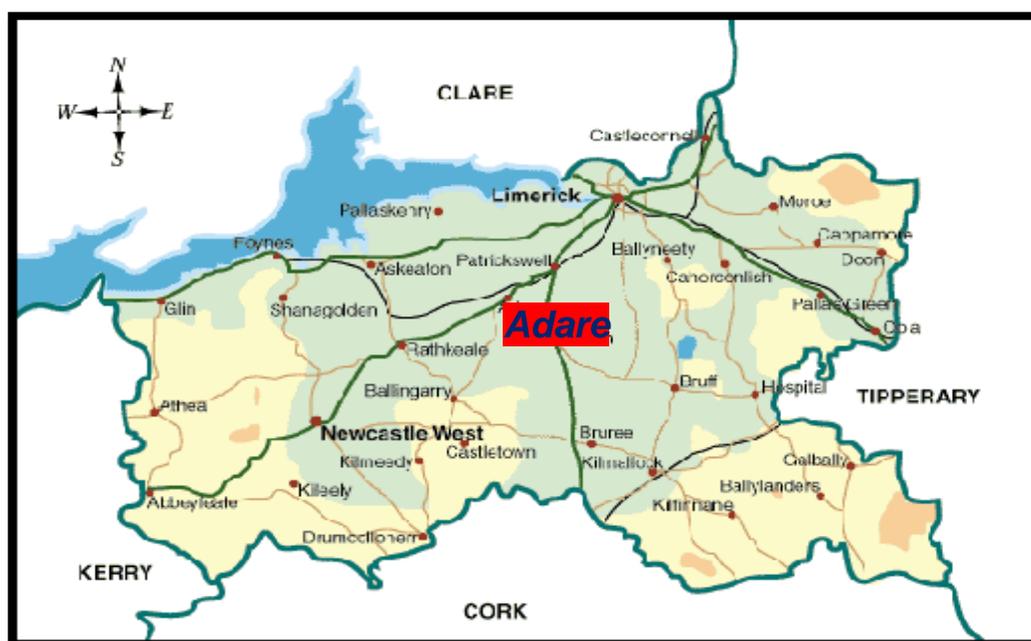
All planning applications in the village of Adare will be measured against the contents of this LAP and the current Limerick County Development Plan.

The Adare 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 Adare LAP covers approximately 5.81 square kilometres (581 hectares) in area and falls into the Adare North and Adare South Electoral Divisions (ED's). It contains parts of the townlands of Gortaganniff, Ardshanbally, Blackabbey, Curraghbeg, Mondellihy, Adare, Graigue, Cummeen, Boulabally and Islandea. The settlement is physically defined by the River Maigue to the north and east, the extensive Adare Manor demesne to the east, the wooded land of Old Park to the south west and by the Limerick to Foynes rail line to the north. The village is located approximately 18km south west of Limerick City on the Limerick to Tralee national primary route.

Figure 1.1 Location of Adare



Not to scale

1.3 The Review Process

1.3.1 Steps involved in preparation of the plan

The review of the Local Area Plan commenced on the 10th May 2014 with the publication of an issues paper entitled 'Proposed Adare Local Area Plan 2015 – 2021 – 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.

The LAP went on public display at the Economic Development and Planning Department in Patrick Street, County Buildings, public libraries and on the internet at www.lcc.ie for a period of six weeks from 06th September 2014 – 20th October 2014. Again, written submissions were invited and a public information evening was held in the village hall in Adare on the 16th September 2014. At the end of the public consultation period a Chief Executive's Report was prepared on issues arising during the public consultation period and was submitted to the Members of the Adare-Rathkeale Municipal District for their consideration. Following consideration of the Chief Executive's Report, the elected member's decided to materially amend the proposed local area plan subject to the amendments in the Chief Executive's Report and 5 additional amendments consisting of:

1. The removal of objective EH1 and objective EH4(c) and all other text in the plan that referred to prohibiting the change of use of thatched cottages from residential to commercial/dual use (Submission no 16, 17 and 18 in the Chief Executive's Report).

2. Lands in the townland of Adare located north of the N21 changed from 'agriculture' to 'residential – phase 2' and 'residential serviced sites – phase 2' (Map of lands to be zoned submitted) (Submission no 21).
3. The portion of land in the townland of Adare occupied and controlled by Adare Soccer Club changed from 'Residential Development Area Phase 1' to 'Open Space and Recreation.'
4. Land in the townland of Islandea changed from 'open space and recreation' to 'existing residential' (Submission no 31 in Chief Executive's Report).
5. 1.33 hectares of land to the south of Main Street and west of the town park changed from 'open space and recreation' to 'residential phase 2' (Submission no 27-30 in Chief Executive's Report).

An additional period of four weeks public consultation took place from the 13th December 2014 to the 21st January 2015 on these material alterations only. A further Chief Executive's Report on the submissions received regarding the proposed amendments was then prepared for the Councillors. Following submissions from the statutory bodies the Chief Executive's Report recommended the following changes to the LAP:

- Land in the townland of Islandea (Amendment no 4 above) changed from 'existing residential' to 'open space and recreation.'
- 1.33 hectares of land to the south of Main Street and west of the town park (Amendment no 5 above) changed from 'residential phase 2' to 'open space and recreation.'

The Councillors who having considered the Chief Executive's Report made the new local area plan on the 10th March 2015 with 2 amendments consisting of:

1. Land in the townland of Islandea changed from 'open space and recreation' to 'existing residential' (Submission no 31 in first Chief Executive's Report).
2. 1.33 hectares of land to the south of Main Street and west of the town park changed from 'open space and recreation' to 'residential phase 2' (Submission no 27-30 in first Chief Executive's Report).

On the 28th May 2015 a Section 31 Ministerial Direction was issued directing that the Plan be altered removing the above 2 amendments.

1.3.2 Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementing a plan or programme prior to its adoption. The Plan

does not fall within the thresholds for which a Strategic Environmental Assessment (SEA) is mandatory. The Plan was screened in line with “Implementation of SEA Directive (2001/42/EC): Assessment of Certain Plans and Programmes on the Environment - Guidelines for Regional Authorities and Planning Authorities” to determine whether or not a SEA would nevertheless be appropriate. After consultation with the Environmental Authorities it was determined by the Planning Authority that a full Environmental Report was not required. See Appendix 3 for SEA Screening.

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 plan which found that the plan would have no significant effects on Natura 2000 sites.

1.3.4 Flood Risk Assessment

A Stage One Flood Risk Assessment has been undertaken in support of the Adare LAP. See Appendix 2 – Flood Risk Assessment. The information gathered has informed the Land Use Zoning Map included in this LAP. The LAP has adopted the precautionary approach and lands which have been identified as potentially at risk to flooding have generally been zoned for uses which are not considered vulnerable. Where lands have been zoned for development on areas identified on flood maps as potentially at risk to flooding, justification tests for zoning have been carried out.

1.4 Planning Context

In accordance with the Planning and Development Act 2000 (as amended) 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. Adare is considered to play a complementary role to the development of the Limerick – Ennis - Shannon Gateway as outlined in the Mid West Regional Planning Guidelines.

1.4.2 Regional Planning Context

1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022

This document has been prepared in accordance with the overall policy frameworks established by the National Spatial Strategy and the National Development Plan 2007-2013. It sets clear objectives and targets to guide County Development Plans and Local Area Plans within the region, specifically in relation to future population, settlement strategy, development distribution and infrastructure investment priorities. 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. Adare is located in zone 1.

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 provides for a comprehensive integrated plan for Land Use Planning and Transportation in the Mid-West Region over the next 30 years. MWASP identifies Adare as a 'Rural Economic Node' (REN). These are centres that have a strategic location within relatively densely populated rural areas and are essential to the success of the MWASP strategy as they will act as focal points linking rural areas and larger urban centres.

1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016

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

1.4.2.4 Joint Housing Strategy 2010 – 2017

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Act 2000 (as amended) and covers the functional

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

1.4.3.5 Limerick and Clare Sports and Physical Recreation Strategy

The Strategy reflects key policies in the existing Recreational Strategies for Limerick and Clare and the Mid-West Regional Planning Guidelines 2010-2022. The development of the Strategy was overseen by a Steering Group which included representatives of the four Authorities as well as the Department of the Environment, Heritage and Local Government and Limerick Regeneration.

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 Adare LAP, and thus the LAP is made in accordance with the policies and objectives as set out in the County Development Plan.

The Limerick County Development Plan 2010 – 2016 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 Adare as a Tier 3 settlement. Tier 3 settlements are generally located on major transport corridors and are promoted as secondary development centres for significant future development. They provide a wide range of services and their functions are complementary to the Limerick Gateway, the Key Service Centres and each other. They also have an important regional employment function within their surrounding catchment areas.

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

2.1 Geographical Context

Adare is located approximately 18km south west of Limerick City and is 24km north east of the town of Newcastle West. Its hinterland is the rural area defined by the Limerick County Development Plan 2010 – 2016 as an area of Strong Urban Influence. The village is located on the Limerick to Killarney National Primary Road (N21), which is the main tourist and traffic route serving the southwest. The River Maigue, a tributary of the River Shannon, flows to the east and north and forms an important element in the local landscape. Adare Manor demesne occupies a substantial area of land to the east of the town and is characterised by maintained grassland, extensive woodlands, mature tree groups and prominent formal avenues. The old Limerick to Foynes railway line runs to the northwest of the village.

The village has developed in a linear fashion along the N21 and the L-1422 and L-1423 local roads, which serves Askeaton and Foynes to the northwest. The topography of the wider rural area is broadly flat with some locally prominent hills and ridges.

2.2 Historic Evolution

Adare is situated on the River Maigue at the head of its tidal reach. The castle of Adare is situated to the north of the river close to the bridge. The castle may have been founded by Geoffrey de Marisco but the Fitzgerald's acquired the manor in *circa* 1230 (Thomas 1992, 2).¹ The parish church, to the north of the castle, can be dated to the thirteenth century but was possibly as early as the eleventh century (*ibid*). Geoffrey de Marisco was given permission to hold a fair at his manor of Adare in 1226. The fair was to be held during the eight days following the feast of St. James, the patron saint of the Trinitarian Order. It is possible therefore that this foundation was in existence by that date. It became the property of Thady Quin in 1684. It was converted to a Catholic Church in 1811 and was repaired and enlarged in 1852 (Dunraven 1865, 67).² The Augustinian Friary was founded by John Fitz Thomas Fitzgerald in 1316. It was situated south of the river close to the site of the bridge. In 1807 it became a Church of Ireland church (Begley 1906, 366).³ The Franciscan Convent was founded in 1464 to the north of the river and to the east of the castle. Clearly ecclesiastical as well as lay patronage had played a formative role in the development of Adare as a sizeable village (O'Connor 1987, 26)⁴.

The town of Adare received two murage grants in the 14th century. The first dates to 1310 for three years and was addressed to 'the bailiffs and good men

¹ Thomas, A. 1992 *The walled towns of Ireland* 2 vols, Dublin

² Dunraven, C 1865 *Memorials of Adare Manor* Oxford

³ Begley, J. 1906 *The Diocese of Limerick* vol. I, Dublin

⁴ O'Connor, P. J. 1987 *Exploring Limerick's Past*, Newcastle West

of Adare...to be applied to enclosing the Town with a stone wall' (Dunraven 1865, 101).⁵ The second dates to 1376 and says that the town had been 'destroyed, and laid waste by our Irish enemies' and provides exemption from all taxes for the 'Provost and Commonalty of said Towne...until said Towne be fully repaired and rebuilt' (ibid). There is some doubt as to the location of this walled town. The position of the parish church and the castle would suggest that the town was to the north of the River Maigue close to the bridge. The Down Survey of *circa* 1656 shows the town to the south of the river concentrated between the abbeys (O'Connor 1987, fig. 2.3).⁶ It shows a clear eastern extent with a structure called Spitle Gate placed on a route extending eastward from the central market place. A reference in 1752 claims that the Trinitarian monastery was called 'Abbey of West Gate' (Pococke 1891,115).⁷ The murage grants of the fourteenth century may refer to the area north of the river around the castle. It is possible that at a later date the town was re-sited to the south of the river closer to its present position. 'In the period between 1559 and 1656 the castle featured strongly in the general warfare and so possibly movement away from it took place for reasons of safety, perhaps as early as 1567' (Thomas 1992, 3).⁸ The presence of a medieval road surface, discovered in archaeological excavations, beneath the Main Street in Adare demonstrates that an urban nucleus may have existed separate from the castle as early as the 13th/14th century. The Down Survey map shows the plot boundaries aligned to the road and concentrated around the market place. Long narrow plots fronting on to a road and extending to an enclosing element is a typical medieval arrangement.

Only nine houses were enumerated at the beginning of the nineteenth century (O'Connor 1987, 91).⁹ 'Soon afterwards there was an emphatic change of direction as the idea of creating a new town began to find tangible expression at the hands of the landlord, Wyndham Quin, 2nd earl of Dunraven' (ibid). Dunraven (1865, 103)¹⁰ describes Adare at the beginning of the 1800s as having 'dwindled down to a collection of less than a dozen thatched cottages where the present Town is situated, and about the same number on the other side of the river, near the Castle'. The population decreased from 1095 in 1841 to 516 in 1891 (O' Connor 1987, 86)¹¹.

⁵ Dunraven, C 1865 *Memorials of Adare Manor* Oxford

⁶ O'Connor, P. J. 1987 *Exploring Limerick's Past*, Newcastle West

⁷ Pococke, R. 1891 *Pococke's tour in Ireland in 1752* G.T. Stokes (ed), Dublin

⁸ Thomas, A. 1992 *The walled towns of Ireland* 2 vols, Dublin

⁹ O'Connor, P. J. 1987 *Exploring Limerick's Past*, Newcastle West

¹⁰ Dunraven, C 1865 *Memorials of Adare Manor* Oxford

¹¹ O'Connor, P. J. 1987 *Exploring Limerick's Past*, Newcastle West

O'Donovan (1840, 54)¹² describes the town of Adare as containing '856 acres, and is the property of the Earl of Dunraven; ... who lets to 36 tenants, some having a lease of lives, some of years, and some at will'. The Earl of Dunraven carried out further improvements on Adare replanning the village in the nineteenth century eliminating many of the old property boundaries. Thatched cottages (1828), the hotel, courthouse and a fever hospital (Christian Brothers' school in 1853), a manor house and elaborate demesne (1832), a parochial house (1852), the memorial drinking fountain (1855), the community hall (1911) were built. The redesigned village is over 600m from the bridge (Dunraven 1865, 103).

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



Not to scale

¹² O'Donovan, J. 1840 *Ordnance Survey Letters containing information relative to the antiquities of the Co. of Limerick* (unpub)

Figure 2.2 Map of Adare, from Ordnance Survey, 1923



Not to scale

Figure 2.3 Aerial Photograph of Adare village centre, 2004

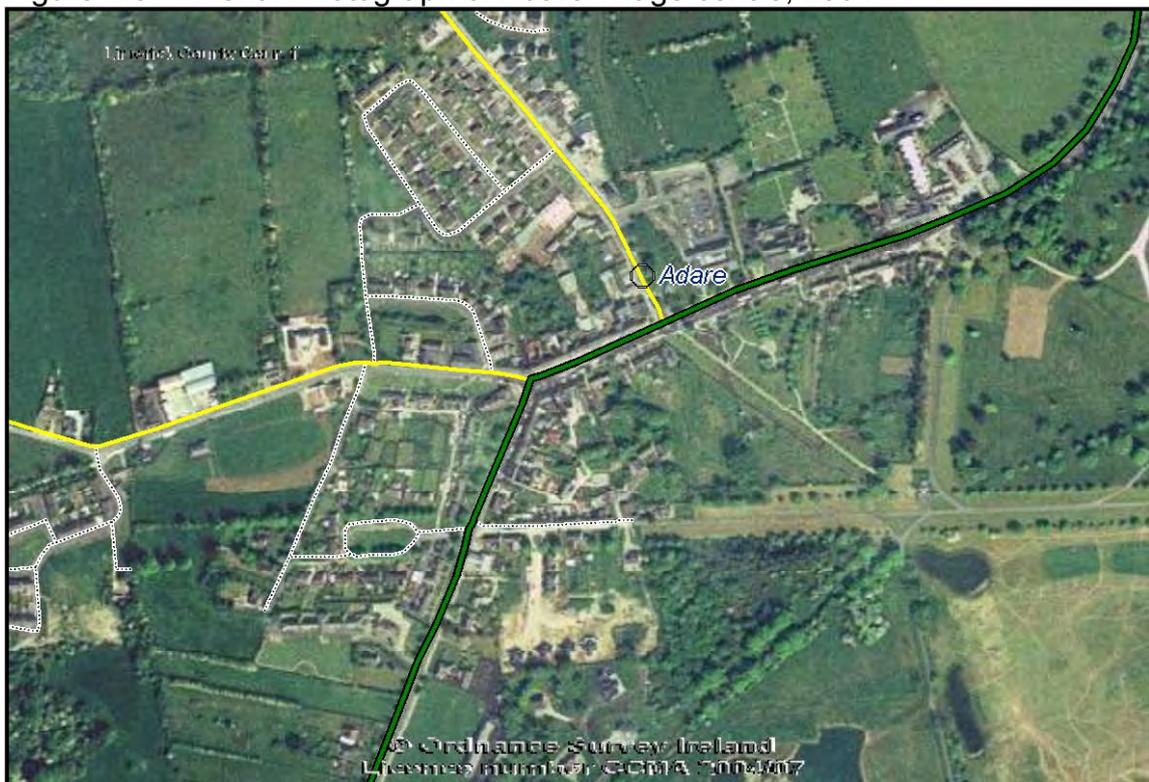
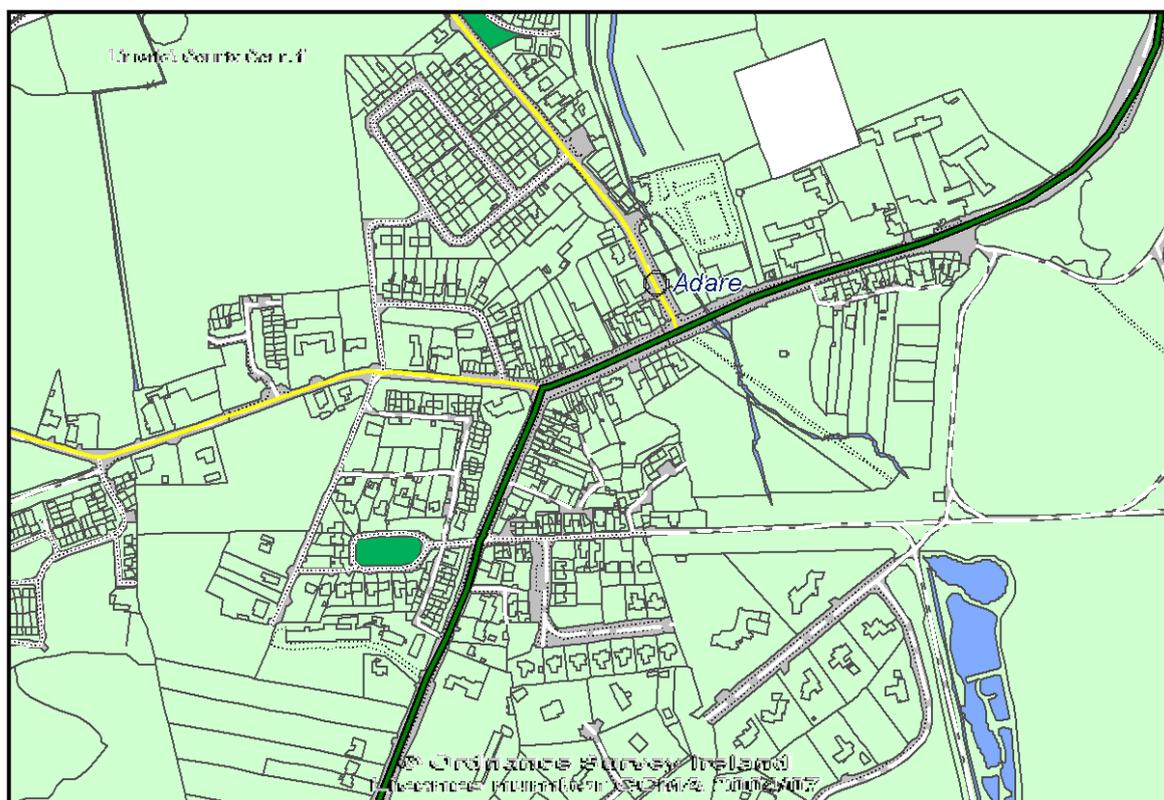


Figure 2.4 Map of Adare village centre, OSI, 2013



Not to scale

Since the adoption of the Adare LAP in 2009, limited development has taken place in the village, the major development being the construction of an all abilities children's playground at the Manor Fields. However in that time planning permission has been granted for 52 houses on the north side of Blackabbey Road and for a mixed use development of 137 housing units and 5 retail units at Graigue adjacent to the Manor Fields. These sites remain undeveloped.

Overall in Adare there is outstanding planning permission for 420 housing units. This consists of 207 units at 'the village' development in Adare Manor, 137 units at Graigue adjacent to the Manor Fields, 24 dwellings to the west of Marian Park and 52 units on the north side of Blackabbey Road.

2.3 Natural and Built Environment

Adare is located in the Agricultural Lowlands as designated by the Limerick County Development Plan 2010 – 2016. This lowland farming landscape is defined by regular field boundaries with a developed hedgerow system and the primary farming activity is pastoral or dairy farming. The pastoral nature of the landscape is further reinforced by the presence of farmyards. Consequential to its hinterland Adare developed as a market village for the surrounding agricultural community.

The medieval background of Adare and its 19th century layout is still evident today and provides a distinctive urban structure to the village. Adare is a

Heritage Town as defined by Bord Failte and possesses a wealth of ancient monuments and historic artifacts. Consequently it is the foremost tourist town in County Limerick. The traditional street pattern remains centred on Main Street, which runs westwards from the Manor lands before turning southwards at a V-shaped junction with Blackabbey road. The eastern end of Main Street, signified by the Catholic Church, the Dunraven Arms Hotel and two rows of thatched cottages, remains physically separated from the river by a wide expanse of open space that forms an important setting to the surrounding historical features. Notable structures in this area include the ruin of Desmond Castle and St. Nicholas's Church of Ireland church. The prominence of these buildings makes them important local landmarks. Other notable structures in Adare include Adare Manor, the Town Park and Washing Pool, the old village fairgreen, the Community Hall building located at the junction of the Rathkeale and Askeaton Road, the Court House building at the corner of Station Road and the Adare Methodist Church. Adare is typical of an urban settlement located in a predominantly rural area. The town performs an important civic and service function with a concentration of civic amenities including schools, churches and a library. These provide services not only for the resident population but also for a much wider rural based population. The village provides a relatively high concentration of urban dwellings in a compact area, and services such as pubs, small retailers and local economic activity concentrated mainly along the Main Street and Rathkeale Road.

There are 109 Protected Structures within the LAP boundary and an Architectural Conservation Area (ACA) extends along Main Street and parts of Rathkeale road and Blackabbey road. Adare Manor demesne is also designated an Architectural Conservation Area. There are thirty one recorded archaeological monuments within the LAP zoned area.

Figure 2.5 Examples of Protected Structures, Main Street, Adare



2.4 Function

The village performs an important civic, trade/market and service function for the resident population and for the surrounding hinterland. This is evident by the diverse range of services and businesses operating in the village. The village is also the foremost tourist town in County Limerick due to its special historic and architectural heritage combined with an attractive natural and built environment.

Most of the local economic activity is located on Main Street and Rathkeale Road. Adare has a credit union, a bank, a heritage centre, two large convenience retailers (Centra and Londis), a number of smaller convenience shops/newsagents and a wide range of comparison retailers. More specialist provision occurs in the vicinity of the thatched cottages such as gift shops, restaurants and craft outlets. The village also has a wide range of pubs and restaurants/takeaways as well as a post office, hardware store, bookmaker, a number of hair dressers/barbers/beauty salons, two service stations and professional services including accountancy, auctioneering and veterinary services. Educational, health and community facilities include a day care centre, a community health clinic, a library, three primary schools, a pre-school, and a Garda station.

Reflecting the importance of tourism to the village, the Adare Heritage Centre provides a wide range of visitor services including a tourist service, historical exhibition, and heritage and castle tours. Adare also is home to the Dunraven Hotel and the Adare Manor Hotel and Golf Resort which is located in the Adare Manor Demesne. The Woodlands Hotel and Leisure Centre is located just outside the zoned area. There are also a number of Bed and Breakfasts located throughout the village and surrounding areas. In recent times the recreational value of the River Mague walkway/cycleway has been developed and offers potential to further develop this amenity.

2.5 Demographic and Socio-economic Context

2.5.1 Population

The total population of Adare village according to the 2011 census was 1106. This represented a 12.6% increase in population from the 2006 figure which was 982. The rate of population increase in the village has increased significantly when compared to the 2006 census which showed a decrease of nearly 11%.

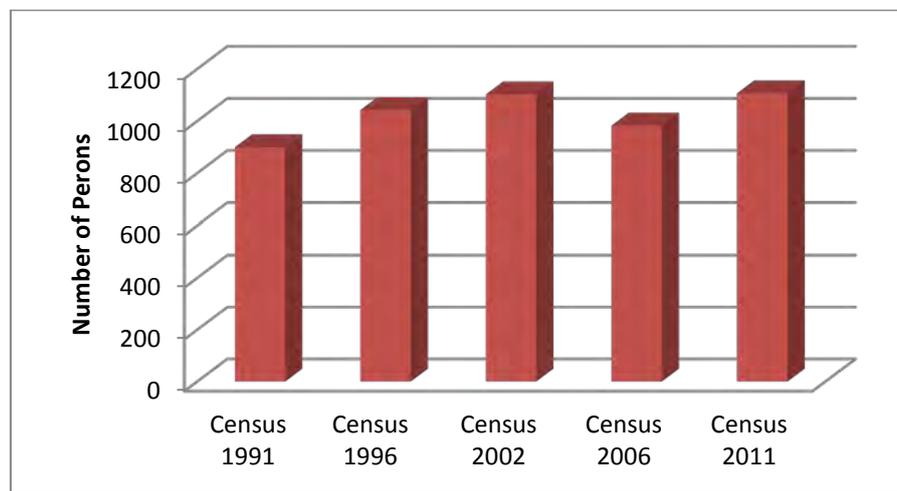
Table 2.1 Total Population of Adare village

Year	Population	Population change %
1991	899	
1996	1042	+15.9%
2002	1102	+5.76%
2006	982	-10.9 %
2011	1106	+12.6 %

Source: CSO Census

The graph below indicates the total population trend experienced by Adare village over the period 1991 to 2011. There was a significant increase in the population of the village in the late 1990's and early 2000's which is reflective of the housing boom in that decade.

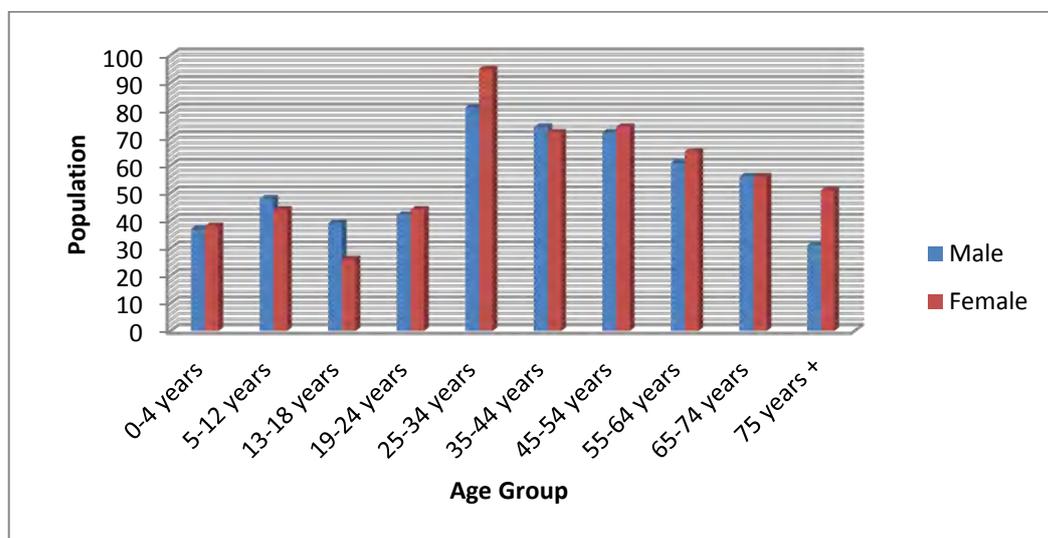
Figure 2.6 Population trend experienced in Adare village, 1991 – 2011, CSO



2.5.2 Age profile

The graph below depicts the age structure in Adare village in 2011. At nearly 30% of the total population the 25 - 34 and 35 - 44 age groups account for a significant proportion of the overall population. This has implications in terms of housing provision, the size of the workforce and demand for education, recreation amenities and health services. The graph also demonstrates that Adare has a significant population over the age of 65 (17.5% of the total population)..

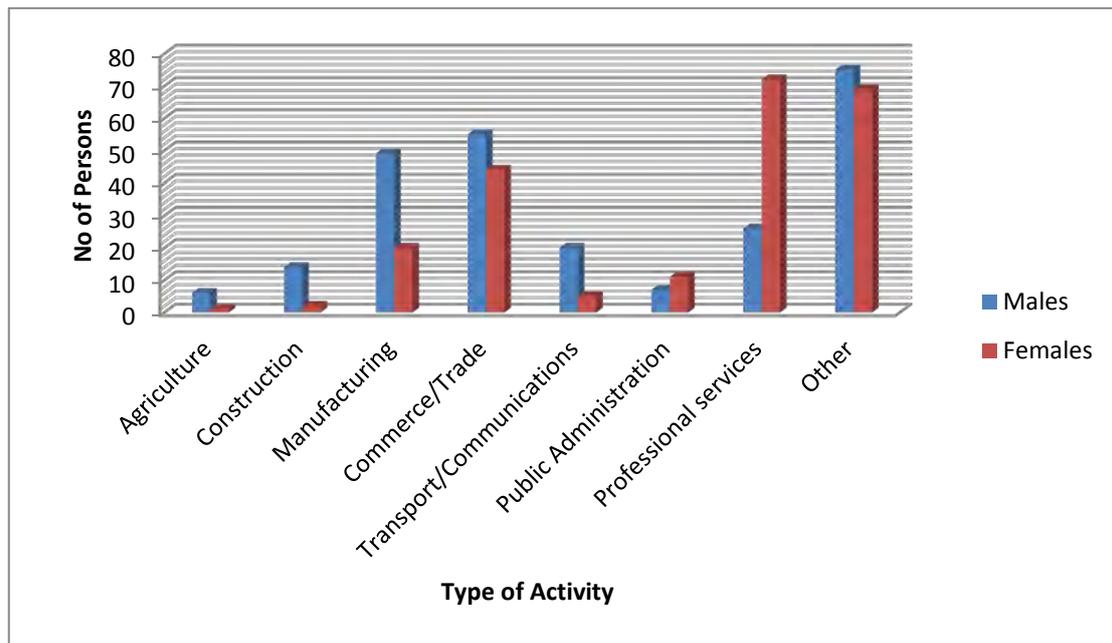
Figure 2.7 Age Profile, Adare village, Census 2011



2.5.3 Employment

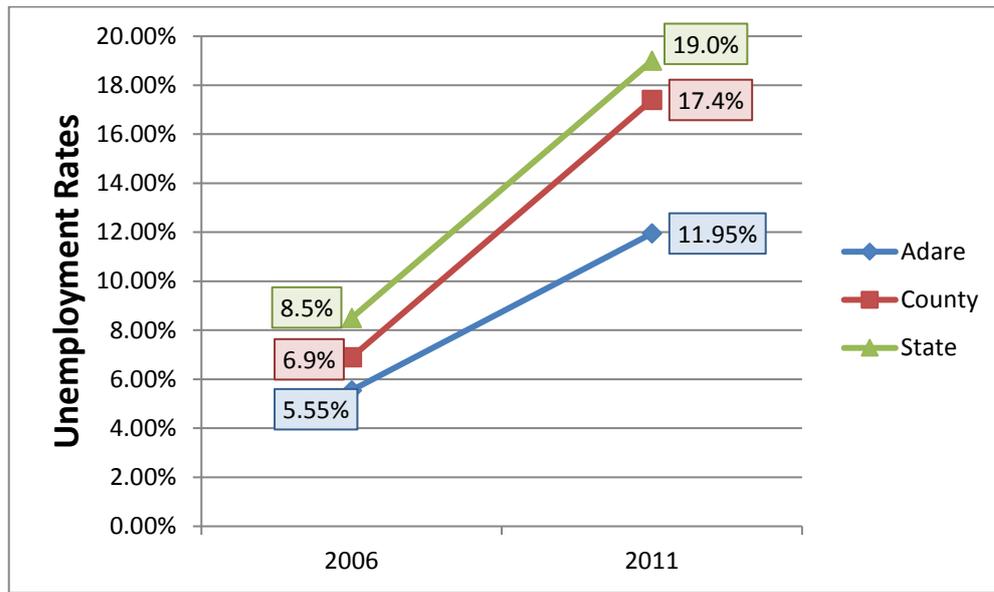
Figure 2.8 below depicts the employment in the different broad industrial groups in 2011. The greatest numbers were employed in the commerce/trade and professional services while manufacturing also absorbed a considerable amount of the local workforce. The graph shows a very high proportion of women employed in the professional services sector and a high proportion of men employed in the manufacturing sector. The proximity of the Raheen Industrial Estate may account for the high numbers of manufacturing workers.

Figure 2.8 Persons at work by sex and broad industrial group, Adare, Census 2011



According to the 2011 census the unemployment rate in Adare District Electoral Division (DED) as a percentage of all those aged 15 years and over and who were available for work was 11.9%. This was well below the national unemployment rate of 19% which was the most up to date actual figure released by the CSO in April 2011. Figure 2.9 below illustrates the unemployment trend in the Adare DED compared to Limerick County and the national trend, between 2006 and 2011. In the Adare DED the numbers out of work more than doubled from 54 in 2006 to 123 in 2011. This was in line with the national trend.

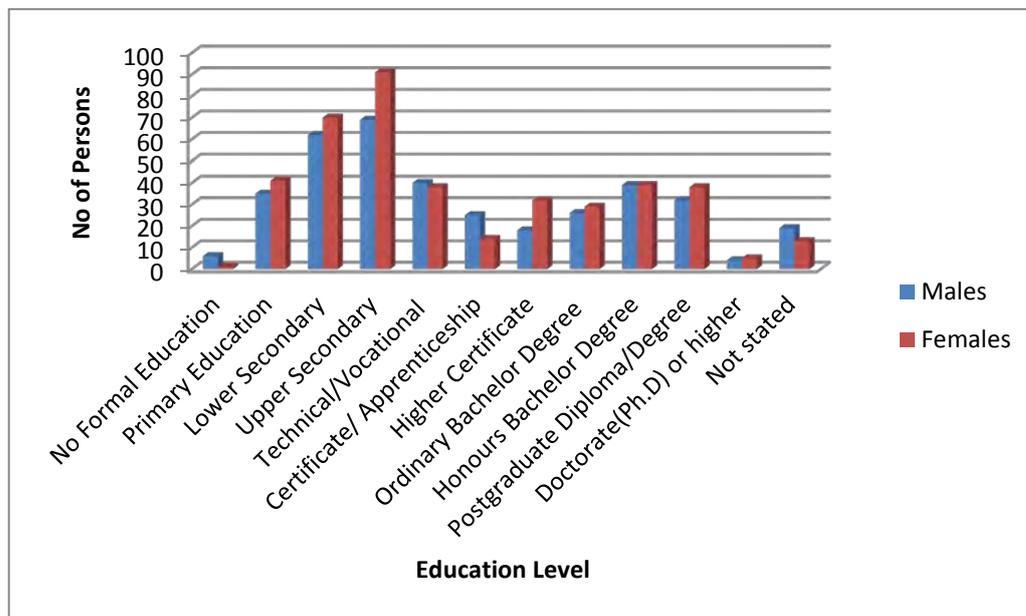
Figure 2.9 Unemployment Trends, Adare DED, County and State, Census 2011



2.5.4 Education

Analysis of the 2011 census indicates that the leaving certificate is the highest level of education attainment achieved for 20% of those over 15 years of age. 27% of those over 15 years have some form of a degree or postgraduate qualification. A greater number of males completed certificate/apprenticeship education which may reflect the number of males that entered into the construction sector during the construction boom years.

Figure 2.11 Persons aged 15 years and over by sex and highest level of education completed, Adare, Census 2011



2.5.5 Travel Patterns

Given its location approximately 18km from Limerick City centre, Adare is within easy commuting distance of Limerick City. Figure 2.12 shows the travel time to work, school or college by people living in Adare. According to the 2011 census there is a significant number of people travelling up to 30 minutes which would largely be accounted for by those commuting to Limerick City and its environs. Figure 2.13 below shows that 60% of people travel to work, school or college by car. However at 23% a significant proportion of people walk to work school or college.

Figure 2.12 Persons aged 5 years and over by travel time to work, school or college, Adare, Census 2011.

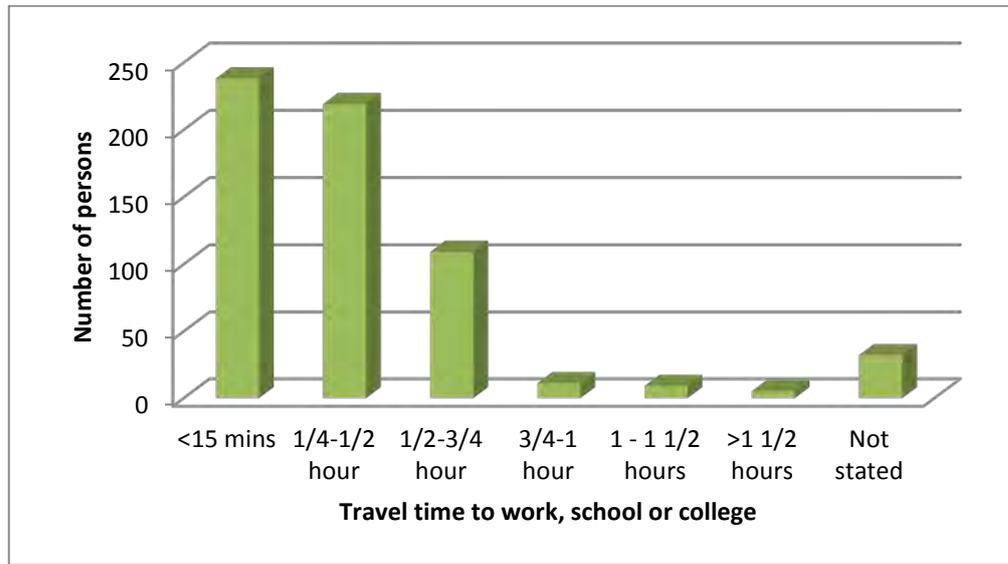
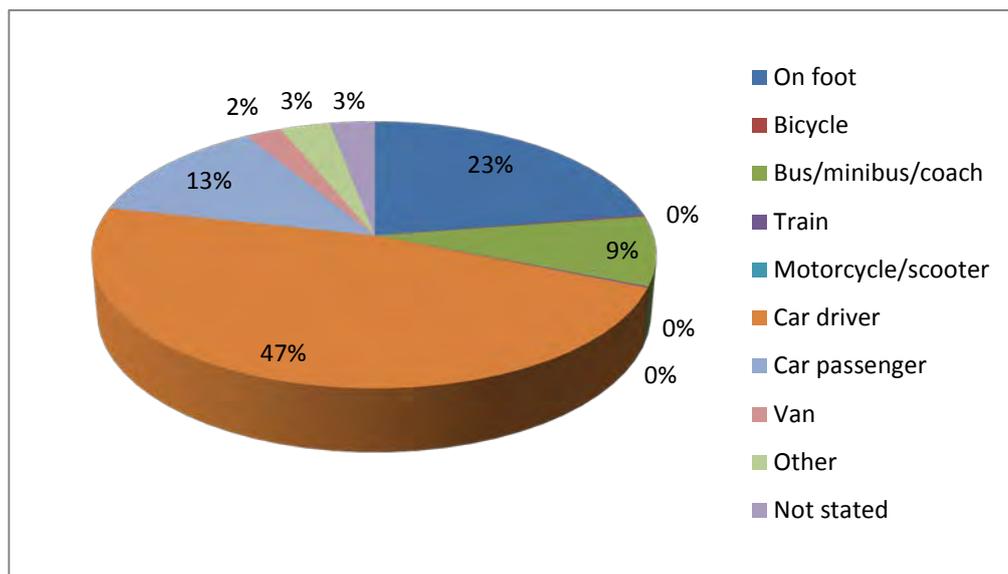


Figure 2.13 Persons aged 5 years and over by means of travel to work, school or college, Adare, Census 2011.



Chapter 3 Plan Strategy

3.1 Policy Context

The Adare LAP 2015 – 2021 is 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. Adare is a Tier 3 settlement providing a wide range of services for its inhabitants and its hinterland.

3.2 Vision Statement

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 Adare 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 village to secure progression and improved quality of life.

3.3 Strategic Policy

S1 Sustainable Development

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

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 village 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 Adare.
- (d) Enhancement and development of the village centre.
- (e) Ensuring that the village develops in a way that protects and enhances the richness and integrity of the village's natural, built and cultural heritage.
- (f) Ensuring that the growth of the village is accompanied by adequate infrastructure.

3.4 Evaluation of the 2009 Adare LAP

It is important to assess the strengths and limitations of the 2009 – 2015 Adare LAP and to determine what planning policies are relevant to the future development of the village.

The 2009 LAP made very generous provision for new housing. This was reflective of the demand for residential development that was evident at the time of the preparation of the 2009 plan. In total over 62 hectares was zoned for residential development on which housing would generally be permitted. Despite the generous provision that was made for housing no significant residential development commenced during the plan period. However planning permission was granted for a mixed use development of 137 housing units and 5 retail units at Graigue adjacent to the Manor Fields in 2010 and for 52 houses on the north side of Blackabbey Road in 2012. These sites remain undeveloped. Overall since the adoption of the Adare LAP in 2009, the only significant development to take place was the construction of an all abilities children's playground at the Manor Fields and the completion of a medical centre and a doctor's surgery on Station Road. There has been no progress made on the Adare Bypass scheme or the eastern distributor road which is dependent on a planning gain from landowners developing their respective lands. There was also little progress made in relation to the employment objectives of the Plan.

In conclusion it is important to place the lack of progress in the context of the decline in the property market and the downturn in government expenditure since 2008.

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 Adare

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Proximity to Limerick city • Accessible to national road network 	<ul style="list-style-type: none"> • High traffic volumes through the village centre • Reliance on Limerick city for 	<ul style="list-style-type: none"> • Bypass would improve town centre environment 	<ul style="list-style-type: none"> • A dispersed settlement away from the village centre

<ul style="list-style-type: none"> • Strong tradition of tourism • Good range of local services (shops, pubs, banks, garda station, post office) • Has a number of key community services • Has a strong history of community development and a vibrant local voluntary sector • Rich built fabric and traditional streetscape • Wealth of historic features and artefacts • Picturesque location on the banks of the River Maigue • Increasing relatively young population 	<p>employment and associated commuting issues on quality of life</p> <ul style="list-style-type: none"> • Lack of car parking in the village particularly during summer months • Lack of permeability throughout the village • Flood risk identified in the village • Lack of employment opportunities in the village • Restricted access to Adare Manor Demesne • Ribbon development on approach road to village 	<ul style="list-style-type: none"> • Further tourism and amenity development potential. • Further development of community initiatives with the experience of a strong voluntary sector in the village, and a history of co-operation and partnership with a wide range of agencies 	<ul style="list-style-type: none"> • Employment losses associated with the downturn in the economy • Uncertainty regarding the release of zoned lands • Inaccessibility to backlands • Worsening traffic congestion
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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. 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. The population target for Adare in the Core Strategy was for 2,380 persons by 2022, or 1398 persons in addition to the 982 persons recorded in the 2006 Census.

However in the case of Adare it is considered appropriate to adjust the population target having regard to the lower than expected growth in Adare in recent years. According to the 2011 census the population of Adare was 1,106 which was a 12.6% increase from the previous census. Therefore the 1,398 additional persons allocated by 2022 in the core strategy is regarded as excessive given the moderate growth since the 2006 census and the current and forecasted economic climate. Thus a revised population target for 1930 persons by 2022, or 824 persons in addition to the 1106 persons which was recorded in the 2011 Census. This equates to an additional 442 housing units up to 2022. The 2021 additional housing requirement for the village based on the revised 2022 additional housing figure applied on a pro-rata basis is as follows:

509 additional housing units required – 67 (the number of units built between 2006 and 2011 according to CSO) = 442 additional housing units / 11 {the number of years 2011 – 2022} x 10 {the number of years 2011 – 2021} = 401.81 additional housing units required by 2021.

The hectares required to accommodate the 402 additional units by 2021 at a percentage allocation of 20% serviced sites and 80% as new residential is determined as follows:

20% of 402 units = 80 units applied at a density of the 10 units per hectare = 8.03 hectares + 50% {headroom to allow for element of choice} = 12.06 hectares

80% of 402 units = 322 units applied at a density of 22 units per hectare = 14.62 hectares + 50% {headroom to allow element of choice} = 21.92 hectares

The total area required for additional units in Adare as serviced sites and new residential areas is 33.98 hectares by 2021.

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

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

Year	2006	2011	2021	2022
Total population	982	1,106	1855	1930
Additional Population			749	75
Additional housing units required			402	40
Zoned land required to accommodate additional housing units (including additional 50% headroom) - hectares			33.98	3.37

Table 3.3 Residential unit and land requirements by 2021

	A Residential development areas	B Serviced sites	Total required by 2021 (A+B)
Additional Units required including headroom	322	80	402
Additional area required including headroom (ha)	21.92	12.06	33.98

3.6.2 Land Currently Available for Housing Development

This LAP proposes a reduction in the amount of land zoned for residential development from that contained in the 2009 Adare LAP. Under the 2009 Adare LAP there are approximately 62 hectares of undeveloped land zoned for residential purposes. Table 3.4 outlines the amount of land in hectares that is zoned in the plan in each phase. A total of 34.54 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 2021	Total Required by 2022	Zoned Phase 1	Zoned Phase 2
Residential development area - hectares	21.92	25.30	21.17	12.85
Serviced Sites- hectares	12.06	13.26	12.89	15.80
Total hectares	33.98	38.56	34.06	28.65

Chapter 4 Housing and Urban Design

Strategic Policy for Housing and Urban Design

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

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

Policy UD1 It is the policy of the Council to promote high quality design throughout the Plan area and ensure that future development in Adare is guided by principles of best practice and sustainability.

4.1 Introduction

Based on the population and household projections in Chapter 3, 33.98 hectares of land zoned for residential use is required to accommodate the population target of 1,855 persons by 2021. 21.17 hectares of land has been zoned 'Residential Development Area – Phase 1' in this Plan. 12.89 hectares of land is zoned for 'Residential Serviced Sites - Phase 1' which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 22 units to the hectare. Phase 2 lands will only be permitted when at least 50% of the housing in phase 1 has been completed.

Chapter 3, Objective SS O1 in the County Development Plan outlines the Council's requirements for development within tier 3 settlements. The Council's objective is to ensure that development is in proportion to the pattern of existing development and as close to the village centre as possible. It also requires that the village grows in a sequential, compact manner and avoids leap frogging of development. Within tier 3 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 513 dwelling units in the village.

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 village. To assess future proposals for residential development, developers will be required to submit as part of the planning application, detailed design briefs, sustainability statement and social infrastructure assessment (SSSIA) as required by the County Development Plan.

Objective H1: New Housing

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

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

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, masterplans 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 22 units to the hectare on 'New Residential' zoned sites within the plan area.

d) Ensure that the density of housing in any one location is appropriate to the housing type.

e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.

f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.

g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed.

Figure 4.1 'The Village' estate in Adare Manor



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 village 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.

The land zoned serviced sites phase 2 to the north of the Blackabbey road shall be accessed through the serviced site phase 1 zoned land. No vehicular access onto the Blackabbey road, L-1422-314 shall be permitted. Similarly the land zoned serviced sites phase 2 to the east of the Ballingarry road, R519 shall be accessed through the serviced site and residential phase 1 zoned land and no vehicular access permitted onto the Ballingarry road.

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 village locations zoned 'Residential Serviced Sites', of no less than 0.1 hectares each. Larger sites than these will generally be required for houses exceeding 250 square metres or where the sites are of awkward configuration.
- b) Require a masterplan/design brief for all serviced and low density sites and encourage within this, a high standard of design. The masterplan will show the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.
- c) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in Residential Serviced Sites zoned areas Phase 1 is completed.

4.4 Infill Development

The Council will encourage infill development in the village centre, and the adaptation of existing vacant and under-used buildings. The protection and retention of the thatched structures is of critical importance to the village and any development which would have a significant adverse impact upon their character will not be permitted. Any proposed alterations will require the maintenance of their essential architectural character, retention of features of special interest and respect for the structure's fabric, plan, form and setting.

Objective H4: Infill Development, Restoration and Town Renewal

It is an objective of the Council to:

- a) Encourage living in the village 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 any proposed alterations to the thatched structures shall require the maintenance of their essential architectural character, retention of features of special interest and respect for the structure's fabric, plan, form and setting.
- d) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes.
- e) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.

Figure 4.2 Infill Development on Blackabbey Road



4.5 Social Housing

The Council seeks to provide social housing to meet the needs identified in the Joint Housing Strategy for the administrative areas of Limerick City and County Councils and Clare County Council (2010-2017). All relevant lands zoned for residential development or a mix of uses including residential will be subject to the requirements of Part V of the Planning and Developments Act 2000 (as amended) in relation to the provision of social housing. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V of the Planning and Development Act 2000 (as amended). 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 Act 2000 (as amended).
- b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

4.6 Traveller Accommodation

Limerick City and County Council has prepared and adopted a Joint Traveller Accommodation Programme for the period 2014-2018 to meet the existing and projected needs of travellers in the city and county. Objective HOU O9 of the Limerick County Development Plan, 2010-2016 outlines Limerick County 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.

4.7 Urban Design

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

Figure 4.3 Town Park



A successfully designed urban area would generally take the following into consideration:

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

This Chapter provides general guidance to assist prospective applicants by outlining the aspects of planning and design that the planning authority will be taking into account when assessing applications for future development. Since the adoption of the Adare Local Area Plan in 2009 there has been a number of guidance documents issued which deal with urban design. These include:

- DECLG (2013) 'Design Manual for Urban Roads and Streets'
- DEHLG (2009) 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' and the accompanying 'Urban Design Manual',
- DEHLG (2009) 'Government Policy on Architecture 2009 – 2015,
- DEHLG (2009) 'Towards a Sustainable Future: Delivering Quality within the Built Environment'

Other influential documents affecting the design of proposals include the guidelines on flood risk management published by the DEHLG in 2009, and the government's policy on transport 'Smarter Travel – A Sustainable Transport Future 2009 – 2020', published by the Department of Transport.

On a local level the Limerick County Development Plan 2010 – 2016 has placed greater emphasis on appropriate design in its development management guidelines. It is a requirement that a design statement is submitted as part of a planning application for 5 or more dwellings or commercial/industrial developments over 1,000sq. metres. A 'Design Statement' is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site.¹³

4.8 Derelict and Vacant sites

Currently, there is no building/site in Adare village on the Derelict Sites Register. According to the 2011 census there were 81 vacant dwelling units in the village which accounts for nearly 16% of the total housing stock. In relation to derelict and vacant sites, the general approach is to seek timely actions and

¹³ Refer to Limerick County Development Plan 2010-2016, Section 10.4, Design Statement.

improvements of sites, through positive engagement with landowners, using powers under the Derelict Sites Act only where necessary, and taking into account:

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

Chapter 5 Economic Development

Strategic Policy for Economic Development

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

5.1 Introduction

Adare village is a service centre for its own community and the hinterland. Also due to its special historic and architectural heritage, combined with an attractive natural environment, tourism makes a significant contribution to the economy of the village. There is a diverse range of businesses and services in the village as detailed previously in section 2.4 of this Plan. Services include retail, food and drink sectors, accommodation, community services, banking and professional services. The fact that the village is the foremost tourist town in County Limerick allows it to support a wider range of goods and services than would be justified by its local catchment population.

The economy of the village is largely geared around the provision of local services and facilities for the resident population and a large number of visitors particularly during the summer months. Existing retail businesses comprise a range of small shops and two large convenience supermarkets located on Main Street and Station Road respectively. More specialist provision occurs in the vicinity of the thatched cottages, such as gift shops, restaurants and craft outlets. The village is well provided with visitor accommodation, including three hotels, self-catering cottages and guesthouses. There are also a number of pubs and restaurants and two golf courses. However apart from the tourist sector employment opportunities within the village are limited and many residents commute to work on a daily basis.

Policies and objectives in the County Development Plan 2010 – 2016 of relevance to land use planning in relation to economic activity in Adare, include:

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

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

village centre to meet the envisaged convenience retail needs of the community. Priority should be given to the village centre as the location for retail business. It is important that sufficient land is zoned within the village to strengthen the service function of the village.

5.2 'Enterprise and Employment' Zoned Land

A total of 8.35 hectares of land was zoned for 'employment use' in the 2009 Adare LAP. These lands are located on the Rathkeale side of the village and would link to the Rathkeale road and Blackabbey road via a proposed distributor road serving the west side of the village. This land has not been released for the purposes of enterprise and employment and remains in agricultural use. Approximately half of these lands, measuring 4.27ha in area are to remain zoned for enterprise and employment at this location. Any proposal to develop these lands shall retain a significant proportion of the mature trees on the site and incorporate them into a well planned scheme. A comprehensive tree survey carried out by a suitably qualified person shall be included with any planning application. In addition the mature trees along the site boundaries shall be retained and reinforced with additional planting.

Overall lands zoned for enterprise and employment are envisaged to facilitate such economic development uses as outlined in the Mid West Regional Planning Guidelines for rural areas, such as internationally traded services and ICT including software; small workshop type enterprises, such as food, furniture or crafts that can use local resources and exploit niche markets. Developments at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

Objective ED 1: Economic Development Proposals

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

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

Objective ED 2: Boundary Treatment

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

5.3 Small-scale businesses in residential areas

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

5.4 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.

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. Adare is identified in the Mid West Retail Strategy as a tier 3 level 2 centre, whose primary function is the provision of convenience goods and everyday services. Adare also benefits from its tourist and visitor attraction, which allows it to support a wider range of comparison goods than would be justified by its local catchment population.

Policy ED 14 of the County Development Plan is applicable to Adare. The policy seeks to

- a. Support the provision of convenience goods and retail services.
- b. Encourage the provision (where not already provided) of good quality convenience outlets capable of supporting main food shopping trips in or on the edge of the town centre.
- c. Support the provision of non bulky and bulky comparison goods outlets in the town centre where these are aimed at meeting the needs of the local catchment population.'

Adare's village centre has a broad range of retail services that provide for the needs of the village, the surrounding catchment area and visitors to the area. The function of these businesses is extremely important locally. The western part of Main Street is the main shopping area with traditional 2-storey buildings displaying a wide variety of uses and individual styles. In order to protect the vitality and viability of the village centre new retail developments will generally only be permitted on land which is zoned village centre. 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 village. Adare has potential for retail expansion by developing backland locations. A country market takes place in the grounds of the village hall every Saturday.

Objective ED 3: Retail Development

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

- (a) Emphasising the core retail/commercial area as the primary shopping location.
- (b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the village 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 village centre are generally restricted to shopping and closely related uses such as banking. Residential use may also be appropriate depending on 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 village 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. Shopfront and directional 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.

Figure 5.1 Part of Adare village centre



In Adare there are three areas outside the village centre that have a commercial use and any redevelopment of these areas should not undermine the village centre's primacy as a retail centre. These are the WW Doherty & Sons farm machinery site located on the Rathkeale Road, the Adare's Old Creamery Company site located on Blackabbey road and Guiney's Autos and Filling

Station located in the townland of Curraghbeg in the north west of the plan area. 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 not result in any significant negative impact on the conservation value of the River Maigue.
- e) Would comply with the terms of the retail objectives in this Plan and in particular would not undermine the village centre's primacy as a retail centre.

5.5 Tourism

Adare village is the foremost tourist town in County Limerick. Due to its special historic and architectural heritage, combined with an attractive natural environment, tourism makes a significant contribution to the economy of the village. As a resource that can be further developed this plan seeks to ensure that the potential of tourism to contribute to Adare's economy is harnessed in a sustainable manner having regard to the quality, character and distinctiveness of this unique historic village. Sustainable tourism development will not only increase revenue for the village's businesses, but will also deliver on conservation, environmental and social goals.

Adare has further potential for tourism growth with many important resources in close proximity. The Adare Destination Plan, commissioned by Adare Heritage Trust Ltd, in association with Limerick County Council and West Limerick Resources and published in 2013 details step by step plans to bring higher numbers of visitors and longer-stay visitors into the village. The recommendations include the promotion of Adare as a tourism hub from which visitors will be encouraged to explore the wider Co Limerick and Shannon region, strengthening the level of attractions, assets and activities in Adare to broaden its market profile and the establishment of a clear brand for Adare to spearhead a new marketing campaign for the village. The development of a series of "discovery" trails and walks in and around the village and linking up with walking, cycling and driving trails already established in the county offer enormous potential to the village. Also the development of more arts and culture-centred activities such as the annual 'Feile na Maighe' festival of music, poetry, art and dance celebrating the famous Maigue poets could be expanded and built upon in the future. The River Maigue is another resource that offers enormous potential for tourism related activities such as fishing, boating and riverside walks. Potential business and commercial opportunities related to the rivers such as equipment rentals and sales, lessons, and other related businesses will be encouraged at appropriate locations in the village.

As a major tourist centre the need for advertising signs and directional signs in the village is recognised. However in order to protect and conserve those natural, built and cultural heritage features that form the very resource on which

the village's tourist industry is based it is necessary that the number and type of advertisement signs and structures be controlled. Regard shall be had to Section 10.7 Advertising/Advertisements Signs in the Limerick County Development Plan 2010-2016 and to the Guide to Temporary Signage produced by Limerick City and County Council in July 2014.



Figure 5.2 Riverbank walk



Figure 5.4 Washing Pool in the town park



Figure 5.3 Adare Manor

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

Objective ED 5: Tourism

It is the objective of the Council to

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

Chapter 6 Transport

Strategic Policy for Transport

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

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 in relation to transport and infrastructure and the objectives outlined below.

6.1 Introduction

The Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines 2010 - 2022, the Limerick County Development Plan 2010 - 2016, 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 Adare where, as noted in Chapter 2 of this Plan, a significant number of people travel to work, school or college by car. Bus Eireann runs a daily service from Limerick to Killarney and Limerick to Tralee which stops in Adare village. Maintaining and improving the bus connections between Adare and Limerick city is a key objective to ensuring that the village develops in an efficient and sustainable manner and an alternative to the car as a choice of travel is promoted. Rural bus, the community bus company operates a weekly service in the Adare and the wider west Limerick area.

There are other issues relating to the effectiveness and uses of the existing transport infrastructure in the village. The N21 Limerick to Killarney road passes through the centre of Adare causing serious traffic congestion issues throughout the year, but particularly in the summer months with tourist traffic to and from the southwest. The village is served by a limited capacity road network with many roads meeting in the village centre contributing to congestion problems. Also because of on-street parking on both sides of Main Street, trucks have particular difficulty passing each other. There are also very serious capacity issues at the junction of Station Road and Main Street. Therefore the need for a complete bypass for the village is a priority. This is highlighted in the Mid West Regional Planning Guidelines (MWRPGs) and the Mid West Area Strategic Plan (MWASP). The MWRPGs state that 'in the event of funding for the provision of a motorway link between Tralee and Newcastle West not being provided in the immediate future, by-passes will be required as a matter of major immediate priority for Adare, Abbeyfeale and Newcastle West.' The

Foynes to Limerick Road Improvement Scheme will provide a high quality road connection between the port of Foynes and Limerick. The Adare LAP area is included within the study area for the Foynes to Limerick Road Improvement scheme.

Objective T1: Adare Bypass

It is an objective of the Council to provide a bypass for Adare to relieve traffic congestion in the village for the convenience and safety of road users.

In relation to car parking there is a serious need for additional car and bus parking within or close to Adare village centre. At present approximately 100 car spaces and 5 bus spaces are provided in the car park to the rear of the Heritage Centre. This car park is particularly busy during the summer months. Private car parking areas within the village include the Centra car park accessed off Station Road, the parking area to the front of the Londis Shop on Station Road and the Dunraven hotel carpark. Overall the provision of additional off-street parking is recognized as a priority. Therefore the plan identifies an area adjacent to the existing Heritage Centre car park as a possible overflow car parking area. This area has been zoned education and community.

Objective T2: Provision of an Overflow Car park

It is an objective of the Council to facilitate the provision of an overflow car park on lands adjacent to the Adare Heritage Centre car park indicated as P on the zoning map. Any development of a car park at this location shall demonstrate appropriate Sustainable Urban Drainage Systems (SUDS).

Figure 6.1 Car and bus parking area to the rear of the Adare Heritage Centre



6.2 Movement and accessibility

All future development proposals in proximity to the N21 national road shall have regard to the DoECLG publication 'Spatial Planning and National Roads Guidelines for Planning Authorities' (January 2012). Direct access and intensification of direct access to the national road network where a 100kph speed limit applies will not be permitted in accordance with provisions of Section 2.5 of the Spatial Planning and National Roads Guidelines and Policy IN P9 of the County Development Plan, 2010-2016.

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 of residential and education and community zoned lands in the townlands of Graigue and Adare adjacent the existing 'village estate' shall provide pedestrian/cycle connections through the grounds of Adare Manor to the village centre as shown on Map 3 Adare Amenity map.

The indicative link road shown on the zoning map will help open up lands for development. In the future should resources permit it is intended to develop a footpath/cycleway along local road L-1422-314 from the Deerpark housing estate to the GAA grounds and to complete the footpath on the Rathkeale road to the Ballingarry junction. It is also intended to carry out improvements at the junction of the R519 Ballingarry road and the N21. In addition no vehicular access onto the Ballingarry road R519 shall be permitted from the land zoned serviced sites phase 2. These lands shall be accessed through the adjacent phase 1 serviced sites and residential zoned land. The provision of a safe pedestrian access northwards to the Desmond Castle is also desirable.

The Limerick-Foynes railway line forms a significant proportion of the northern boundary of the plan area. This rail line closed to passengers in 1963 and closed to freight traffic in 1999. The Shannon Foynes Port Company and Irish Rail have indicated the potential for the re-opening of the line for freight traffic. This LAP includes a policy to safeguard the rail line against encroachment that would compromise the long term development of the rail facility.

Figure 6.2 Limerick-Foynes railway line



Objective T3: 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 Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities. This will be achieved by:

- (a) The seeking of secure cycle parking facilities at appropriate locations as opportunities arise.
- (b) Combined off-road footpath and cycleway links will be encouraged along the proposed distributor roads and local road L-1422-314 from the Deerpark housing estate to the GAA grounds and along the N21 southwards to the Ballingarry junction and northwards to the Desmond Castle.
- (c) A pedestrian/cycle network will be encouraged where identified in Appendix 1, Map 3 linking existing and proposed residential areas to each other and to amenity areas and to provide connections to the village centre.

Objective T4: Measures in support of public transport

(a) It is an objective of the Council to facilitate measures to improve public transport infrastructure within Adare 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), the smarter travel strategy, and the promotion of enhanced public transport facilities and services.

Objective T5: 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 T6: Safeguard the Capacity of the N21

It is the objective of the Council to safeguard the capacity of the N21 to ensure that any future developments do not compromise the strategic function of these roads.

Objective T7: Development of land requiring access onto the N21

Any future development proposal that require an access onto the N21 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 junction(s) with the national road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the traffic impact shall be borne by the developer.

Objective T8: Protection of existing Rail Route

It is the objective of the Council to protect the existing rail route against encroachment by inappropriate uses that could compromise the long term development of the rail facility.

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 Adare; and raise awareness of energy efficiency, and waste management including the minimisation, re-use, recycling/recovery of waste.

7.1 Introduction

A key consideration for the development of the village 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 now rests with the newly formed body 'Irish Water.' However the local Authority will remain closely involved in the sector acting as an agent of Irish Water in relation to the operation and maintenance of services.

7.2 Water Supply

Adare's public water supply is currently provided from the existing Water Treatment Plant located at Castleroberts. An upgrade of the water treatment plant took place in 2008 and there is currently sufficient capacity available to serve the existing needs. Measures are being examined to provide a greater supply for Adare but future development proposals need to ensure that the water supply is adequate and this may involve augmenting/upgrading the water supply.

Objective IN 1: Water supply and storage

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

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

Objective IN 2: Water Conservation

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

- (a) metering and control of leaks in the Water Conservation programme;
- (b) promoting Sustainable Urban Drainage Systems and grey water recycling in developments
- (c) minimising the potential for wastage through appropriate design and layout of pipe networks

7.3 Foul Sewerage

The Adare Wastewater Treatment Plant was constructed in the 1950s and is located adjacent to the River Maigue. The plant was almost entirely replaced in a plant upgrade in 2007. The plant was designed for a biological capacity of 2,500 Population Equivalent (PE) and the current loading is estimated at 2,053 population equivalent, as per the 2017 Annual Environmental Report carried out by Irish Water.

Objective IN 3: 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 village. 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 stormwater dominates the system.

Objective IN 4: Surface water disposal

It is the objective of the council to:

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

7.5 Flood Risk Management

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

A stage 1 flood risk assessment has been prepared for Adare and is included as appendix 2 of this LAP. OPW preliminary flood risk assessment maps (PFRA) are available for Adare under the OPW's CFRAM study. Maps and additional analysis were also available from JBA, a company that specialises in flooding matters. These indicate substantial areas of land along the River Maigue and the Droichidín stream are located in the Flood Zone. In this zone most development is considered vulnerable to flooding. As a response the LAP designates most vacant lands located in the Flood zone as open space or agricultural use. This plan rezones a large area of land in the townlands of Blackabbey and Islandea from residential to open space. Also an area of land adjacent to the existing town park has been rezoned from town centre mixed uses to open space. If there are significant discrepancies between the JBA flood maps and the final OPW CFRAM Flood Maps, when available, the plan shall be amended.

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

Objective IN 5: 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 minimize 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 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) Have regard to the Office of Public Works Planning Policy Guidance 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 City and 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 in mid 2015 and will incorporate policies and objectives for waste management in the region. In Adare there is a public waste recycling facility located in the Heritage Centre car park. The nearest civic recycling centre is located in Limerick city providing recycling facilities for a comprehensive range of waste materials.

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

Adare is served by the ESB distribution network and the village 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 village of Adare 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 Adare is protected.

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

8.1 Introduction

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

8.2 Built Environment

8.2.1 Protected Structures

In the interests of safeguarding the cultural and built heritage, 109 structures have been identified for their contribution to the architectural heritage in the village and have been designated as ‘protected structures’ under section 51 of the Planning and Development Act 2000 (as amended). These structures are included within the Record of Protected Structures (R.P.S.) set out in Appendix 4 of this Plan. This list of structures is an abstract from the Record of Protected Structures, which is a statutory document maintained by Limerick City and County Council as part of the County Development Plan. 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.

Figure 8.1 Example of a protected structure - Holy Trinity Church



Information on any funding available to ensure the restoration and conservation of these buildings can be received from the Conservation Officer, Limerick City County Council.

8.2.2 Architectural Conservation Areas (ACA)

The collective arrangement of buildings within the village and within the grounds of Adare Manor is considered of significance to the built heritage of the village and contributes to the character and established street and townscape. It is the objective of the Council to preserve the character of this area and therefore it is designated as an Architectural Conservation Area (ACA). The ACA is defined in the Protected Structures and ACA Map 4. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA.¹⁴

8.2.3. Adare Architectural Conservation Area (ACA)

Áth Dara, translated as *Ford of the Oak* from the Irish language, is one of the earliest recorded place names in Ireland- the earliest mention being 'cath Atho Dara' in 458A.D.

Approaching Adare from the east one comes to the first indications that this is a place of special interest. At the roundabout located on the approaches to the village, at the most north-easterly corner of the demesne of Adare Manor, is a gate lodge marking the start of the extensive parkland. Identified as the Limerick Lodge on historical mapping it is known locally as the Lantern Lodge, owing to its distinctive design. It serves as a metaphor for today - shedding light on the history of Adare's evolution from the location of a battle recorded in the early Annals through its identification as a strategic river crossing by the Anglo-Normans in the Middle Ages, to the improvements and modifications undertaken by the Earls of Dunraven, particularly in the 19th and the first half of the 20th century. Developments in the medieval period saw the construction of a castle to guard the crossing, the development of a town, complete with parish church, in the lee of the castle, the area being chosen by numerous religious orders for the foundation of monasteries, and a bridge being built to replace the ford over the River Mague.

Adare, today, is an Estate Village which was developed by the Wyndham Quinn family, the Earls of Dunraven. Much of the development in the village bears witness to the family's reputation as improving landlords. During the 18th century they built a short stretch of canal, credited with being the first constructed in Ireland, from a loop on the River Mague straight into the heart of where Adare is located today. What is known now as Station Road follows the line of the former canal. In the early part of the 19th century the Dunravens began to plan their new village - re-aligning roads, clearing away substandard

¹⁴ Refer to section 7.6.4, Chapter 7 of the Limerick County Development Plan, page 7-26 to 7-28.

dwellings, building new houses and investing heavily in restoring the former Trinitarian Abbey for use as a place of Roman Catholic worship and the former Augustinian Priory for the Church of Ireland Parish. The construction of the cottage ornée, that are such a distinctive feature of Adare's Main Street, commenced in the first half of the 19th century. Throughout the 19th century, and into the 20th, the Dunravens continued the improvement works- engaging notable architects to design new buildings in the village, including housing and amenities, and extensions to the Manor.

The essential character of the Dunraven family's investment in the philosophies of the 19th century remain and Adare recalls the view that the picturesque was the ideal by which one should be guided and within which one should live.

There are constant threats to the ambience and character of the Manor, its attendant lands, the village and the settings and amenities of the buildings that form its distinctive nature and spirit. Such threats range from: Private property owners removing historic windows, doors and other items of joinery and replacing them with uPVC units; Inappropriate development proposals; Utility companies and service providers installing distributor nodes, meter boxes, and other infrastructure, without considering the negative impacts that such works can have and without regard to the fact that their development rights are removed where Protected Structures or Architectural Conservation Areas are present.

Adare's Architectural Conservation Area is divided into 7 main areas of interest. These are listed below and a statement on the character of each area and identification of possible threats are also outlined.

Adare A.C.A. 1	Adare Manor Demesne
Adare A.C.A. 2	Terraced Cottages in Ornee Style
Adare A.C.A. 3	19th and Early 20th Century Core of the Village
Adare A.C.A. 4	19th Century Core - Southside of Main Street
Adare A.C.A. 5	19th Century Core - Northside of Main Street
Adare A.C.A. 6	Clifford Smith Village Hall and Housing
Adare A.C.A. 7	The Avenue

Adare A.C.A. 1: Adare Manor Demesne

Statement of Character and Identification of Key Threats

Though some development has been undertaken within the grounds since the departure of the Dunraven family from Adare Manor in the 1980's the parkland associated with the house is almost wholly intact. This is recognised by the results of the National Inventory of Architectural Heritage's survey of the county's Historic Gardens and Designed Landscapes. Though it acknowledges that there has been some loss of integrity it states that the main features are substantially present. The continuing presence of natural characteristics, such as the riverside settings and woodlands, and built elements such as the Manor itself and its associated outbuildings, avenues and gate lodges, pleasure grounds and walled gardens, results in a Features Richness Score of 9 (out of 10).



The Village Park, which was gifted by the Dunraven family in the 1980's, is formed from a triangular portion of the Demesne which borders the main street and through which a driveway, known as the Station Avenue, ran. Though modified for its new use, the essential character of the former estate lands can still be picked out.

Potential threats to character of this A.C.A. may come from further development proposals that do not have regard to the historic plantings, some of which survive from the 18th century, the views and vistas created by the landscape architects and gardeners of the past, as well as the settings and amenities of the protected structures that are found throughout the attendant lands of the Manor.

Adare A.C.A. 2: Terraced Cottages in Ornee Style **Statement of Character and Identification of Key Threats**

The development of these thatched terraced houses commenced in the early part of the 19th century as the Dunraven family moved the village from the far side of the River Maigue to its current location. The thatched houses are an iconic contributor to the streetscape of Adare. Indeed, it can be said that they are the village's unique selling point (U.S.P.) in the Irish tourism sector and gives it its international appeal as a 'must-see' location. The houses were constructed as dwellings and most still perform this function. The fact that this is so is equally important as a contributor to Adare's character as their distinctive design. Within this area is the former Tobacco Factory which, despite its height and bulk, sits well with the terraced buildings owing to its massing being broken up and certain design features, such as windows, being common to those in the thatched houses.



A gated lane gives access to the rear of the buildings - the bulk of the back plots are separated from their associated building by the laneway. While, in the past, such plots were a crucial part of the household economy, being the locations where produce for the daily meals were grown, today they are under-utilised and lie fallow for the most part.

Potential threats to this A.C.A.'s character include: Removal of original boundaries and their replacement with inappropriate materials; Insensitive extensions or alterations; Replacement of doors and windows with uPVC units or incorrectly detailed timber substitutes; Incorrectly specified repairs to original fabric and materials; Installation of aerials and satellite dishes; Installation of utilities and infrastructure incompatible with the established character; Inappropriate signage and advertising relating to commercial premises. Any future works to the thatched structures shall have regard to Section 7.6.4 Architectural Heritage Objective as set out in the County Development Plan 2010-2016.

Objective EH 1: Thatched Structures

It is the objective of the Council to protect and retain the thatched structures while recognising that such an objective may require the adaptation and modifications of the thatched structures, including the construction of extensions. The Planning Authority will require the maintenance of their essential architectural character, retention of features of special interest and respect for the structure's fabric, plan, form and setting. Any development to the thatched structures which would have a significant adverse impact upon their character will not be permitted.

Location map of the Thatched Dwellings on Main Street



Adare A.C.A. 3: 19th and Early 20th Century Core of the Village **Statement of Character and Identification of Key Threats**

This is the area most associated with the delivery of services, these ranging from accommodation to banking, to education to religion, and is home to the Heritage Centre constructed at the time that Adare was designated as a Heritage Town. It comprises buildings dating from the foundation of the Trinitarian Abbey in 1230 through to structures erected in the 21st century. Proposals for development are examined closely on a case by case basis owing to the disparate character of the Area but the general principles apply.

Potential threats to this A.C.A.'s character include: Removal of original boundaries and their replacement with inappropriate materials; Insensitive extensions or alterations; Replacement of doors and windows with uPVC units or incorrectly detailed timber substitutes; Incorrectly specified repairs to original fabric and materials; Incompatible changes of use; Installation of aerials and satellite dishes; Installation of utilities and infrastructure incompatible with the established character; Inappropriate signage and advertising relating to commercial premises.

Adare A.C.A. 4: 19th Century Core- Southside of Main Street **Statement of Character and Identification of Key Threats**

The streetscape along here consists of a mix of terraced single storey cottages and terraced two storey buildings of traditional village character most of which are in very good condition. The street's building lines on this side of the road are broken up by stand alone structures in their own grounds including one formerly semi-detached premises now merged to form a commercial premises and by a thatched dwelling house set within its own garden. Many of the two-

storey terraced buildings were constructed as mixed-use properties, with commercial activity on the ground floor and dwelling quarters to the rear and at first floor level.



This area serves as an example of how new development can be successfully incorporated into a historic streetscape, with the provisions of the Building Regulations in respect of existing building stock, historic structures, and having regard to the existing building lines

Potential threats to this A.C.A.'s character include: Removal of original boundaries and their replacement with inappropriate materials; Insensitive extensions or alterations; Replacement of doors and windows with uPVC units or incorrectly detailed timber substitutes; Incorrectly specified repairs to original fabric and materials; Incompatible changes of use; Installation of aerials and satellite dishes; Installation of utilities and infrastructure incompatible with the established character; Inappropriate signage and advertising relating to commercial premises.

Adare A.C.A. 5: 19th Century Core- Northside of Main Street **Statement of Character and Identification of Key Threats**

Much of the streetscape along here consists of terraced two storey buildings of traditional village character, many of which are in very good condition. The building lines address the footpath directly for the most part. One of the features in this area is the presence of institutional buildings - the Courthouse at the junction with Station Road and the Garda Station blended into the terraces further to the west. As on the other side of the street, many of the two-storey terraced buildings were constructed as mixed-use properties, with commercial activity on the ground floor and dwelling quarters to the rear and at first floor level.

This area serves as an example of how new development can be successfully incorporated into a historic streetscape, with the provisions of the Building Regulations in respect of existing building stock, historic structures, and having

regard to the existing building lines, through the reconstruction of a large commercial premises which had been severely damaged by fire. The manner in which the main façade is treated shows how the potential impact of a long building's elevations, through homogenising the visible presence, can be avoided.



Potential threats to this A.C.A.'s character include: Insensitive extensions or alterations; Replacement of doors and windows with uPVC units or incorrectly detailed timber substitutes; Incorrectly specified repairs to original fabric and materials; Incompatible changes of use; Installation of aerials and satellite dishes; Installation of utilities and infrastructure incompatible with the established character; Inappropriate signage and advertising relating to commercial premises.

Adare A.C.A. 6: Clifford Smith Village Hall and Housing **Statement of Character and Identification of Key Threats**

Known originally locally as 'Shingle Alley' owing to the roofing material used on both the Village Hall and the short terraces of dormer dwellings that radiate out from the rear of the building, the then colour scheme was basically Edwardian-brown. Insofar as can be ascertained, the monochrome colour scheme was relieved by the use of narrow bands of contrasting bright or pastel colours on the window frames. In the 1960's decisions were taken to replace the shingle roofing cover with artificial slates and the principle timbers were painted in black. The use of colour was restricted to the bands around window frames previously referred to and on the front doors. A lane gives access to the rear of the terraced houses - though it would appear that there was no provision made for plots on which produce could be grown for use by the inhabitants of the buildings.



For the most part the cohesiveness of this area, which was designed and laid out in its entirety by the English-born, Limerick architect William Clifford-Smith, has remained intact.

Though a significant presence and forming a vista closure at the end of the main street, the potential for the Village Hall to dominate the skyline and other buildings in its vicinity is reduced through the manner in which the roof is broken up by the presence of dormer windows of distinct design.

Potential threats to this A.C.A.'s character include: Removal of original boundaries and their replacement with inappropriate materials; Insensitive extensions or alterations; Replacement of doors and windows with uPVC units or incorrectly detailed timber substitutes; Inappropriate use of paint, and colour, applied to walls and timberwork; Incorrectly specified repairs to original fabric and materials; Incompatible changes of use; Installation of aerials and satellite dishes; Installation of utilities and infrastructure incompatible with the established character; Inappropriate signage and advertising relating to commercial premises.

Adare A.C.A. 7: The Avenue

Statement of Character and Identification of Key Threats

Forming the approach to a subsidiary entrance to the grounds of Adare Manor (this being indicated by the presence of a Gate Lodge, constructed of limestone, to the left hand side of the gateway) this relatively short straight street commands a significant vista of a long narrow driveway within the attendant lands of the Manor.

There is a mix of housing along the Avenue - on the right hand side, at the entrance, there are single storey semi detached cottages with small dormers lighting upstairs rooms. On the left hand side are a pair of semi-detached two storey cottages.

Further along the street are more two-storey dwellings - those on the left hand side are of rubble limestone and terraced. Between two blocks of such buildings is a short terrace of single storey dwellings constructed of bare concrete blocks

with a textured finish. On the opposite side is a pair of two-storey semi-detached dwellings with a painted wet-dash finish. Beyond this pair of dwellings are later 20th century houses set back from the road in their own grounds. This differentiates them from the majority of the buildings along the Avenue which, for the most part, have small front gardens divided from the roadway by solid boundaries constructed of masonry of textured concrete blocks.

Potential threats to this A.C.A.'s character include: Removal of original boundaries and their replacement with inappropriate materials; Insensitive extensions or alterations; Replacement of doors and windows with uPVC units or incorrectly detailed timber substitutes; Inappropriate use of paint, and colour, applied to walls and timberwork; Incorrectly specified repairs to original fabric and materials; Incompatible changes of use; Installation of aerials and satellite dishes; Installation of utilities and infrastructure incompatible with the established character; Inappropriate signage and advertising relating to commercial premises.



There is a requirement, per the provisions of Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended) and its accompanying Regulations for additional documentation to be submitted with planning applications for developments within Architectural Conservation Areas. Guidance for this is set out in the Supplementary Application Form and in Chapter 3 of the Architectural Heritage Protection Guidelines for Planning Authorities [Planning Guidelines No. 9] (2nd Edition) 2011 issued by the Minister for Arts, Heritage and the Gaeltacht. All new build, whether extensions or stand alone developments, should enhance the character of the Architectural Conservation Area. This approach applies also to proposals involving the settings and amenities of Architectural Conservation Areas. In considering proposals for development in these situations, it is the policy to have particular regard to:

- The potential impact of the proposal on buildings and the receiving Environment - be it natural or man-made;

- The potential impact of development on the immediate streetscape, or landscape, in terms of compatibility of design, scale, heights, plot width and depth, roof treatment, fenestration, materials, finishes, landscaping, mix, and intensity of proposed use.

Development within Architectural Conservation Areas should not be visually obtrusive or dominate. While alterations and extensions should complement existing buildings or structures the planning authority welcomes proposals which exhibit regard for current design idioms provided that the overall design, external finishes, colour, texture, windows, doors, chimneys, and other details have regard for the character of the development's location.

Proposals for off-street parking in the gardens of buildings located within Architectural Conservation Areas will not be permitted. In the public realm there are important survivals also, ranging from traditional masonry walls, iron railings, and so forth. The local authority requires of itself that works involving these elements, and within these spaces and places are undertaken having due regard to the Principles of Conservation. Similar standards are required of statutory undertakers engaged in works in Architectural Conservation Areas and their settings.

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

Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the 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 aluminum windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original materials, such as timber windows and natural slate. These reasons include the compatibility of traditional materials with one another and the fact that the historic material allows the building to breathe, thereby providing a healthier internal atmosphere for those using the buildings.

Objective EH 2: Architectural Conservation Area (ACA)

It is the objective of the Council to protect, conserve and where appropriate, enhance the ACA as identified in Map 4.

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.

Objective EH 3: 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

Adare is classified as a historic town (LI021-032001) in the Record of Monuments and Places. There are a further 15 individual monuments within the village as well as another three pieces of architectural stone which are historically documented but whose precise location has been lost and five ogham stones which were relocated from elsewhere to the demesne. All of the 15 monuments are contained within the boundary of the historic town as shown on the accompanying Map 5 in Appendix 1 and listed in Appendix 5. 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 written notification two months in advance to the Minister for the Department of Arts, Heritage and the Gaeltacht. 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. 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 the River Mague.

Limerick City and 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.¹⁵

Objective EH 4: 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 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

Adare is set within the Agricultural lowlands landscape character area as designated by the Limerick County Development Plan 2010 – 2016. In terms of topography the landscape is generally flat with some locally prominent hills and ridges. The pastoral nature of the agricultural landscape around Adare reflects the function of the village as a service centre for a strong agricultural sector. Capitalizing on its historic and architectural heritage, combined with an attractive natural environment the village is the foremost tourist town in County Limerick.

The River Maigue and the Droichidín stream remain of central importance to the village and are recognised as an important amenity and are valued as a natural habitat. The River Maigue from the Adare Bridge heading east is designated as a part of the Lower River Shannon Special Area of Conservation. This designation has implications for development, in terms of buffer zones, but could also constitute an opportunity, as the designation of such areas is generally recognition of good species diversity and river quality, which would have implications for angling activities.

The land between the Augustinian Abbey and the village centre is to remain zoned as semi-natural open space. This area forms part of the open character of Adare on the approach road from Limerick. Its designation as a semi-natural open space area will be protected free from development in order to maintain the open character, visual amenity and for flood protection along the River

¹⁵ Refer to section 7.5.2, Archaeological heritage, of the Limerick County Development Plan, page 7-23.

Maigue. Overall the semi-natural open space, agriculture and the special control area zonings in this area all recognise the importance of the natural habitat of the River Maigue and its designation as part of the Lower River Shannon Special Area of Conservation.

Objective EH5: Semi Natural Open Space

No development of any type shall occur on land zoned as Semi Natural Open Space between the the Augustinian Abbey and Dunraven Arms hotel.

Objective EH6: Designated Sites and Nature Conservation

It is the objective of the Council to:

- a) Protect the integrity of the downstream Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones around the river.
- b) Ensure that appropriate waste water infrastructure is provided in advance of new developments thus ensuring that discharges to the river are within correct environmental limits.
- c) Ensure that development projects likely to have significant effects on the Lower River Shannon Special Area of Conservation site are subject to appropriate assessment and will not be permitted under this plan unless they comply with Article 6 of the Habitats Directive.

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

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

Figure 8.2 The River Maigne



Also in recognition of the special character of Adare Manor a significant area of the demesne lands to the east of the plan area have been designated a special control area. Development including residential houses, holiday homes and holiday apartments shall not be permitted on land zoned special control area. Ancillary leisure/tourism development which complements the use of Adare Manor may be permitted where it can be satisfactorily demonstrated that there will be no impact on the integrity of this Special Control Area or on the natural habitat of the river and its designation as part of the Lower Shannon Special Area of Conservation. The extension, expansion or conversion of existing non-conforming uses in this special control zone shall be assessed on their merits.

Objective EH7: Special Control Area

Development including residential houses, holiday homes and holiday apartments shall not be permitted on land zoned special control area. Ancillary leisure/tourism development which complements the use of Adare Manor may be permitted where it can be satisfactorily demonstrated that there will be no impact on the integrity of this Special Control Area or on the natural habitat of the river.

There are also a number of impressive tree groups and freestanding trees that exist particularly within the town park, Adare Manor demesne and on the lands to the west of village adjoining the Rathkeale road. The Adare Manor demesne is the most distinctive landscape feature occupying a substantial area of land to the east of the village. The parkland structure is of maintained grassland, extensive woodlands, mature tree groups, and prominent formal avenues. A proposed Natural Heritage Area (pNHA) is located to the west of the village and is partly within the plan boundary. This woodlands forms part of the Adare Woodlands (Code 429) pNHA which comprises in total of seven separate areas of woodland located in the vicinity of Adare. The Adare Woodlands NHA is believed to be one of the oldest woodlands in the country, perhaps remnants of

an ancient forest that once covered large areas of the Shannon Basin, and therefore of national importance. The woodland closest to the built-up area of Adare (Old Park) is physically linked to the woodlands of Adare Manor by remnant tree groups and a formal avenue that extends from a Lodge house on the northern side of Rathkeale road to within the demesne. The Old Park woodland forms a notable natural boundary with the south-western edge of the village. Overall these are particular landscape features which future development patterns should have regard to. Also a number of field boundaries within the plan area while lacking mature impressive trees, nonetheless form an essential part of the natural fabric of the area. Another important feature in Adare is the natural stone boundary walls. These should be retained where possible and form part of future developments.

Objective EH8: Proposed Natural Heritage Area

It is an objective of the Council to maintain the conservation value of the proposed Natural Heritage Area within the LAP boundary.

Objective EH9: Trees on lands zoned residential phase 2 and residential serviced sites phase 2 located in the townland of Adare, north of the N21

There are a significant proportion of existing trees on the land zoned as phase 2 residential and phase 2 serviced sites in the townland of Adare. Any future development on these lands shall incorporate as many of the trees as possible into the scheme. A comprehensive tree survey carried out by a suitably qualified person shall be submitted with any future planning application.

Objective EH10: Tree Protection and Nature Conservation

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

Objective EH11: 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.

Objective EH12: 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 shall be subject to the contents of the revised directive and the updated regulations.

Figure 8.3 River bank walk



Figure 8.4 Town Park

8.5 Climate Change

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

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 EH13: Adaptation to Climate Change

It is an 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 uses of fossil fuels and maximises the use of local or renewable resource

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 Adare 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, 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

Adare 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 recently completed all-abilities play-ground at the Adare Recreation and Community Complex in the Manor Fields to the south of the village is of enormous benefit for local children. The river bank walk along the Maigne provides an area of passive and active amenity and is an important contributor to the quality of life of the residents of the village and surrounding areas. The Council supports such proposals and will endeavor to work with the local community in the future in relation to community and recreational requirements. The identification of possible amenity walkways and cycle routes throughout the village forms an important part of the plan.

Figure 9.1 Recently completed 'all-abilities play-ground' at the Adare Recreation and Community Complex in the Manor Fields



Objective C 1: Open space hierarchy

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

Objective C 2: New amenity areas and Walkways

It is the objective of the Council to:

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

Objective C 3: Allotments and Community Gardens

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

9.3 Education and Childcare Facilities

The village is currently served by one pre-school/after schools childcare service which is located at the Methodist Hall on Blackabbey Road. The village itself is served by three primary schools, Scoil Naomh Iosaf on the Rathkeale Road, St Nicholas' National School located on the bank of the River Maigue and Our Lady's Abbey Girls School located to the rear of the Roman Catholic Church on Main Street.

These 3 national schools have an overall enrolment of 323 pupils. Based on the envisaged population projections to 2020 outlined in Chapter 3, demand for educational facilities will continue to rise in Adare in the lifetime of this Plan. As outlined in chapter 2, Adare has a relatively young population with 232 persons under the age of 12 years. This equates to 15% of the total population.

Objective C 4: Educational Facilities

It is the objective of the County Council to:

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

9.4 Health Facilities

There is a part time HSE clinic and an Alzheimer Day Care Centre located on the Rathkeale road in the village. There is also outstanding planning permission for a nursing home in the townland of Adare and a private hospital in the townland of Graigue. Both these developments have not yet commenced.

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 Council will continue to support further economic and social progress with regard to health services including capital investment in community and continuing care services at the HSE (West) Health Clinic in Adare.

Objective C 5: Provision of Healthcare Facilities

It is an objective of the Council to:

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

9.5 Emergency services

There is a garda station located on Main Street in the centre of the town.

Chapter 10 Land Use Zoning

10.1 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 Adare within and beyond the lifetime of the Plan;
- Encouraging the development of Adare 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 2009 LAP.

Table 10.1 Total Zoned Lands

Zoning	Area designated in 2015 LAP - ha	Area designated in 2009 LAP - ha	% change
Agriculture	120.16	104.27	+ 15.24
Enterprise and employment	4.27	8.35	- 48.86
Education and community facilities	42.83	36.58	+ 17.08
Utilities	0.85	0	+ 100
New residential Phase 1	23.2	50.41	- 53.97
New residential Phase 2	10.99	0	-14.6

Existing residential	39.65	33.19	+ 19.46
Residential Serviced Sites – Phase 1	9.10	23.61	-61.46
Residential Serviced Sites – Phase 2	19.69	0	
Open space and Recreation	36.73	27.75	+ 32.36
Village centre	7.07	13.96	- 49.35
Special Control Area	216.7	216.7	0
Semi Natural Open space	10.82	12.30	- 12.03
Proposed Natural Heritage Area	6.67	6.67	0

10.2 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.

10.3 Land Use Zoning Categories

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

Village Centre

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

Existing Residential

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

New Residential

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in

this zone, recreation, education, crèche/playschool, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity, traffic considerations and compliance with Section 5.5 in Chapter 5 of this Plan.

Residential Serviced Sites

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

Special Control Area

This zoning recognises the special character of Adare Manor demesne and the importance of the natural habitat of the River Maigue. Development including residential houses, holiday homes and holiday apartments will not be permitted on land zoned special control area. Ancillary leisure/tourism development which complements the use of Adare Manor may be permitted where it can be satisfactorily demonstrated that there will be no impact on the integrity of this Special Control Area or on the natural habitat of the river. The extension, expansion or conversion of existing non-conforming uses in this special control zone shall be assessed on their merits.

Open Space and Recreation

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

Education and Community Facilities

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

Enterprise and Employment

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

Semi Natural Open Space

This zoning recognises the importance of the natural habitat of the River Maigue and its designation as part of the Lower River Shannon Special Area of Conservation.

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

Utilities

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

10.4 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 10.2 Adare Land Use Zoning Matrix 2015-2021

Development	Existing / New Residential	Residential serviced sites	Enterprise and Employment	Open Space and Recreation	Village centre	Education/ Community Facilities	Agriculture	Special Control Area	Semi-Natural Open Space
Dwelling	/	/	X	X	O	X	X*	X	X
Apartments	/	X	X	X	/	X	X	X	X
Guesthouses	O	O	X	X	/	X	X	X	X
Hotel/Hostel	X	X	X	X	/	X	X	X	X
Local Shops	O	O	X	X	/	X	X	X	X
Retail Warehousing	X	X	O	X	O	X	X	X	X
Supermarket >900 sq.m	X	X	X	X	O	X	X	X	X
Take Away	X	X	X	X	/	X	X	X	X
Pub	X	X	X	X	/	X	X	X	X
Restaurant/Café	O	O	X	X	/	X	X	X	X
Cinema/Theatre	X	X	O	X	/	O	X	X	X
Community Hall	O	O	O	X	O	/	X	X	X
Nursing Home / Nursing home integrated with retirement homes	O	O	X	X	/	O	X	X	X
Health Centre/Clinic	O	O	O	X	O	O	X	X	X
Hospital	X	X	O	X	O	O	X	X	X
Church/School	/	/	O	X	O	/	X	X	X
Open space/Recreational/Leisure	O	O	O	/	O	/	X	O	X
Office	O	O	O	X	/	X	X	X	X
Car Repair/Sales	X	X	O	X	O	X	X	X	X
Petrol Station	X	X	X	X	O	X	X	X	X
Industry	X	X	/	X	X	X	X	X	X
Wholesale/Warehouse	X	X	/	X	O	X	X	X	X
Logistics	X	X	/	X	X	X	X	X	X
Agricultural Machinery	X	X	/	X	O	X	X	X	X
Garden Centre	X	X	/	X	O	X	X	X	X
Group Housing, Halting Sites & Transient sites for Travellers	O	O	X	X	X	X	X	X	X
Childcare Facilities	/	/	O	X	/	O	X	X	X
Bring Centre/Bank (e.g. Bottle Banks)	/	/	O	O	/	/	/	X	X
Burial Ground	O	O	O	O	O	O	/	O	X
Allotments	O	O	O	O	O	O	O	O	X

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

Appendix 1

Maps

Map 1: Adare Zoning Map

Map 2: Predictive Flood Zones Map

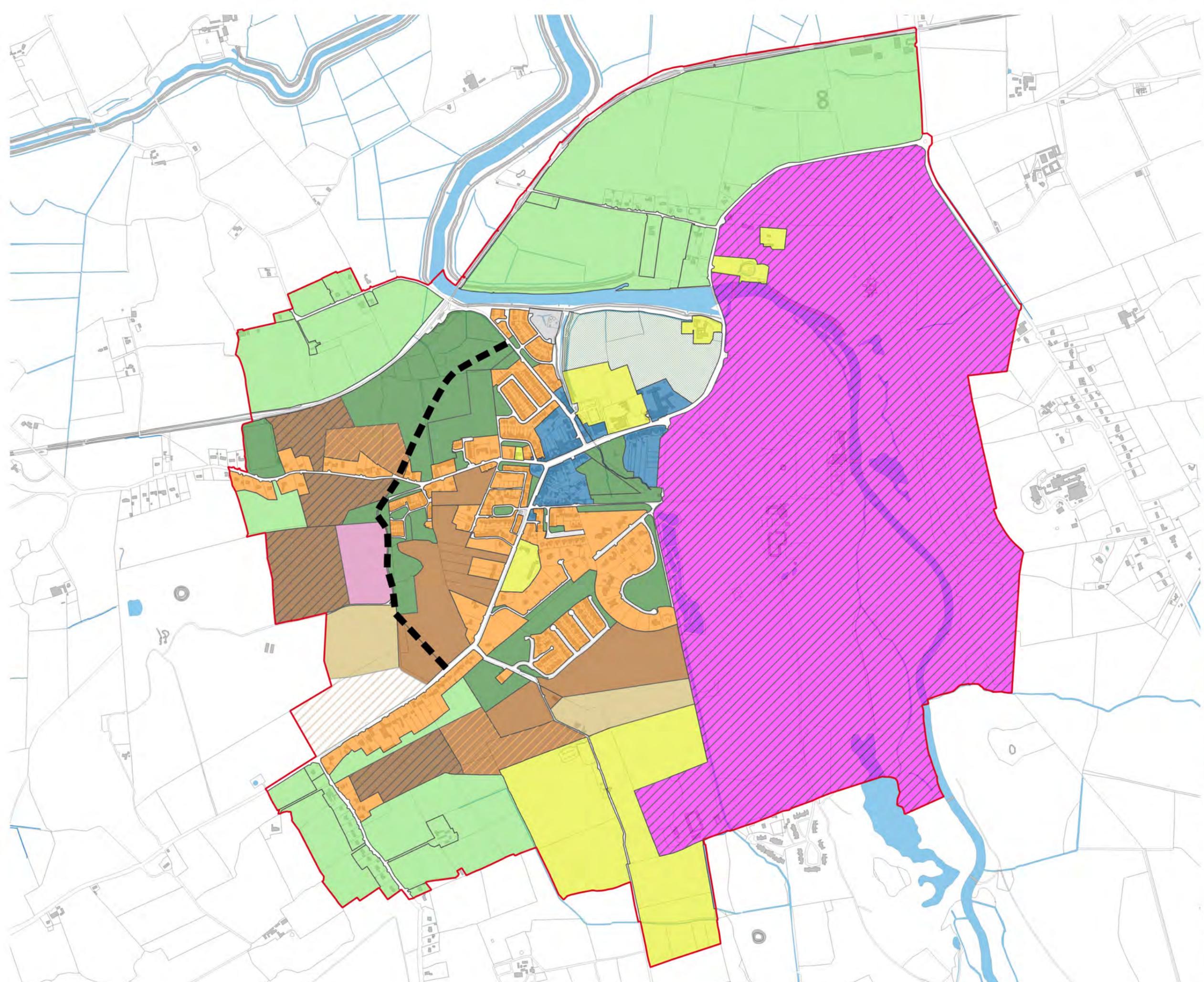
Map 3: Amenity Map

Map 4: Protected Structures Map

Map 5: Recorded Monuments Map

**Amendment No. 1 to
Adare Local Area Plan
2015 -2021**

Zoning Map



Legend

- Agriculture
- Education and Community Facilities
- Enterprise and Employment
- Existing Residential
- Open Space and Recreation
- Residential Development Area - Phase 1
- Residential Development Area - Phase 2
- Residential Service Sites - Phase 1
- Residential Service Sites - Phase 2
- Semi-Natural Open Space
- Special Control Area
- Town Centre
- Utilities
- Proposed Natural Heritage Area
- LAP boundary
- Proposed Link Road

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SCALE	NA	DWG. NO.	Ad-19/25-01
DRAWN BY	C.O'Keeffe	CHECKED BY	K. Burke
DATE		DATE	Dec'18

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**Amendment No. 1 to
Adare Local Area Plan
2015 -2021**

Flood Map

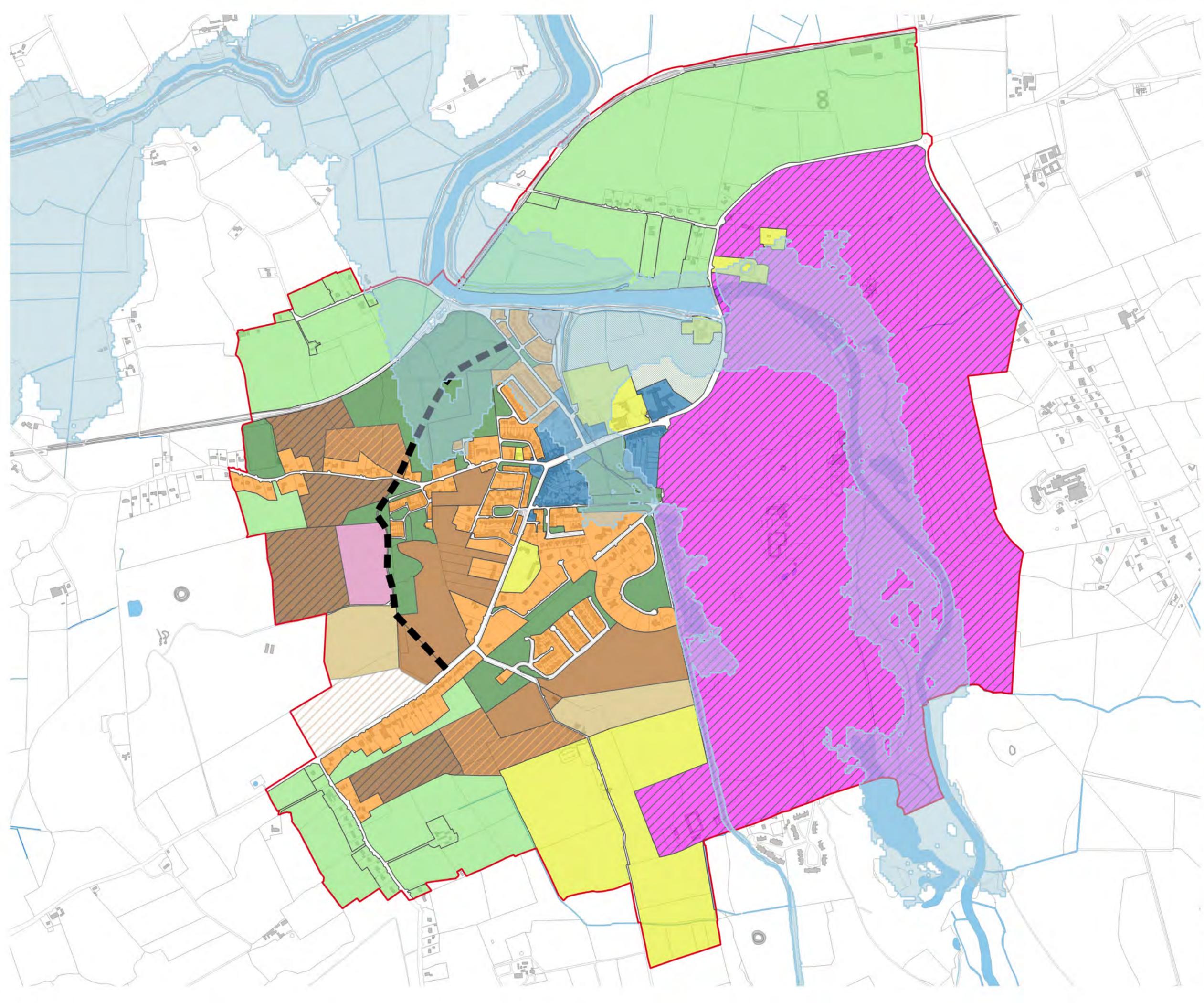
Legend

- Agriculture
- Education and Community Facilities
- Enterprise and Employment
- Existing Residential
- Open Space and Recreation
- Residential Development Area - Phase 1
- Residential Development Area - Phase 2
- Residential Service Sites - Phase 1
- Residential Service Sites - Phase 2
- Semi-Natural Open Space
- Special Control Area
- Town Centre
- Utilities
- Proposed Natural Heritage Area
- LAP boundary
- Proposed Link Road
- CFRAMS Flood Mapping

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DATE			Dec'18
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Legend

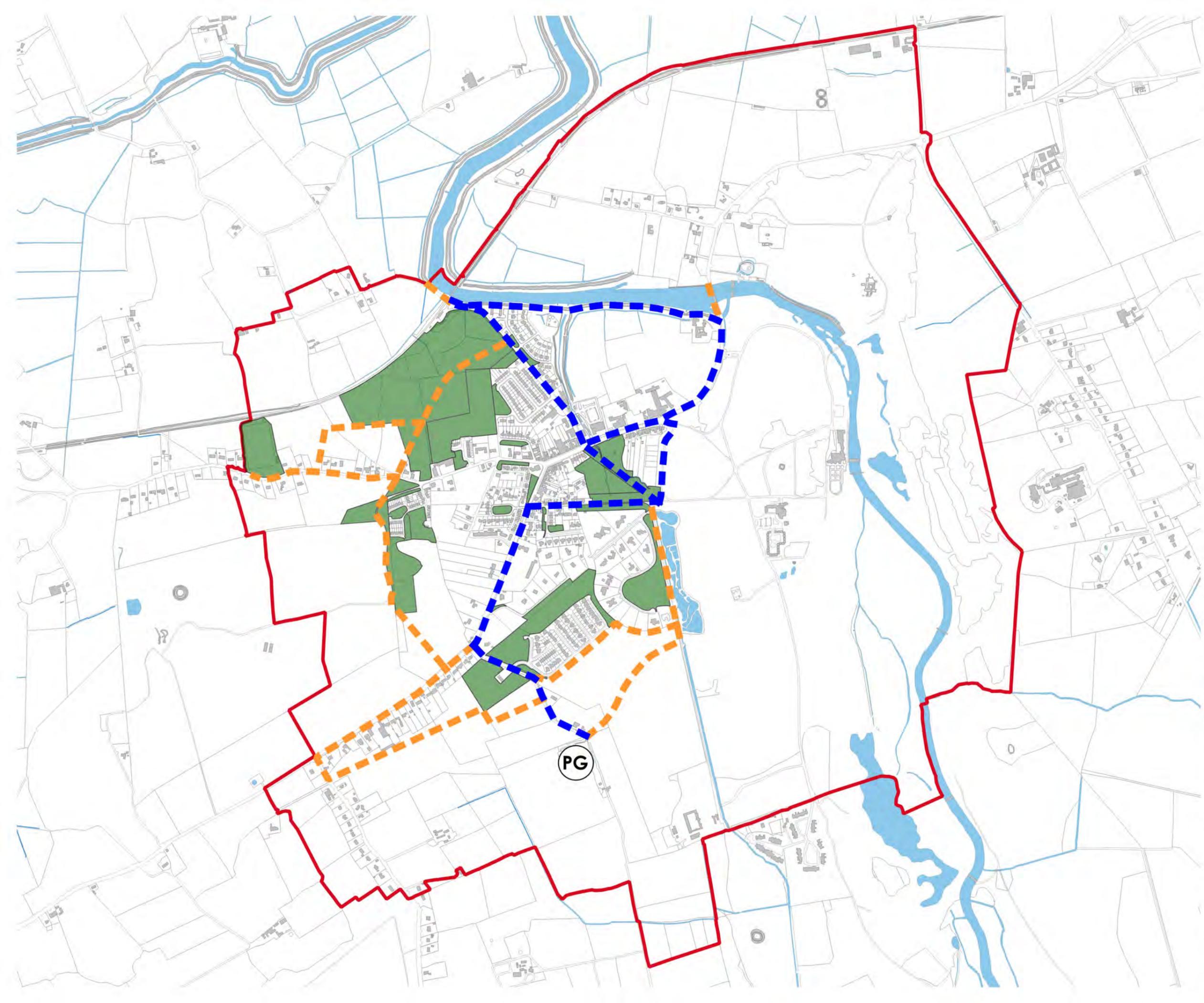
-  Existing Pedestrian/Cycle Routes/Links
-  Proposed Pedestrian/Cycle Routes/Links
-  LAP Boundary
-  Existing Playground

Forward Planning
Economic Development Directorate

A Senior Planner
Marta Woods

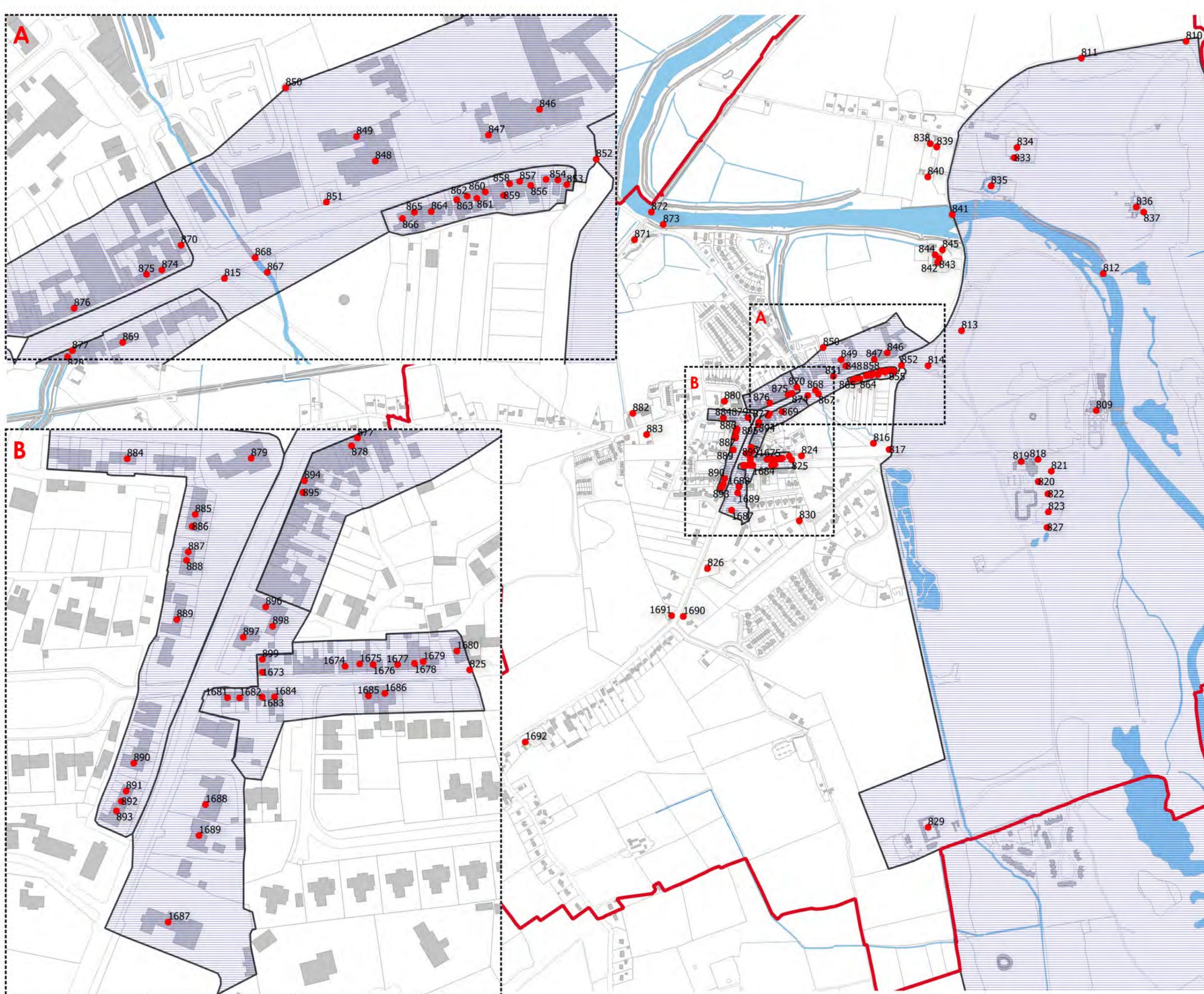
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Adare Local Area Plan 2015 - 2021

Protected Structures & ACA Map



Legend

- Protected Structures
- Architectural Conservation Area
- LAP Boundary

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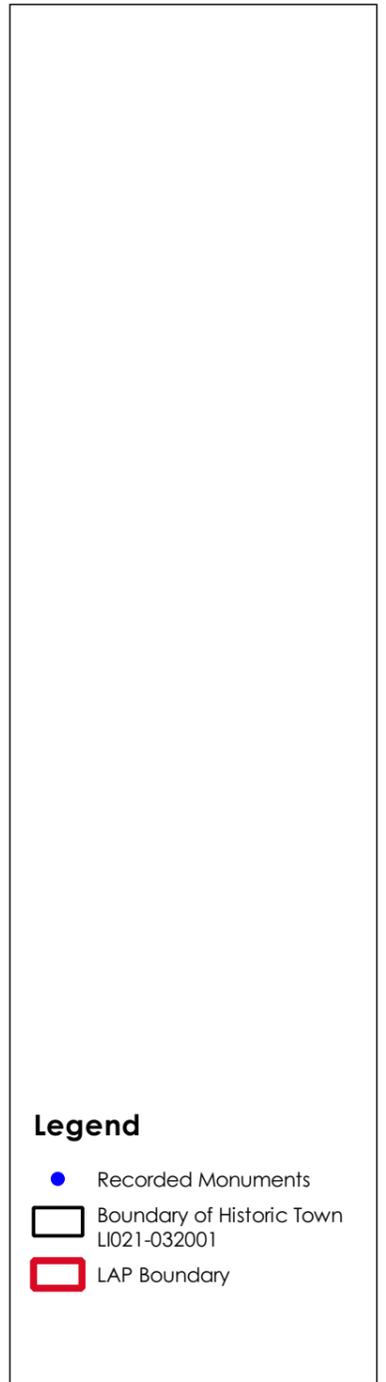
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DRAWN BY: C.O'Keefe
CHECKED BY: K. Burke
DATE: April '15

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**Adare Local Area Plan
2015 -2021**

Recorded Monuments Map



Legend

- Recorded Monuments
- Boundary of Historic Town
LI021-032001
- LAP Boundary

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Appendix 2

FLOOD RISK ASSESSMENT

2.1 Introduction: Flood risk

This is the stage 1 flood risk identification for the review of the Local Area Plan for Adare. Please note that the zoning pattern may change as the review process progresses. There will be further assessments as the review process proceeds.

2.2 Stage 1: Flood Risk Identification

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

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

1. OPW preliminary flood risk assessment indicative fluvial flood maps

The maps indicate that there were large areas of benefiting land within the LAP boundaries. In addition they provide useful information in relation to past flood events with a total of seven having taken place. However most of these are just outside the plan area to the northwest, close to the bridge on the old railway line.

2. National Coastal Protection Strategy Study flood and coastal maps

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

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

These maps were consulted. These show benefiting lands to the north of the plan area in areas zoned for Agriculture, Open Space and Special Control Area in the current zoning map from the draft plan.

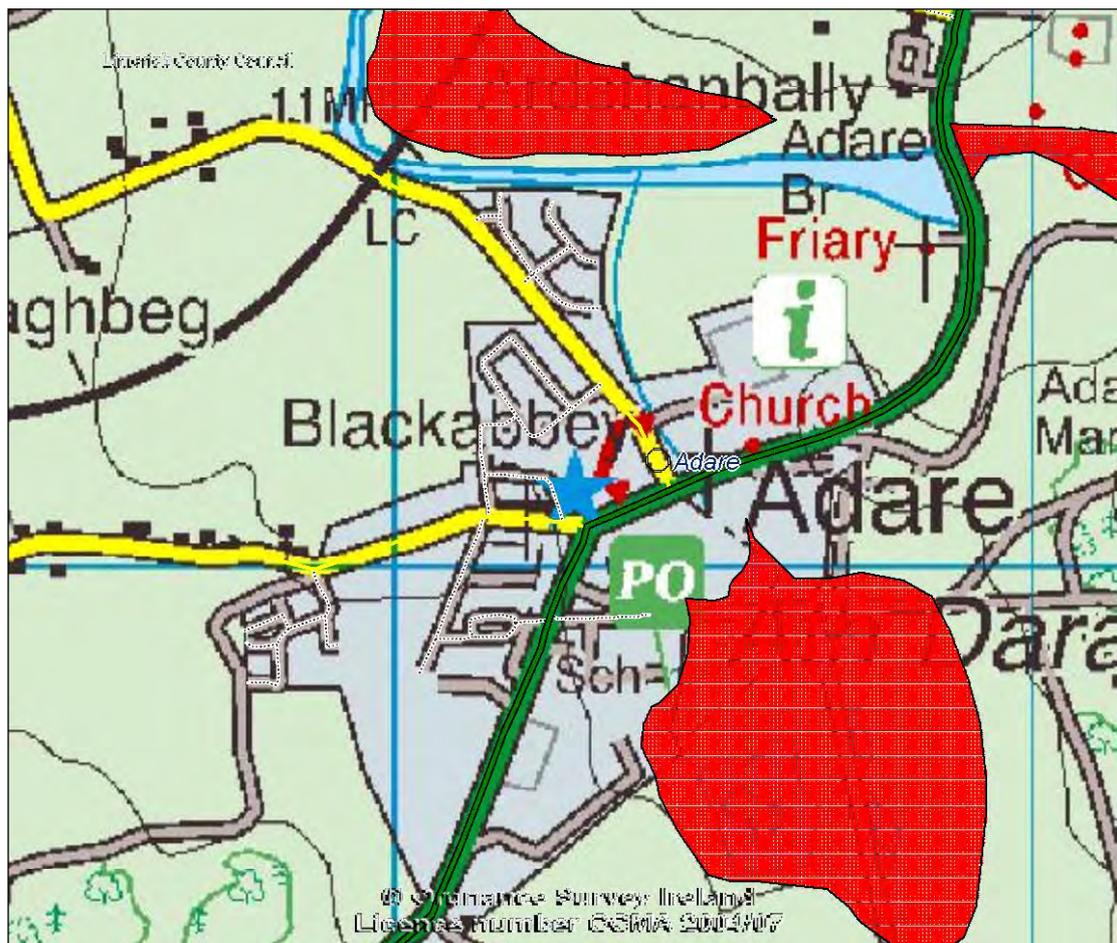


Figure 1: The red patches show location of flood benefiting lands. Flood benefiting lands indicate lands which would benefit from flood relief measures for use for agricultural purposes. These lie in lands that are zoned Special Control Area for the most part, where more strict controls exist for intended land uses.

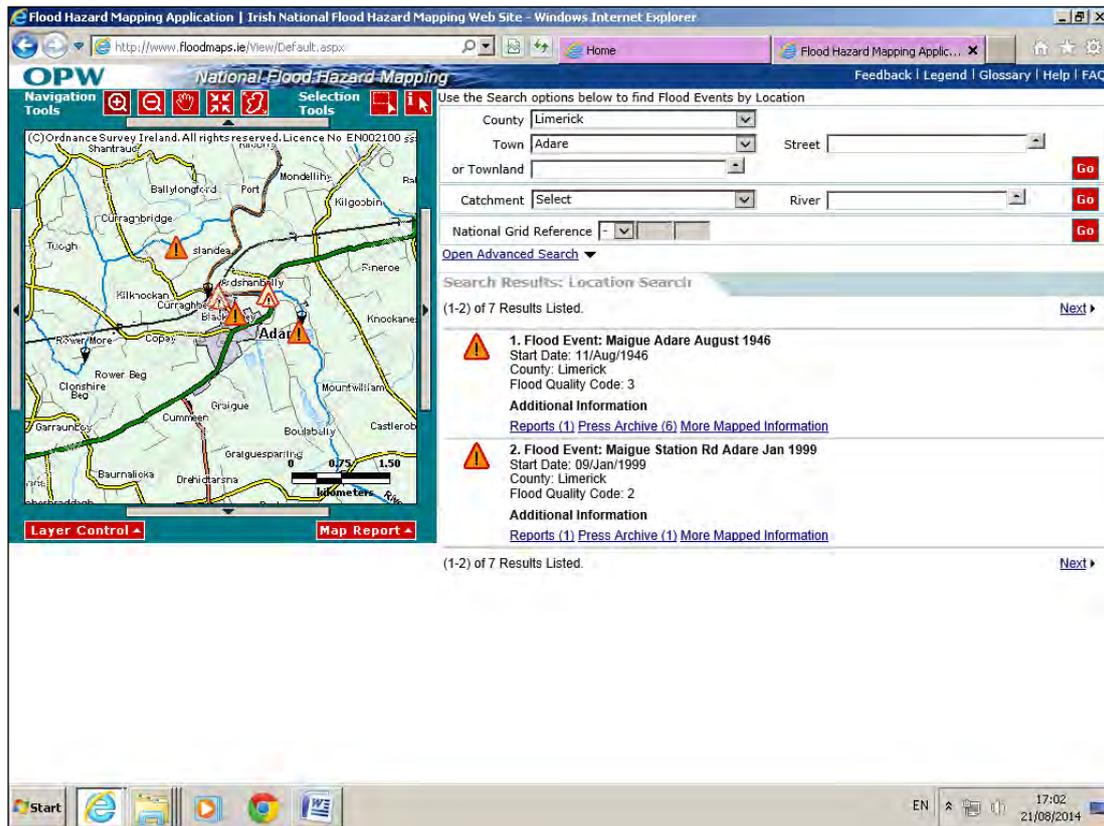


Figure 2: screen grab from Flood maps.ie. These show flood events dating back to 1946 and supports local observations which indicates flooding in the east of the plan area.

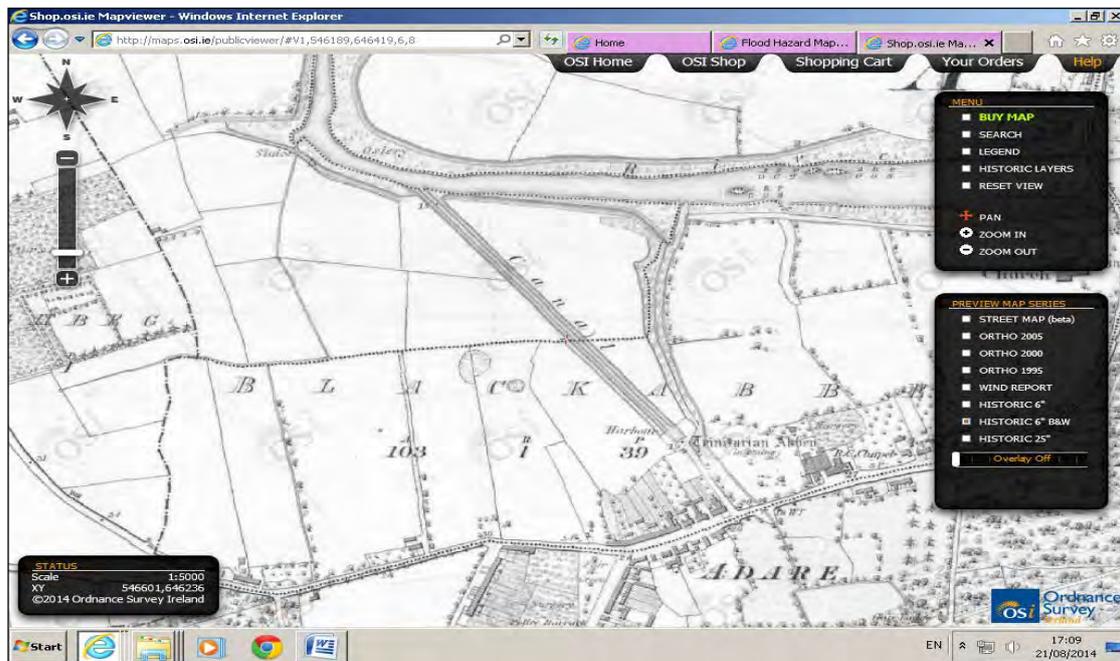


Figure 3: extract from old six inch map series - showing canal feature in current location of Station Road.

The older six inch map series was consulted and while no areas liable to flooding were shown in the plan area they showed an old canal in the area of the current station road. Such relict features may often exert an influence on current water movement and hence flood events.

4. Predictive flood maps produced under CFRAM studies

The new CFRAM maps have not yet been put on public display. The OPW have advised us that they cannot be used by the Planning Authority until they are officially placed on public display. When they are available their findings will be incorporated into the plan.

5. River Basin Management Plan and reports

Insufficient detail available to inform responses at LAP level.

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

Surface water flooding has been indicated as having occurred in the centre of the settlement. The main reason for this was constrictions in channels and culverts in this part of the plan area. In addition blockages to the bridge eyes over the Maigue have caused flooding in the past, most recently in January of this year.

Station road flooded in January 2014. A meeting with OPW engineers in October 2014 has indicated that the Maigue embankment to the south of the town came was within 0.1cm of being overtopped in January 2014. This indicates that the flood risk to the town as a whole is high. The low-lying topography the tidal influence on ground water and the risk of tidal and fluvial flooding all combine to show that Adare is at high risk of flooding.

7. Previous flood risk assessments

Flood maps.ie consulted - see 3 above. One flood risk assessment was submitted in support of zoning lands to the north of the Blackabbey Road but levels taken for that assessment were at variance with levels taken on site by council personnel. Therefore the study was not used. A further report was submitted just outside the public consultation period and this could not be taken into account. However it can be said that this report did not contribute any new information which would justify zoning these lands

8. OPW advice

This will be sought as the review progresses.

9. Internal consultations with Council personnel

Discussions regarding drainage and flooding issues took place with council engineers, which indicated that issues arose in the north part of the plan area

i.e. the station road area. They also indicated that fluvial flooding resulting from blockages and flood impediments have resulted in flooding in the area of the Maigne river, i.e. in the eastern part of the plan area.

10. Information on flood defences and condition

11. LIDAR maps:

The council has purchased LIDAR mapping which has been used to provide more accurate information in relation to flood risk. This has been used with the JBA maps, a screen grab for which is shown below. Please note that the contents of the CFRAM maps when they are produced will supersede these maps as source of flooding information.



Figure 4: JBA flood maps. The light blue is Flood Zone A, the darker blue is flood Zone B.

12. Alluvial deposition maps

Alluvial soils are those deposited by rivers. Their extent helps to indicate the extent of historic flood events. These areas are concentrated along the Maigne River to the east.

13. Liable to flood markings on old 6 inch maps

Areas liable to flood were not shown on the 6 inch maps dating from 1920 (surveyed in 1841- revised 1920). No such areas are shown in the plan area. However as outlined above a former canal was shown in the station road area. This suggests relatively low-lying ground and the canal through infilled has the potential to act as a conduit for water.

14. Local libraries and reports

OPW reports consulted.

15. Local consultations

A public meeting was held in the Community Centre on September 16th 2014. No issues in relation to flooding arose. However discussions with individuals indicated that flooding may be an issue in the station road area.

16. Walkover surveys

Walk over surveys were an important part of the groundwork associated with the plan. Such surveys helped to indicate the extent of vegetation associated with wetter ground conditions and local topography. The walk over survey conducted in July and October 2014, did indicate areas that may be susceptible to flooding such as locations north of Blackabbey Road which were zoned residential and in the current plan have been de-zoned.

17. National, regional and local spatial plans

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

18. Previous planning applications

No relevant information was found in planning application files.

2.3 Comments and Overall Conclusion

The provisions of the 2009 The Planning System and Flood Risk Management have been included in the new plan. The zoning layout has been modified to reflect this, where necessary. Some de-zoning has already taken place. However the zoning of residential phase 2 lands in an area which had been zoned as open space is a cause for concern. While this has been indicated by local sources as not being subject to flood risk the precautionary approach towards flooding issues advocated by the Department and planning staff has not been followed. However as the land is proposed as phase 2 residential, the probability of it being developed within the lifetime of this plan is low, particularly having regard to the requirement that phase 2 lands can only proceed when at least 50% of phase 1 lands is complete.

While the previous plan had a total of 62ha of vacant land for residential purposes the new draft plan has a reduced area of residential zoned land phase 1, totaling 34.06 hectares. This was sufficient to meet the population targets for the plan period i.e. 2015-2021.

Appendix 3

SEA/AA Screening Report

3.1 Introduction

This screening document was prepared at the stage of the first public display of the draft Local Area Plan 2015-2021. It should be read with the draft Plan. The review of the Local Area Plan was necessary in order to ensure that its contents and population projections were in line with those of the core strategy of the County Development Plan 2010-2016 and the Regional Planning Guidelines 2010 - 2022. Due to the lower population growth figures in Adare the core strategy was lowered to take into account reduced population growth over the last decade or so.

Adare is located approximately 10 miles to the south west of Limerick city along the N21, Limerick to Killarney national primary route. In the settlement strategy as defined by the County Development Plan 2010-2016 it is defined as a Tier 3 settlement, i.e. centre on a transport corridor.

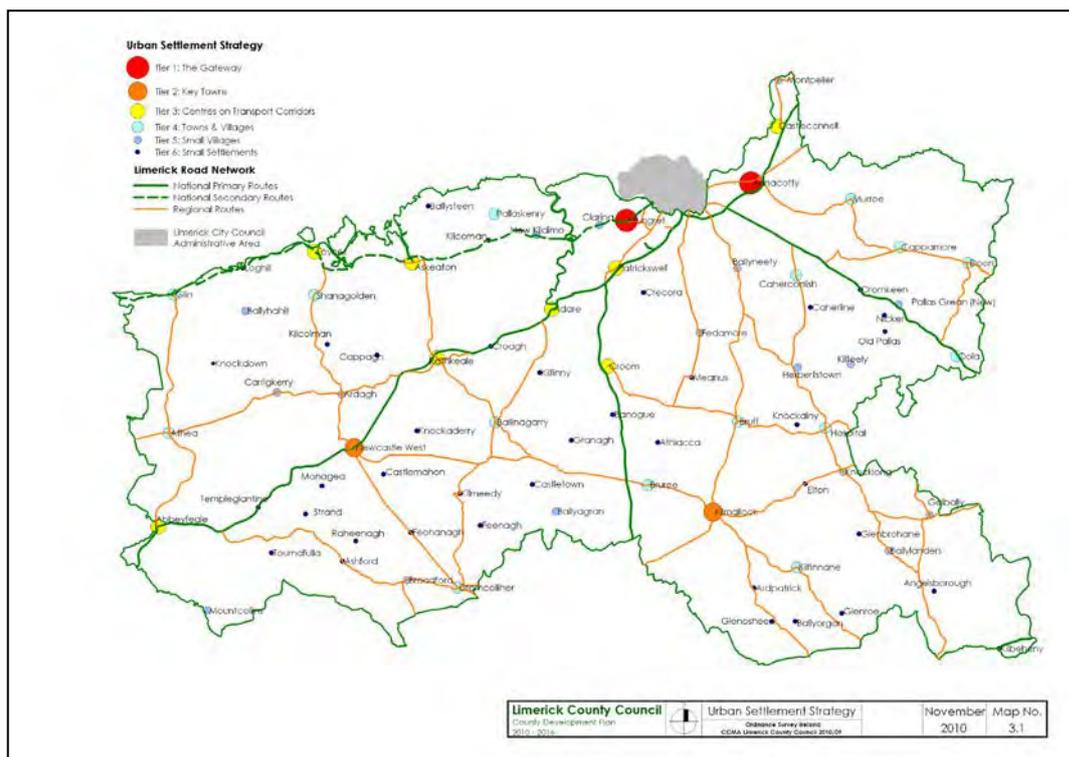


Figure 1: showing location of Adare - a Tier 3 Settlement.

3.2 Screening Statement

The Planning and Development Regulations 2001-2014 require case by case screening of individual plans and programmes based on the criteria in Schedule 2A which are a template in determining whether or not a plan was likely to have significant effects on the environment. These criteria were taken into account

in determining whether or not significant effects on the environment would be likely to arise.

Stage One - Pre-Screening

The first step in determining whether the review of the Local Area Plan would require an SEA involved a pre-screening check. It allowed rapid screening-out of reviews of plans and policies that are clearly not going to have any environmental impact and screening-in of those that definitely do require SEA.

It was necessary to conduct screening to determine if a Strategic Environmental Assessment of the review of the Local Area Plan was required. The review of the Plan provided a framework for development. It was necessary to determine whether an SEA would be required by testing the commencement of the review process against environmental significance screening criteria. As the background work on the review process had just begun the screening assessment was based on the information drawn from the work on the current draft. Under the updated SEA regulations (2011) the thresholds for mandatory SEA is 5,000 people and an area of 50Km². The zoned area of the Plan is approximately 580ha and the population in April 2011 (census figures) was 1,106. These were below the mandatory threshold for SEA. In the latest draft some de-zoning took place with land which had been zoned for residential use being re-zoned for open space. This is in line with the findings of the Flood Risk Assessment – see appendix 2.

Previous history;

In the preparation of the current plan (January 2009) it had been decided that the full SEA process and the preparation of an Environmental Report was necessary. This was because of the proposed extension of development boundaries to the east of the town which would have added 40ha to the zoned area, straddled the Mague River which is an SAC site and resulted in settlement sprawl which would have effects on the natural, archaeological and cultural landscape of Adare. This extension of zoning did not go ahead.

Given the current zoning boundaries, supported by designations such as special control areas and protective policies it was not considered there is a need for the preparation of an Environmental Report at this stage in the plan review process

As indicated above some de-zoning took place in the LAP which should serve to reduce still further the environmental effects of implementing the plan.

Figure 2 Pre-Screening Decision Tree



Prepared by an authority for adoption through a legislative procedure by Parliament or Government?

▼√
YES

SEA Not Required

Is the review to the Plan/Policy required by legislative, regulatory or administrative provisions?

▼√
YES

▶
NO

SEA Not Required

Is the sole purpose of the review to the Plan/Policy to serve national defence or civil emergency or is it a financial/budget P/P or is it co-financed by the current SF/ERDF programme?

▼√
NO

▶
YES

SEA Not Required

Is the review to the P/P prepared for the purposes of agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecoms, tourism, town and country planning or land use?

▼√
YES

▶
NO

Is the review to the P/P likely to have a significant effect on a Natura 2000 site which leads to a requirement for Article 6 or 7 assessments?

▶
YES

AA Required

Do the changes to the P/P provide a framework for development consent for projects listed in the EIA Directive? Are there flooding issues in the area?

▼
NO

▼
NO

SEA Not Required

▼√
YES

Will it determine the use of small areas at a local scale only and/or is it a minor modification of a P/P?

▶
YES
√

Does it provide a framework for development consent for projects?

▶
YES
√

SEA may be Required

▼
NO

**SEA Required
Go to Stage 2**

▼
NO

SEA Not Required

Stage Two - (A) Environmental Significance Screening

The application of environmental significance criteria was important in determining whether an SEA was required for small plans/policies or modifications to Plans/Policies. Annex II (2) of Directive 2001/42/EC sets out the “statutory” criteria that should be addressed when undertaking this stage 4. Following consideration of the Chief Executive’s Report, the elected member’s at the Municipal District Meetings on the 11th November 2014 and the 02nd December 2014 decided to materially amend the proposed local area plan subject to the amendments in the Chief Executive’s report and 5 additional amendments outlined in bold below.

- 1. The removal of objective EH1 and objective EH4(c) and any other text in the plan that refers to prohibiting the change of use of thatched cottages from residential to commercial/dual use (Submission no 16, 17 and 18 in the Chief Executive’s Report).**

SEA Comments: The thatched dwellings are an iconic contributor to the streetscape of Adare and their protection and retention as such is of importance to the village. The houses were constructed as dwellings and eight of them still perform this function. The fact that this is so is equally important as a contributor to Adare’s character as their distinctive design. The retention of the thatched houses as dwellings is the use which is most appropriate to retaining their original character. However despite the importance of their continued use as dwellings in terms of environmental significance this would not be sufficient to merit preparation of a full environmental report.

- 2. Lands in the townland of Adare located north of the N21 shall be changed from ‘agriculture’ to ‘residential – phase 2’ and ‘residential serviced sites – phase 2’ (Map of lands to be zoned submitted) (Submission no 21).**

SEA Comments: In the plan there is sufficient land zoned for residential development in accordance with the population requirements as set out in the core strategy in the County Development Plan without zoning any further lands. However as the lands are to be zoned as phase 2 it will not impact on the core strategy figures. As such the inclusion of such lands would not affect population targets and would not have implications for SEA.

- 3. Land in the townland of Islandea shall be changed from ‘open space and recreation’ to ‘existing residential’ (Submission no 31 in Chief Executive’s Report).**

SEA Comments: The stated area cannot be deemed part of the amenity space for the adjoining dwelling. This area is covered in scrub and is located in an area deemed at risk of flooding. However the area is only 0.26ha in area and as such is not significant.

4 The portion of land in the townland of Adare occupied and controlled by Adare Soccer Club to be changed from ‘Residential Development Area Phase 1’ to ‘Open Space and Recreation.’

SEA Comments: The change is acceptable as the area is in use as a soccer pitch by Adare Soccer Club. This reflects the existing land use.

5 1.33 hectares of land to the south of Main Street and west of the town park shall be changed from ‘open space and recreation’ to ‘residential phase 2’ (Submission no 27-30 in Chief Executive’s Report).

SEA Comments: These lands are located in an area deemed at risk of flooding. Local information indicates that these lands have not flooded in the last 40 years. Nonetheless this is an issue of concern for the Planning Authority and goes against the precautionary approach advised by the Department of Environment Community and Local Government. However as the land is proposed as phase 2 residential, the probability of it being developed within the lifetime of this plan is low, particularly having regard to the requirement that phase 2 lands can only proceed when at least 50% of phase 1 lands is complete.

The material alterations including those outlined in bold above went on public display from the 13th December 2014 to the 21st January 2015. Following submissions from the statutory bodies during the public consultation period on the material alterations the Chief Executive’s Report recommended the following changes to the LAP:

- Land in the townland of Islandea (Amendment no 3 above) changed from ‘existing residential’ to ‘open space and recreation.’
- 1.33 hectares of land to the south of Main Street and west of the town park (Amendment no 5 above) changed from ‘residential phase 2’ to ‘open space and recreation.’

The Councillors who having considered the Chief Executive’s Report made the new local area plan on the 10th March 2015 with 2 amendments consisting of:

- **Land in the townland of Islandea changed from ‘open space and recreation’ to ‘existing residential’ (Submission no 31 in first Chief Executive’s Report).**

SEA Comments: same as in 3 above.

- **1.33 hectares of land to the south of Main Street and west of the town park shall be changed from ‘open space and recreation’ to ‘residential phase 2’ (Submission no 27-30 in first Chief Executive’s Report).**

SEA Comments: same as in 5 above.

On the 28th May 2015 a Section 31 Ministerial Direction was issued directing that the Plan be altered removing the above 2 amendments.

Criteria for Determining the Likely Significance of Environmental Effects

Characteristics of the Plan/Programme

- i. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;*

The Local Area Plan guides development within the settlement boundaries of Adare as defined by the plan. By allocating zoning to different land uses in accordance with S28 guidelines and the requirements of the Regional Planning Guidelines the plan guides the amount and type of development that will take place in Adare. The different zoning categories will allow developments that are permitted within the appropriate zoning matrix for each land use, see page 72 of the draft plan for the zoning matrix. The review of the plan ensured that the population projections and hence the zoning patterns of the plan reflected the policy guidance and population figures of the RPGs and the contents of the Core Strategy. While the previous plan had a total of 62ha of vacant land for residential purposes the new draft plan had a reduced area of residential zoned land phase 1, totaling 34.06 hectares. This was sufficient to meet the population targets for the plan period i.e. 2015-2021.

Another issue that arose in Adare is the quality of the historic environment. The First Issues document, which was produced in the initial stage of the plan process acknowledged this and states it had “important elements of character rooted in its medieval back ground, its 19th century layout and its natural setting on the banks of the River Mague.” Some re-zoning was also proposed in that an enterprise and employment zoning and agriculture zoning located on the western part of the plan area was re-zoned for residential and serviced sites which will allow the incorporation of park land elements such as individual trees and the remnants of tree plantings into their layouts. An open space and recreation zoning was placed on former residentially zoned land located off Station Road which was shown to be at risk of flooding.

- ii. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;*

The Local Area Plan is set within the context of the Limerick County Development Plan 2010-16, the Mid West Regional Planning Guidelines 2010 and the provisions of relevant planning guidelines issued by the DECLG and the National Spatial Strategy. These tend to influence the contents of the LAP rather than the other way around. The plan will influence and guide individual projects and planning permissions within the LAP, both through the zoning mechanism and the policy content of the local area plan. The LAP provides a framework for the specific local development issues within the policy context of the Regional Planning Guidelines and the County Development Plan.

The importance of the stock of protected structures has also been acknowledged in the plan. However, the update of the protected structures

listing, both for Adare and the County as a whole, is likely to be carried out under section 55 of the Planning and Development Act.

iii the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

The LAP was reviewed under the Planning and Development Act 2000 (as amended) and takes into account relevant environmental considerations. The plan was reviewed to update its policy content as it nears the end of its statutory time frame. It was updated to take into account the need to incorporate the Development Plan Core strategy. The Circular letter PSSP 6/2010 *Core Strategies under the Planning and Development (Amendment) Act 2010* and the accompanying Guidance Note on Core Strategies November 2010 (pp. 2-3), mentions that the incorporation of the core strategy “*must integrate relevant EU directive related considerations that development plans must comply with*”, amongst them the SEA Directive, Water Framework Directive and the Habitats Directive. In addition the Planning Acts state that a development plan shall include objectives for:

“the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites..”

The Mague River runs through the eastern part of the plan area and is bounded by a strip of land designated as semi natural open space. From the bridge up stream it is designated as a Special Control Area, though this is not designated as an SAC in this location. This is a designated site (Lower River Shannon SAC site) and a valuable local amenity.

Re-zoning has taken place to reflect flood risk following the guidance of the 2009 Flood Risk Guidelines- this is dealt with more completely in the stage 1 Flood risk Assessment.

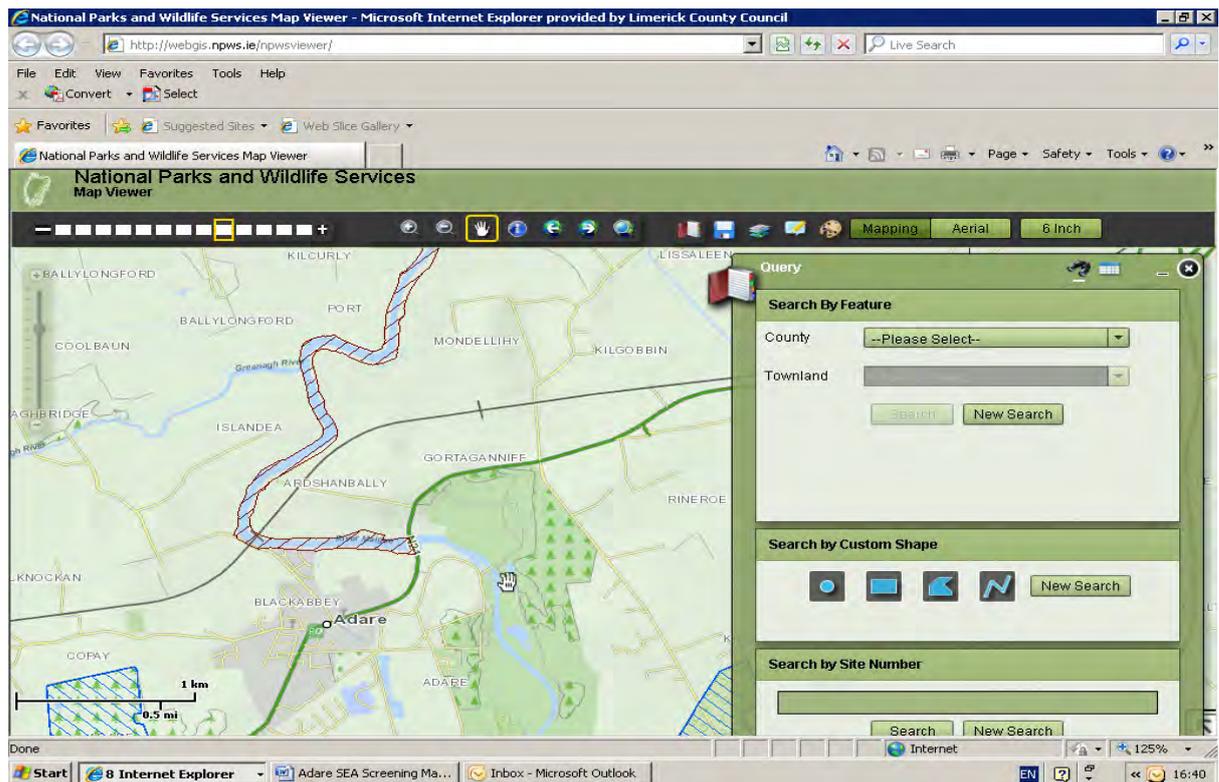


Figure 1: Screen grab from NPWS website showing the Lower River Shannon SAC site extending to the road bridge over N21 Limerick to Tralee Road.

The inclusion of policies ensuring growth takes place in parallel with the provision of adequate waste treatment facilities means that the possibility of ex-situ effects on the river as a designated site (Lower River Shannon SAC) is reduced. The inclusion of a buffer zone along the river also helps to avoid encroachment on the river. Consequently, the chances of direct pollution, such as contaminated over land flow, are reduced. This riparian zone also functions as a wildlife corridor. This is also dealt with in the AA screening documents.

iii. environmental problems relevant to the plan or programme;

The underlying environmental issues of the LAP relate to the following:

- Sensitive development of the historic townscape of Adare.
- Avoidance of pollution to the River Mague.
- Preservation of key features of the town's natural environment and protected structures and listed buildings.

For the review of the plan the retention of the policies relating to Architectural Conservation Areas and architectural issues generally are recommended. The inclusion of additional structures onto the Record of Protected Structures will be done through the medium of section 55 of the Planning and Development Act. This allows the Planning Authority to make changes to its Protected Structures listing independently of the Development Plan Process.

- iv. *the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).*

The review of the LAP was considered under the Limerick County Development Plan 2010. In addition, the LAP was prepared with the Regional Planning Guidelines as a backdrop which takes cognisance of Community legislation and guidelines in relation to environmental issues, which in turn are emphasised by the Guidance Note on Core Strategies referred to in (ii) above.

Characteristics of the Effects and of the Area Likely to be Affected

- i. *the probability, duration, frequency and reversibility of the effects*

Changes and effects are likely as the zoning mechanism guides both the amount and location of development. There was de-zoning as a result of the implementation of both the 2009 Flooding Guidelines and the preliminary maps issued by the OPW under the CFRAM programme. Some changes to zoning have resulted already in that residential zoned lands adjoining Blackabbey Road and Station Road have been removed and replaced with open space zoning. Changes to the built environment are generally permanent in nature and are difficult to reverse. The need for sensitive development because of the historic and archaeological environment in Adare is recognised in the current plan. This is emphasized in Chapter 8 of the current plan and is further emphasized in section 8.2.3 Architectural Conservation Area (ACA) where individual areas in the plan are described and threats to their architectural integrity are summarized. By altering the zoning pattern it is expected that the overall effects of development would be much more controlled both in terms of reduced areas proposed for development but also by minimizing possible flood risk. Concern is expressed by the zoning of 1.3ha of residential lands close to the town centre in an area which is shown to be at flood risk. However as the land is proposed as phase 2 residential, the probability of it being developed within the lifetime of this plan is low, particularly having regard to the requirement that phase 2 lands can only proceed when at least 50% of phase 1 lands is complete.

- ii. *the cumulative nature of the effects*

Cumulative negative environmental effects are likely to be localised within the plan boundaries and limited in nature. As outlined earlier policy changes and reducing zoning patterns with such lands being zoned for agricultural or open space use would lessen overall cumulative negative effects.

In the draft plan a route corridor for the proposed by-pass north of the town as indicated in the 2009 LAP has been removed as a route has not been selected to date. However an objective to provide a bypass to relieve the congestion in Adare has been included the plan.

- iii. *the trans-boundary nature of the effects*

There are no trans-boundary effects.

iv. the risks to human health or the environment (e.g. due to accidents)

No Seveso plant lies within the Plan area. In terms of WWTP the discharge licence, granted in 2010, states the following:

The agglomeration is served by a combined sewer network, and a secondary treatment plant with nutrient removal, located north of and discharging to the Maigue estuary. The plant is designed for a biological capacity of 2,500 p.e. The current loading, is estimated at 1,300 p.e., projected to increase to about 2,250 p.e. by 2016. A licence review will be required for a loading in excess of 2,000 p.e. The primary discharge point (SW-1) is via an outfall pipe to the Maigue estuary, and consists of treated effluent from the WWTP. SW2 and SW3 are emergency overflows serving the two pumping stations in the agglomeration. There are no stormwater overflows (SWOs) in the agglomeration. Wastewater from the agglomeration arises from domestic and non-domestic sources. There is no significant industrial source. The original WWTP was constructed in the 1950s. This plant has been almost entirely replaced in a plant upgrade in 2007. Treatment at the plant consists of screening followed by sequential batch reactors (SBRs) where aeration, settlement, and sludge decanting occur. Additional nutrient removal also takes place through the addition of ferric sulphate prior to discharge. The WWTP in Adare provides secondary treatment with nutrient removal.

As can be seen from the above the plant has been substantially updated since the last plan was prepared in January 2009 and is sufficient for the population figures assigned by the Core Strategy, modified to suit the local circumstances of Adare. The plan will have a revised population target for 1,930 persons by 2022, or 824 persons in addition to the 1,106 persons which was recorded in the 2011 Census. This equates to an additional 442 housing units up to 2022.

v. the value and vulnerability of the area likely to be affected due to

- *Special natural characteristics or cultural heritage;*

The Local Area Plan identifies the following protected areas/elements of the natural/cultural heritage:

- Protected Structures
- Architectural Conservation Areas
- Sites of Archaeological Significance
- Areas with natural history designations
- Proposed Tree Protection Areas.
- Special Control Area

The village of Adare is of particular architectural interest. Of particular note are the streetscapes and the built environment contributing to the creation of a series of unique views along and beyond the streets of the village. Changes to the plan following review are not expected to have any adverse effects but to

consolidate the protection of these assets. As stated above, the Record of Protected Structures (RPS) will be modified in accordance with Section 55 of the Planning and Development Act which will allow additions and deletions to the record. As indicated earlier in the screening some lands to the west of the plan area have been rezoned from enterprise and employment to residential and serviced sites. This zoning will facilitate the retention of elements of park land planting that has survived. Should the employment zoning have remained it would have been far more difficult to retain them.

- *exceeded environmental quality standards or limit values;*

It is not expected that any environmental quality standards will be exceeded or that the value of vulnerable areas limited as a result of the review, it is recommended that policies which conserve aspects of both the built and natural environment are carried forward and reinforced in the review. As detailed above the situation in relation to discharges from the WWTP has improved since the preparation of the last plan as it has been substantially over hauled and can cater for nutrient loadings throughout the life time of the plan.

Changes in zoning have taken place to help conserve landscape features as outlined above which should ensure that the quality of the local environment in the plan area is retained.

- *intensive land-use;*

The changes to the draft plan have taken into account the core strategy and has resulted in the rationalization of existing zoning patterns through measures such as de-zoning and phasing taking into account both the revised population projection figures and the 2009 Flooding Guidelines.

These would lessen the impacts of land use by limiting the amount of land used for development by concentrating development in core areas including brown field sites while protecting environmentally sensitive areas from development. The measures outlined above such as the renewed emphasis on policies to protect the Architectural Conservation Areas and the Special Control Area along the river are expected to lessen the overall effects of development within the LAP boundary.

One of the key issues in the town is that of traffic congestion as traffic moves through the village along the N21. The proposed by pass, shown to the north of the town on the current zoning map, will not now take place although an objective supporting the provision of a bypass is indicated in the plan.

vi. the effects on areas or landscapes which have a recognised national, Community or international protection status.

As outlined above the historical context of Adare has contributed to village structure and buildings which date from medieval times and the late 19th century. While not of European importance they are of county and regional wide

importance and their importance is reflected in the protection accorded them in the current plan.

Stage Two – Summary, Conclusions and Recommendation

At this stage in the plan process, no strategically significant environmental problems can be identified in relation to the above issues.

Following the screening process whereby the specific context of the review to the LAP has been assessed against the environmental significance criteria as contained in Annex II (2) of the SEA Directive, **it is concluded that a Strategic Environmental Assessment is not required for the review of the LAP.**

Recommendations:

- 1** The zoning map took into account the revised population figures arising from the modified core strategy figures.
- 2** The zoning map has been updated to take into account flood risk i.e. The CFRAM maps when available (Spring 2015) and the 2009 Flood Risk Guidelines.
- 3** That the Record of Protected Structures relating to Adare be updated using section 55 of the planning and development Act as amended.

Appropriate Assessment Screening: Introduction

This is an Appropriate Assessment Screening of the review to the Adare LAP, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC).

The existing Adare LAP had originally been prepared in 2009. This review needs to be screened for 'Appropriate Assessment'. Based on the *Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed. The conclusions were that the revision of the LAP **did not require** an Appropriate Assessment.

The principal consideration for an Appropriate Assessment would be if the LAP were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation and Special Protection Areas (SAC's and SPA's) are Natura sites. The Lower River Shannon SAC and the River Shannon and Fergus SPA are closest to the plan area. The LAP has been formulated to ensure that land uses, developments and effects arising from permissions based upon this Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of any Natura sites, having regard to their conservation objectives.

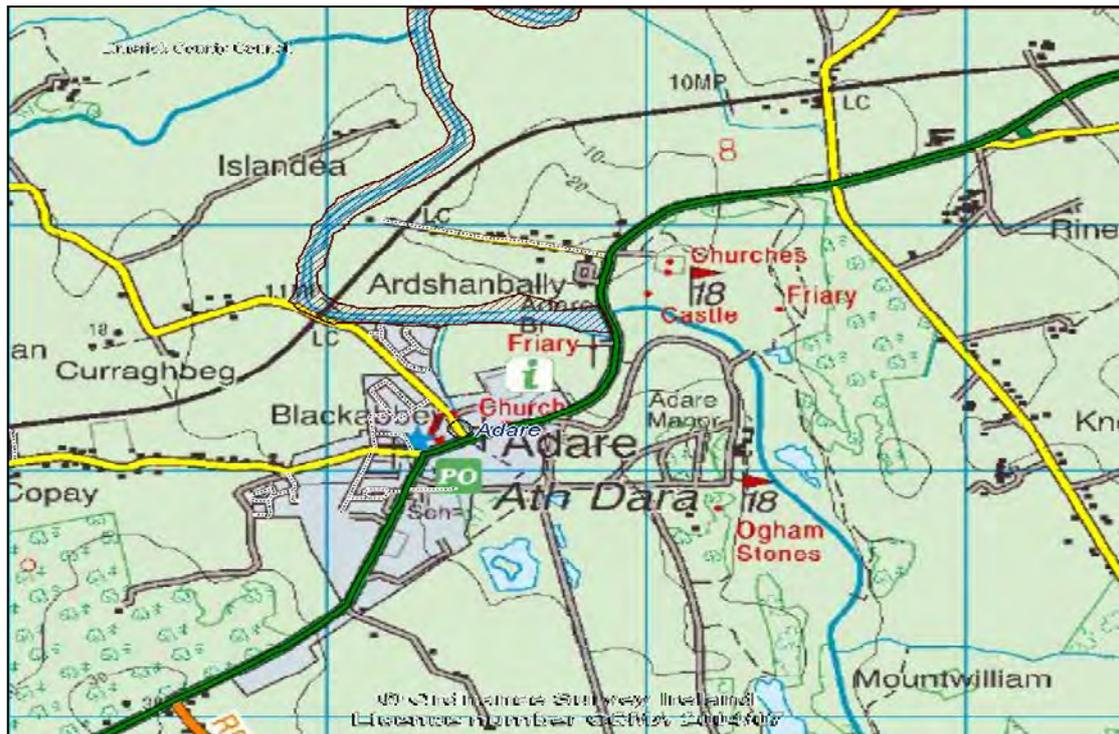


Figure 1: Showing the Shannon Estuary Natura 2000 site to the west of the town. The River Maigue flows into the River Shannon.

It is recommended that the following text is added to the plan:

No projects which will be reasonably likely to give rise to significant adverse direct or 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 this plan (either individually or in combination with other plans or projects).

This provides additional safeguards for areas of natural history significance. This policy together with proposed phasing of development to ensure that infrastructural capacity such as sewage infrastructure is managed in a better fashion should help to prevent damage to the Lower River Shannon SAC site - see below in relation to infrastructure comments. In addition it is proposed that the area along the river with semi-natural open space zoning be retained - see zoning map in current draft of the plan. This will facilitate the passage of otters a species of conservation concern generally and is important in the specific context of the Lower River Shannon SAC site. It will also provide a buffer from development as recommended by Inland Fisheries Ireland document *Planning for Watercourses in Urban Areas*.

The conclusion is at this stage is that the review of the LAP **does not require** an Appropriate Assessment.

Screening Matrix

Brief description of the project or plan:

This LAP is intended to provide for a framework for the planning and development of Adare for a duration of six years, unless amended. The plan is aimed at regulating development while providing sufficient zoning for the land uses designed to respond to the needs of the town.

The desirable outcome of the implementation of the plan is a town that:

- Has a sustainable level of development appropriate to the character, heritage, amenity and strategic role of Adare as a tier 3 town (centre on a transport corridor) in the County Settlement Strategy, and that allows for the preservation and enhancement of the town character, services and amenities;
- Supports and protects the environment, heritage, character and amenity of the town, and in particular the setting of the Maigue River and Shannon Estuary as well as the architectural and archaeological heritage of the town centre;
- Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement and enhance the distinctive character of the town;
- Has a suitable range of community and educational facilities and amenities to serve the local community, the wider rural catchment area and visitors to the town;
- Has a safe network of amenity walks within and through the town and linking the various natural and heritage features;
- Has an adequate level of service infrastructure to support existing and future populations in a manner that protects and complements the environment, including an adequate road network, traffic management and parking facilities, improved public transport and safe routes for pedestrians and cyclists, and adequate wastewater disposal, water supply and surface water drainage.

Brief description of the Natura 2000 sites:

The River Shannon and Fergus SPA (004077) is located 10km up stream of the town of Adare, where the Maigue is designated - see Figure 1. The Lower River Shannon SAC (002165) site is within the Plan area and to the east of the town. The SAC site has been selected because of a range of riparian habitats and species such as wet woodlands, tidal mudflats, estuaries and for species such as otter, salmon and lamprey. Maintenance of high water quality is an important factor in ensuring the preservation of these habitats.

The SPA site has been selected because of its importance for wintering and migratory wild fowl. The site comprises of all the estuarine habitat west from Limerick City and it is the mud flats with its invertebrate community which is of particular importance as a feeding area for migratory wildfowl.

Adare Fen Complex SAC site (002279) contains Calcareous fens and Alkaline fens 16km to the west and northwest of Adare.

Curraghchase woodlands SAC site (0000174) a woodland site designated for the Lesser Horseshoe bat, 12km to the north west.

Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site:

The main way in which ex-situ impacts could be created is through pollution that would affect water quality in the Lower River Shannon SAC site. Since the Maigne flows into the River Shannon system should pollution occur, elements of this may eventually end up in the Shannon itself which is also an SPA. The addition of text referred to below which takes into account the requirements of article 6 of the Habitats Directive seeks to minimise any chances of ex-situ impacts and lessens the possibility of such effects on the designated sites. This text is as follows:

No projects which will be reasonably likely to give rise to significant adverse direct or 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 this plan (either individually or in combination with other plans or projects).

The retention of the semi natural open space designation and the Special Control Area designations along the Maigne will provide a buffer against inappropriate development.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

There are no impacts of the plan that would effect on the Natura 2000 site. In addition, it is the secondary impacts of the plan that would be likely to have the most effect, but as indicated below and in the SEA screening the Waste Water Treatment Plant has sufficient capacity to deal with anticipated loadings.

- **Land-take;**

It is recommended that the open space buffer zone be retained along the Maigne.

- **Distance from Natura 2000 site or key features of the site;**

The River Shannon and Fergus SPA site is located downstream of the town of Adare. The River Shannon SAC is within the LAP boundary- see map above.

- **Resource requirements (water abstraction etc);**

No policies within the plan indicate the need for abstraction of water from any designated site.

- **Emission (disposal to land, water or air);**

The waste water treatment plant is designed for a biological capacity of 2,500 p.e. The current loading, is estimated at 1,300 p.e., projected to increase to about 2,250 p.e. by 2016. A licence review will be required for a loading in excess of 2,000 p.e. The primary discharge point (SW-1) is via an outfall pipe to the Mague estuary, and consists of treated effluent from the WWTP. SW2 and SW3 are emergency overflows serving the two pumping stations in the agglomeration. There are no stormwater overflows (SWOs) in the agglomeration. Wastewater from the agglomeration arises from domestic and non-domestic sources. There is no significant industrial source. The original WWTP was constructed in the 1950s. This plant has been almost entirely replaced in a plant upgrade in 2007. Treatment at the plant consists of screening followed by sequential batch reactors (SBRs) where aeration, settlement, and sludge decanting occur. Additional nutrient removal also takes place through the addition of ferric sulphate prior to discharge. The WWTP provides secondary treatment with nutrient removal.

As can be seen from the above the plan has been substantially updated since the last plan was prepared in January 2009 and is sufficient for the population figures assigned by the Core Strategy, modified to suit the local circumstances of Adare. The plan will have a revised population target for 1,855 persons by 2021, or 749 persons in addition to the 1,106 persons which was recorded in the 2011 Census. This equates to an additional 442 housing units up to 2021

- **Excavation requirements;**

Any excavation which may be permitted under the scope of the plan will take place within the LAP boundaries. The buffer zone provided by the Semi Natural Open Space designation ensures that there will be minimal requirement for excavation in the vicinity of the SAC site. This will minimize the risk of direct disturbance and sedimentation.

- **Transportation requirements;**

It is not considered that any of the transport policies put forward in the plan will have any effect in terms of encroachment on any designated sites.

- **Duration of construction, operation, decommissioning, etc;**

No construction projects within the plan area will encroach upon designated sites due to the distance from them. As a result of the open space, semi natural open space and agriculture designations in the plan it will avoid encroachment on undeveloped sections of the Mague River. The tree belts are also undesignated but because of their age, they are not just valuable landscape features but because older trees have crevices and fissures they are important wild life habitats. They would be of use to bat species which are protected under national wild life legislation. As stated above it is recommended that the protection afforded trees and groups of trees in the current plan is carried forward into the new plan.

- **Other**

None.

Describe any likely changes to the site arising as a result of :

- **reduction of habitat area:**

It is intended to retain the buffer area along the River Maigue. This area is zoned as semi-natural open space. This buffer will prevent encroachment on the river. It will also provide a link to habitats in the wider countryside, an element of zoning that is encouraged by the Green Infrastructure Guidelines (Comhar August 2010).

- **disturbance to key species;**

None.

- **habitat or species fragmentation;**

The presence of the buffer area along the river will help to prevent fragmentation of non-designated habitats and the species that are contained within them.

- **reduction in species density;**

It is not considered that any reductions in species density will take place, due to the relatively limited size of the plan area.

- **changes in key indicators of conservation value**

No projects giving rise to significant adverse changes in key indicators of conservation value for Natura 2000 sites are likely given that policies are in place to control possible ex-situ effects and the presence of the zoned buffer lands along the Maigue river within the plan boundaries.

- **Climate change:**

The consolidation of development within the boundaries of the LAP while at the same time recognising the importance of the conservation sites outside the plan boundaries is not expected to result in climate change issues that would affect the sites.

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- **interference with the key relationships that define the structure of the site;**

None - see policies regarding improvement of sewage facilities to reduce chances of ex-situ effects.

- **interference with key relationships that define the function of the site;**

With the consolidation of development by the updating of the plan and the overall conservation objectives set out by the County Development Plan, it is not expected that the various factors that help designated sites function as particular habitats will be affected.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- **loss;**

Not applicable.

- **Fragmentation;**

Not applicable.

- **Disruption;**

Not applicable.

- **Disturbance;**

Not applicable.

- **change to key elements of the site (e.g. water quality etc);**

Not applicable.

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.

Not applicable.

Finding of No Significant Effects Matrix

Name of Project or Plan:	Adare LAP 2009 revision
Name and location of Natura 2000 sites:	River Shannon and Fergus SPA site (004077) to the north of the boundary of the LAP. Lower River Shannon SAC (Site Code 002165) in the plan area to the east of the town. Adare Fen Complex SAC site (002279) 12km to the west and north west of Adare. Curraghchase woodlands SAC site (0000174) a woodland site designated for the Lesser Horseshoe bat, 10km to the north west.
Description of the Project or Plan	As given in Screening Matrix above.
Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ?	No. The revision of the LAP is intended to provide for the proper planning and sustainable development of Adare and includes policies and objectives to protect and manage in a suitable manner the natural heritage of the town.
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	The LAP has been formulated to ensure that the uses, developments and effects arising from proposals and/or permissions based upon the policies and objectives of the Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of Natura 2000 sites, having regard to their conservation objectives.

	These concerns are also reflected in the County Development Plan.		
The Assessment of Significance of Effects			
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:	Effects are likely to be limited to zoned areas within the plan. The current WWTP reduces the likelihood of ex-situ effects on Natura 2000 sites.		
Explain why these effects are not considered significant:	Natura 2000 sites are protected by a buffer within the plan boundaries and policies, including those set out in the CDP (2010), for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of the Natura 2000 sites.		
List of Agencies Consulted: Provide contact name and telephone or email address:	AA Screening Reports were sent to: <ul style="list-style-type: none"> • SEA Section, Environmental Protection Agency • Planning System and Spatial Policy Section • Department of the Environment, Community and Local Government • Department of Agriculture, Fisheries and Food • Department of Communications, Energy and Natural Resources • Development Applications Unit, Department of Arts, Heritage and the Gaeltacht, 		
Summary of Responses received for previous draft.	Development Applications Unit, Department of Arts, Heritage and the Gaeltacht, <ul style="list-style-type: none"> - Recommend that any AA report include the known and potential of the watercourses within the proposed area and the underwater cultural heritage of these environments. 		
Data Collected to Carry out the Assessment			
Who carried out the Assessment?	Sources of Data	Level of assessment Completed	Where can the full results of the assessment be accessed and viewed
Heritage Officer, Forward Planning Section, Limerick County Council.	Existing NPWS. Site Synopses. Site visits during plan preparation process.	Desktop study, site visits	With plan documentation on request.

Conclusions - drawing together the recommendations of the SEA and AA screening and Flood Impact Assessment:

SEA Screening;

It was recommended that the land along the River Maigne continue to be zoned as semi natural open space.

In relation to Protected Structures where their appropriate re-use is encouraged that a stronger policy relating to the reuse generally of buildings and structures within the plan area would be put in place in the plan during the review process.

That the zoning patterns as presented with reduced residential and more open space and agricultural zoning be retained

Flooding impact assessment:

That flooding policies and plan content, including zoning, be updated to take into account the new provisions of the 2009 The Planning System and Flood Risk Management guidance.

That the land currently zoned as open space and semi natural open space along the Maigne be retained.

Appropriate Assessment Screening:

That the following text is inserted: *No projects which will be reasonably likely to give rise to significant adverse direct or 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 this plan (either individually or in combination with other plans or projects).*

That the land currently zoned as semi-natural open space along the River Maigne is retained.

That the emphasis on conservation of trees and groups of trees in the current plan be continued into the new one.

Appendix 4

Protected Structures

and

List of Traditional Building Materials found in County Limerick

Architectural Heritage

Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended) 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 Act 2000 (as amended) 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 City and 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 (as amended). Under the provisions of the legislation the R.P.S. is an integral part of Limerick City and County Council's Development Plan. The listing provided here is an extract from the current Development Plan, (in force between 2010 – 2016) and the entries in that document are those which have statutory force. However, provisions in the Act allow buildings, features and structures to be added to the Record 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 City and County Council.

A protected structure is deemed, under the provisions of Section 2 of the Planning and Development Act 2000 (as amended), 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 City and County Council's Conservation Officer is available to provide a general advice service to owners and occupiers. However, the planning authority recommends that those proposing to make changes engage the services of an appropriately qualified advisor to act on their behalf. The Royal Institute of the Architects of Ireland has instituted an accreditation programme for conservation architects.

List of Protected Structures in Adare

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
809	Adare Manor House	Adare	Country House	
<p>Detached former Tudor Revival style country house, built between 1832-1850, comprising main block and lower two-storey wing, dated 1832, with attached multiple-bay five-story block to north of main house, built c. 1989. Now in use as hotel.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
810	Limerick Lodge	Adare	Gate Lodge	
<p>Known locally as the Lantern Lodge. Detached octagonal-plan two-storey former gate lodge, built c. 1830, having gables to front (east), north, south and rear (west) elevations and three-bay single-storey block to rear. Single-bay single-storey block to south with adjoining curtain wall.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
811	Demesne wall	Various townlands	Demesne wall	
<p>The wall forms part of the boundary to the Adare Manor estate. Rubble stone boundary wall, dated 1830, with rubble stone copings. Arch with square-profile plaque with incised lettering and rubble stone copings.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
812	Castle Desmond Bridge	Adare	Bridge	
<p>Seven-arch rubble stone bridge over the River Maigue, rebuilt c. 1857, containing fabric from an earlier bridge. Bridge comprising rubble stone walls with rubble copings. Segmental arches with cut voussoirs. Recent footbridges to south.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
813	Modified Medieval Site	Adare	Dovecot	
<p>Believed to have been built in Victorian era. Slender dovecot resembling in design a ruined Gothic castle.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
814	Estate Feature	Adare	'Rent House'	
<p>Three bay, two storey with gable front - gothic revival style, in ruins, Ogee headed openings. The interior comprises of 2 chambers separated by a wall with a curvilinear chimney shaft.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
815	Estate Feature	Adare	Gateway	
<p>Freestanding gateway, built c. 1840, comprising pair of square-profile cut limestone piers with pyramid caps. Decorative cast-iron double-leaf gates with fleur-de-lis motifs.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
816	Estate Feature	Adare	'Station Gates'	
<p>Freestanding gateway, built c. 1840, comprising pair of square-profile cut limestone piers with pyramid caps. Decorative cast-iron double-leaf gates.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
817	Gate Lodge	Adare	Station Lodge	
<p>Detached two-bay single-storey former gate lodge, built c. 1830, with projecting north bay to front (east) and rear (west) elevations and lean-to to rear. Hipped slate roof with rendered and red brick chimneystack. Rubble stone walls with buttresses to projecting bays and to south elevation.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
818	Manor Cottage	Adare	Estate Feature	
<p>Detached three-bay two-storey former staff house, built c. 1930, with projecting west bay to front (north) elevation and gables. Two-bay single-storey flat-roofed block and single-bay single-storey flat-roofed porch to south.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
819	Estate Feature	Adare	'Clubhouse'	
<p>Detached seven-bay single-storey with dormer attic former stables and offices, dated 1863, now in use as hotel accommodation. With central gabled bay to front (north) and rear (south), gables to other bays to front and single-bay two-storey gabled blocks to east and west.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
820	Garden cottage	Adare	Estate Feature	
<p>Detached three-bay two-storey staff house, built in 1906, with projecting west bay to front (north) elevation and catslide block to rear (south). Hipped slate roofs with red brick chimneystacks, overhanging eaves, timber eaves course and flat-roofed dormer window.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
821	Walled Garden 1	Adare	Estate Feature	
<p>Multiple-chamber asymmetrical walled garden, built c. 1830, comprising rubble stone walls with red brick to sections. Cut limestone copings. Segmental arched openings with cut limestone and red brick voussoirs. Cast-iron gates to some.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
822	Walled Garden 2	Adare	Estate Feature	
<p>Multiple-chamber asymmetrical walled garden, built c. 1830, comprising rubble stone walls with red brick to sections. Cut limestone copings. Segmental-arched pedestrian entrance openings with cut limestone voussoirs and timber battened doors.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
823	Walled Garden 3	Adare	Estate Feature	
<p>Multiple-chamber asymmetrical walled garden, built c. 1830, comprising rubble stone walls with red brick to sections. Cut limestone crenellated parapet to west wall with cut limestone copings. Dovecote openings below.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
824	Back Avenue	Adare	'Dawson's Lodge'	
<p>Detached two-bay two-storey former gate lodge, built c. 1830, with later single-bay two-storey block to south having single-bay two-storey block to rear (west). Hipped slate roofs with rendered chimneystacks, ridge tiles and cast-iron rainwater goods.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
825	Back Avenue	Adare	Gateway	
<p>Freestanding gateway, built c. 1830, comprising pair of square-profile cut limestone piers with plinths and stepped capitals. Rubble limestone boundary wall to either side with rubble copings. Recent gate.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
826	Estate cottage	Adare	Estate cottage	
<p>Detached two-bay two-storey former gate lodge, built c. 1830, with gables and recent conservatory to front (south) elevation, single-bay single-storey hipped roofed block to east and canted bay window to east elevation. Pitched slate roof with render copings and cut stone chimneystacks. Rubble stone walls</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
827	Ice House	Adare	Estate Feature	
<p>Freestanding icehouse, built c. 1830, comprising mound supported to north by retaining wall of timber posts. Rubble stone entrance surround with cut limestone quoins. Red brick barrel vault within with square-headed opening and further barrel vault.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
828	Boulabally House	Adare	Estate Feature	
<p>Late 19th or early 20th century two storey detached dwelling. Original sash windows throughout, first floor windows decorated with timber dormer heads. Original natural slate roof.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
829	Estate Feature	Adare	New Farm Yard	
<p>Building laid out in rectangular form around a central courtyard, an 19-bay façade dating from 1906, Central gable-fronted entrance is decorated with a bell tower and a date stone, original natural slate roof</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
830	McCarthy's Lodge	Adare	Estate Feature	
<p>Detached two-bay two-storey former gate lodge, built c. 1820, now in use as house. Having recent extension to west elevation and pitched-roofed block to rear (south). Pitched slate roof with cut stone chimneystacks, overhanging eaves and rendered copings</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
831	Gamekeeper's Lodge	Adare	Estate Feature	
<p>A T-Plan building, constructed of squared masonry, with the southern elevations rendered. Cut stone chimney and natural slate roof.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
833	Adare Church	Adare	Medieval site – Parish church	
<p>This was the medieval parish church of Adare. It remained in use up to the mid-19th century when the Dunravens restored the Augustinian Priory for use as an Anglican place of worship.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
834	Chantry Chapel	Adare	Medieval site	
<p>This small single cell building was constructed, and endowed, in the medieval period in order to have Masses sung for the repose of its deceased benefactor.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
835	Desmonds Castle	Adare	Medieval site - Castle	
<p>The Office of Public Works has recently completed a major conservation and restoration project here. This site is described by O'Keefe (2000) as a donjon, within a bank and ditch.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
836	Franciscan Abbey	Blackabbey	Medieval site – Abbey	
<p>In the attendant grounds of Adare Manor. A relatively unspoilt and unaltered structure the construction of which was completed shortly before the Dissolution of the Monasteries commenced.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
837	Wesley's Rock	Blackabbey	Crag	
<p>Located close to the ruins of the Franciscan Friary, this was the location chosen by the founder of Methodism to preach to local people on several occasions.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
838	Ardshanbally House	Ardshanbally	Semi-detached dwelling	
Semi-detached three-bay two-storey house, built c. 1920, with gabled projecting bays to east and gabled bay to west. Verandah to front (south) elevation. Gablet to west elevation and conservatory and lean-to extension to west. Pitched slate roofs with cast-iron rainwater goods.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
839	Shanbally House	Ardshanbally	Semi-Detached dwelling	
Semi-detached three-bay two-storey house, built c. 1920, with gabled projecting bays to west and gabled bay to east. Verandah to front (south) elevation. Gablet and lean-to to east elevation and conservatory and lean-to extension to west.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
840	Rectory	Ardshanbally	Detached Dwelling	
Detached U-plan two-bay three-storey rectory, built c. 1900, with single-bay single-storey canted bay windows to ground floor, front (south) elevation and box bay window to ground floor east elevation. Single-bay two-storey return to rear (north) with flat-roofed block to north.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
841	Adare Bridge	Adare – Ardshanbally	Bridge	
Fourteen-arch rubble stone bridge, rebuilt in 1837, carrying road over the River Maigue, incorporating fabric of an earlier structure, dating from c. 1390-1410. Segmental arches with cut voussoirs. V-cutwaters to east elevation, rising vertically to form pedestrian refuges. Rubble stone parapet walls.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
842	Augustinian Abbey	Blackabbey	Medieval site - Abbey	
Formerly freestanding gable-fronted Church of Ireland church, restored c. 1807 and c. 1860, incorporating fabric from Augustinian Abbey which dates to 1315. Complex comprises five-bay south nave elevation, double-height gable-fronted chapel to south elevation having gabled single-bay porch to south				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
843	Masoleum	Blackabbey	Dunraven Masoleum	
Attached mausoleum, dated 1826, comprising gable-fronted single-bay two-storey central bay flanked by single-bay single-storey bays. Pitched slate roof to central bay with pitched cut limestone roof to flanking bays. Carved eaves courses. Carved limestone pinnacles and copings to central bay.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
844	School	Blackabbey	Church of Ireland School	
Attached gable-fronted double-height former master and mistress's school house, built c. 1825, with projecting single-bay two-storey flat-roofed block to north. Attached to former Augustinian Abbey, with fifteenth-century cloister to south.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
845	House	Blackabbey	Dwelling	
Attached three-bay two-storey school, built in 1814, with projecting gable-fronted central bays to front (east) and rear (west). Pitched slate roofs with cut limestone copings, brackets eaves course and chimneystacks. Carved limestone finial to front gable. Rubble limestone walls with cut limestone quoins. Carved plaque to central front gable.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
846	Dunraven Arms Hotel	Main Street	commercial premises	
<p>Detached ten-bay two-storey hotel, built c. 1790, with five-bay single-storey block to front (south) elevation, east bays. Two single-bay single-storey flat-roofed bowed porches to front elevation and lower four-bay two-storey block to west.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
847	Presbytery	Blackabbey	Roman Catholic Presbytery	
<p>Detached two-storey presbytery, built c. 1840, comprising three-bay two-storey block with projecting bay to east, single-bay two-storey block to rear (north) and box bay window to ground floor of west elevation.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
848	Holy Trinity RC Church	Main Street	Medieval site-Abbey Trinitarian Priory	
<p>Freestanding Roman Catholic church, restored in 1811 and in 1852-53, incorporating fabric of an earlier abbey, built c. 1230. Comprising gable-fronted nineteenth-century nave.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
849	Convent (Sisters Of Mercy)	Main Street	Medieval & 19 th Century building	
<p>Attached gable-fronted two-storey former convent school, built in 1854, now in use as school. Attached to medieval abbey to south. With box-bay window to west elevation. Two-bay north elevation.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
850	Dovecot	Main Street	Medieval site— Dovecot	
<p>Freestanding circular-plan dovecote, rebuilt c. 1850, incorporating fabric of an earlier structure, possibly dating from the mid fourteenth century. Domed slate roof with cut stone eaves course. Rubble limestone walls.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
851	Wayside Memorial	Main Street	Fountain	
<p>Freestanding carved limestone monumental fountain, erected in 1855, set within cut limestone pentagon-profile basin with carved copings. Tapering four-sided obelisk style shaft surmounted by Celtic cross with carvings in relief and to the base.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
852	Adare Manor Gatres	Adare	Country House - gateway	
<p>Freestanding entrance gateway, built c. 1810, comprising pair of square-profile dressed limestone piers with plinths and carved capitals with carved urns. Decorative cast-iron double-leaf gate between piers.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
853	Ryan's	Main Street	Cottage	
<p>End-of-terrace three-bay two-storey thatched house, built c. 1830. Hipped thatched roof with overhanging eaves, forming canopy over entrance, supported by timber posts. Rendered walls. Square-headed openings with fixed pane timber windows and concrete sills.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
854	Hornby's'	Main Street	Cottage	
Terraced three-bay two-storey thatched house, built c. 1830, with overhanging roof to central bay forming verandah to front (north) elevation. Pitched thatched roof with red brick chimneystack. Rendered walls with square-headed openings having timber casement windows.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
855	Adare Cottage Shop	Main Street	Cottage	
End-of-terrace three-bay single-storey thatched house, built c. 1830. Hipped thatched roof with rendered red brick chimneystack. Rendered walls. Square-headed openings with timber casement windows.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
856	'Good Room'	Main Street	Urban Structure-Commercial	
Semi-detached two-bay two-storey former house, built c. 1920, now in use as restaurant and shop. Projecting east bay to front (north) elevation. Half hipped slate roofs with rendered chimneystack, ridge tiles and overhanging eaves.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
857	'Rococco'	Main Street	Urban Structure-Commercial	
Semi-detached two-bay two-storey former house now in use as restaurant and shop. Square-headed openings with timber casement windows. Square-headed openings to ground floor, front elevation with replacement glazed doors.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
858	'Wild Geese'	Main Street	Urban Structure-Commercial	
Semi-detached three-bay two-storey house, built c. 1920, with projecting west bay, lean-to dormer window and two-bay single-storey porch to front (north). Half-hipped slate roof with rendered chimneystack, overhanging eaves and ridge tiles.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
859	'White Sage'	Main Street	Cottage	
End-of-terrace three-bay single-storey with dormer attic thatched house, built c. 1830. Now in use as restaurant. With single-bay single-storey thatched addition to south-east. Hipped and pitched thatched roof with red brick chimneystack.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
860	'Purcell's'	Main Street	Cottage	
Terraced three-bay single-storey with dormer attic house, built c. 1830, with overhanging central bay to front (north) elevation forming canopy above entrance. Pitched thatched roof with red brick chimneystack, overhanging above entrance and supported by timber posts.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
861	'Lowe's'	Main Street	Cottage	
Terraced three-bay two-storey thatched house, built c. 1830. Pitched thatched roof, overhanging and with red brick chimneystack. Rubble stone walls with square-headed openings having timber casement windows, timber lintels and red brick block-and-start surrounds.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
862	'Fr. Kelly's'	Main Street	Cottage	
Terraced three-bay two-storey thatched house, built c. 1830. Pitched thatched roof, overhanging and with red brick chimneystack. Rubble stone walls. Square-headed openings with replacement casement windows, timber lintels and red brick block-and-start surrounds and relieving arches.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
863	'Blue Door Restaurant'	Main Street	Cottage	
End-of-terrace three-bay two-storey thatched house, built c. 1830. Hipped and pitched thatched roof, overhanging with red brick chimneystack. Rubble stone walls. Square-headed openings with timber casement windows, timber lintels, red brick block-and-start surrounds and relieving arches.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
864	'Barry's'	Main Street	Thatched house	
End-of-terrace four-bay single-storey thatched house, built c. 1830. Hipped and pitched thatched roof with red brick chimneystack. Rendered walls. Square-headed openings with replacement casement windows.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
865	'Benson's'	Main Street	Thatched house	
Terraced three-bay single-storey thatched house, built c. 1830, with flat-roofed single-bay single-storey porch to front (north) elevation. Pitched thatched overhanging roof with red brick chimneystacks. Rendered walls. Square-headed openings with replacement timber windows.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
866	'Lucy Erridge's'	Main Street	Thatched house	
			End-of-terrace four-bay single-storey thatched house, built c. 1830. Hipped and pitched thatched overhanging roof with red brick chimneystacks. Rendered walls. Square-headed openings with timber casement windows. Square-headed openings with timber glazed doors.	
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
867	Washpool	Main Street	Park feature	
			The Washing Pool is located on a small stream beside the Droichidin bridge, where once the villagers would have washed their clothes. Triangular in shape bounded on 2 sides by masonry walls & on the roadside by a coursed stone parapet wall with access openings & sloped entrances to tributary stream - the Droichidín.	
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
868	Culvert	Main Street	Infrastructural feature	
			Double culvert rubble stone bridge over the Droichidin stream. Bridge comprising rubble stone walls.	
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
869	'Murphy's'	Main Street	Detached Dwelling	
			Detached thatched house, built c. 1800, comprising four-bay two-storey block with lower two-bay single-storey block to east incorporating single-storey timber porch to front (north) of four-bay block and having canted bay to east. Hipped thatched roof with red brick chimneystack.	

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
870	Courthouse	Station Road	Urban Structure	
<p>The elegant cut stone civic building, built close to the heart of the village, masquerades as a pair of semi-detached dwellings and gives an insight into the Dunravens' approaches to the picturesque.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
871	Railway Station	Station Road	Railway Infrastructure	
<p>Detached six-bay single and two-storey former railway station, built in 1856, comprising two-bay two-storey gabled block with two-bay single-storey block to north-east, in turn having two-bay single-storey recessed block with single-bay gablet to north-east.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
872	Railway Bridge	Station Road	Railway Infrastructure	
<p>Triple-span railway bridge, built in 1856, over the River Maigue. Now disused. Coursed cut limestone piers, those to central span having cut limestone caps and V-cutwaters, supporting metal span, carrying railway and having lattice work parapets to central span.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
873	Quay	Station Road	Industrial Infrastructure	
<p>The limestone surfaces and bollards serve to remind us today that the Maigue was navigable as far as Adare in the past, as evinced by the Dunravens constructing a short canal into the present village's heart</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
874	'Volkes'	Main Street	Commercial Premises	
<p>Attached three-bay two-storey house and shop, built c. 1820, with render shop front to ground floor front (south) elevation. Pitched slate roof with rendered chimneystack and copings, cast-iron rainwater goods and render eaves course.</p>				
875	Terraced House	Main Street	Commercial premises	
<p>Attached three-bay two-storey former house, built c. 1820, now in use as shop. Pitched fishscale slate roof with rendered chimneystack and coping. Rendered walls with render quoins and plinth course. Square-headed openings with one-over-one pane timber sliding sash windows.</p>				
876	'Garda Station'	Main Street	Urban structure	
<p>Attached four-bay two-storey former house, built c. 1820, with integral carriage arch to ground floor front (south) elevation. Now in use as a garda station. Pitched slate roof with cut stone copings to gables and red brick chimneystacks.</p>				
877	'Costello's'	Main Street	Commercial premises	
<p>Attached single-bay two-storey house and shop, built c. 1850, with shopfront to ground floor, front (north) elevation. Pitched slate roof with red brick chimneystack. Rendered walls. Square-headed opening with tripartite two-over-two pane flanked by one-over-one pane timber sliding sash window.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
878	The Irish Shop	Main Street	Commercial Premises	
Attached two-bay two-storey house and shop, built c. 1850. Pitched slate roof. Rendered walls with render plinth course. Square-headed openings with timber sliding sash windows, two-over-two pane to ground floor and tripartite one-over-one pane to ground floor.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
879	Community Hall	Main Street	Urban Structure	
Detached three-bay single-storey with dormer attic town hall, and former club and billiard room, built in 1911, comprising main block with single-bay single-storey recessed porch having hipped-roof dormer window above and flanked by single-bay gable-fronted projections with bay windows to front (east) elevation.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
880	Methodist church	Blackabbey Road	Urban structure	
Freestanding gable-fronted Methodist church, built in 1873, with three-bay nave, lower gabled chancel to west elevation and gable-fronted single-bay single-storey porch to south elevation. Pitched slate roof with cut limestone copings and carved limestone brackets to gables.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
882	Blackabbey Creamery	Blackabbey Road	Industrial feature	
Detached L-plan single-storey former creamery, built c. 1900, comprising two-bay single-storey block to south with pitched roof and five-bay double-height half-hipped block to north having lean-to porch and external concrete staircase. Now in use as shop.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
883	Lodge	Blackabbey Road	Demesne feature	
Two storey dwelling on own grounds, all sash windows replaced original natural slate pitched roof, diamond shape entrance, hexagonal chimneystack, cut stone façade.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
884	'Keane-Cahmbers'	Blackabbey Road	Terraced house	
Designed by William Clifford-Smith (1881-1954) a noted architect of the Arts and Crafts movement who had a specialized interest in the provision of quality cottage type homes at reasonable cost to the developer – usually an 'improving landlord'				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
885	'Liston's'	Blackabbey Road	Terraced house	
The housing scheme is arranged in short terraces of varying design and sizes. It utilizes dormers and verandahs supported on rustic posts as unifying elements to give cohesiveness to the entire scheme. A further unifying feature of the scheme is the use of contrasting black and white colours on various structural elements.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
886	'Judge's'	Blackabbey Road	Terraced house	
End-of-terrace thee-bay single-storey with dormer attic house, built c. 1910, with lean-to dormer windows to east (front) and south. Overhanging roof forming verandah to front. Recent bay window to west. Half-hipped slate roof with rendered chimneystack. Overhanging to front and supported by timber posts.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
887	'Savage's'	Rathkeale Road	Terraced house	
<p>End-of-terrace two-bay single-storey with dormer attic house, built c. 1910, with flat-roofed dormer window to east (front) and recent extension to north. Half-hipped slate roof with rendered chimneystack. Rendered walls.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
888	'O' Leary's'	Rathkeale Road	Terraced house	
<p>Terraced two-bay single-storey with dormer attic house, built c. 1910, with dormer window and overhanging roof forming verandah to east (front). Pitched slate roof with rendered chimneystack. Overhanging to front and supported by timber posts. Rendered walls.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
889	'Walsh's'	Rathkeale Road	Terraced house	
<p>Designed by William Clifford-Smith (1881-1954) a noted architect of the Arts and Crafts movement. This is a three bay mid terrace house with a cat-slide roofed dormer on the left hand side and a pitched roofed dormer on the right – both shared with adjacent dwellings.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
890	'Iona'	Rathkeale Road	Terraced house	
<p>End-of-terrace three-bay single-storey with dormer attic house, built c. 1910, with dormer window to east (front) and west elevations, recent extension to west (rear) recessed west bay to front with overhanging roof forming verandah. Half-hipped slate roof with rendered chimneystack.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
891	'Jones's'	Rathkeale Road	Terraced house	
<p>Designed by William Clifford-Smith (1881-1954) a noted architect of the Arts and Crafts movement. This is a three bay end terrace house with a cat-slide roofed dormer on the left hand side shared with adjacent dwellings. The main roof is three quarter hipped.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
892	'Kilmurray's'	Rathkeale Road	Terraced house	
<p>Terraced three-bay single-storey with dormer attic house, built c. 1910, with shared gable and dormer window to east (front) elevation. Recessed west bay to front with overhanging roof forming verandah above. Pitched slate roofs with rendered chimneystacks. Rendered walls.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
893	'Iverk'	Rathkeale Road	Terraced house	
<p>Terraced two-bay single-storey with dormer attic house, built c. 1910, with shared dormer gable to roof and overhanging roof forming verandah to front (east) elevation. Pitched slate roofs with rendered chimneystacks. Overhanging and supported by timber posts. Rendered walls. Square-headed opening to gable with timber casement window.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
894	'Raincin'	Rathkeale Road	Terraced house	
<p>Attached single-bay two-storey house and shop, built c. 1820, with render shopfront to ground floor, front (west) elevation. Pitched slate roof with red brick chimneystack and render eaves course. Lined-and-ruled rendered walls with square-headed opening.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
895	'Chawke's Bar'	Rathkeale Road	Terraced house	
Attached four-bay two-storey house and public house, built c. 1820, formerly comprised of two structures, with pub front to ground floor and integral carriage arch, front (west) elevation. Pitched slate roofs with red brick chimneystacks.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
896	Forge	Rathkeale Road	Urban structure – Industrial	
Detached gable-fronted single-bay single-storey former forge, built c. 1820, with recent extension to rear (east). Now in use as offices. Pitched slate roof with cut limestone copings and ball finial to front (west) gable.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
897	Former Manse	Rathkeale Road	Urban structure – Industrial	
Detached four-bay two-storey former constabulary barracks, built c. 1820, with canted bay window to front (west) elevation and two-storey blocks to rear (east). Pitched slate roof with rendered chimneystacks and copings to gables.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
898	Outbuildings	Rathkeale Road	Complex of Outhouses	
Detached three-bay single-storey former coach house, built c. 1850, now in use as outbuilding. With hipped slate roof, rubble stone walls, segmental carriage arch with cut stone voussoirs. Pair of square-profile cut stone piers to west with cut caps and adjoining rubble stone walls.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
899	Harrington's	Back Avenue	Urban Structure – Dwelling	
Semi-detached two-bay two-storey house, built c. 1820. Pitched slate roof with red brick chimneystack and overhanging eaves. Rendered walls. Square-headed openings with replacement uPVC windows. Rubble boundary wall with timber fence				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1673	Dunraven's	Back Avenue	Urban Structure – Dwelling	
Semi-detached two-bay two-storey house, built c. 1820, now overgrown. Pitched slate roof. Rendered walls, red brick exposed to south gable. Square-headed openings, those to south gable with timber sliding sash windows. Overgrown boundary wall.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1674	Murphy's	Back Avenue	Urban Structure – Dwelling	
End of terrace single storey house constructed of textured concrete blocks with a rusticated pattern made to resemble masonry and shows the Dunraven family's willingness to use contemporary materials in the 20 th century.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1675	Corrigan's	Back Avenue	Urban Structure – Dwelling	
Mid-terrace single storey house constructed of textured concrete blocks with a rusticated pattern made to resemble masonry and shows the Dunraven family's willingness to use contemporary materials in the 20 th century.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1676	O'Connor's	Back Avenue	Urban Structure – Dwelling	
End of terrace single storey house constructed of textured concrete blocks with a rusticated pattern made to resemble masonry and shows the Dunraven family's willingness to use contemporary materials in the 20 th century				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1677	Hickey's	Back Avenue	Urban Structure – Dwelling	
Terrace three-bay two-storey house, built c. 1800. Pitched slate roof with rendered chimneystack. Rubble stone walls with square-headed openings.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1678	Moloney's	Back Avenue	Urban Structure – Dwelling	
Terrace two-bay two-storey house, built c. 1800. Pitched artificial slate roof with rendered chimneystack. Rubble stone walls with square-headed openings.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1679	Ruttle's	Back Avenue	Urban Structure – Dwelling	
End-of-terrace two-bay two-storey house, built c. 1800, with single-bay single-storey lean-to to west elevation. Pitched artificial slate roof with rendered chimneystack and copings to gable. Rubble stone walls with square-headed openings having replacement uPVC windows.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1680	Gatehouse	Back Avenue	Country House – Feature	
<p>Single storey building of rubble construction with roughly squared stones acting as quoins on the angles. The window opes have shallow arches in brick. The roof is hipped, slate roof with ceramic ridge tiles. A rustic verandah, of later construction, forms a porch over the lodge's front door.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1681	Semi detached cottage	Back Avenue	Urban structure – dwelling	
<p>Semi-detached gabled two bay dormer roofed dwelling. The front wall is stepped back to form a porch over the front door and is framed by brick quoining on either side. The walls are finished with painted lime mortar, though this has been partially removed in places.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1682	Semi detached cottage	Back Avenue	Urban structure – dwelling	
<p>Semi-detached three-bay single-storey with dormer attic house, built c. 1890, with recessed bay and gabled dormer window to front elevation. Pitched slate roof with red brick chimneystacks</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1683	Semi detached cottage	Back Avenue	Urban structure – dwelling	
<p>Semi-detached three-bay single-storey with dormer attic house, built c. 1890, with recessed bay and gabled dormer window to front elevation. Pitched slate roof with red brick chimneystacks, timber bargeboard to gable.</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1684	Semi detached cottage	Back Avenue	Urban structure – dwelling	
Semi-detached three-bay single-storey with dormer attic house, built c. 1890, with recessed east bay and gabled dormer window to front (north) elevation. Pitched slate roof with red brick chimneystacks.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1685	Semi detached house	Back Avenue	Urban structure – dwelling	
One of two buildings, giving the appearance to the casual observer of being a large asymmetric residence, which are semi-detached dwellings. Red-brick chimneys, natural slate roof, painted wet-dash render.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1686	Semi detached house	Back Avenue	Urban structure – dwelling	
One of two buildings, giving the appearance to the casual observer of being a large asymmetric residence, which are semi-detached dwellings. Red-brick chimneys, natural slate roof, painted wet-dash render.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1687	School	Rathkeale Road	Urban Structure – Institutional	
Detached three-bay two-storey former fever hospital, built in 1830, now in use as a school. Single-bay single-storey gabled porch to west, two-bay two-storey block to rear (east) with four-bay two-storey block with gabled east bay further east.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1688	St Gerard's	Rathkeale Road	Urban structure-dwelling	
<p>Built in the late 1920's of symmetrical design, however it owes much of its design motifs to the Edwardian era of the beginning of the 20th century. Centrally located glazed doorway with side lights and fanlights. Centrally located twin chimneys</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1689	'The Doctors'	Rathkeale Road	Urban structure-dwelling	
<p>Detached four-bay two-storey house, built c. 1910, now also in use as surgery, having two-bay single-storey extension to north elevation and verandah to front (west) elevation. Pitched slate roof with rendered chimneystacks and copings.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1690	Deerpark Gateway	Rathkeale Road	Country House Feature	
<p>Good gates with urns on the west side of Rathkeale Road. The gate way carries the date 1842 on the inner curve of the wall.</p>				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1691	Deerpark Lodge	Rathkeale Road	Country House	
<p>Two bay two storey gabled lodge with chimneys on each gable. Coupled windows on the entrance façade, one at ground floor level and two at first floor. Gothic arched doorway recently converted to a window and lodge was extended to the side approximately 25 years ago</p>				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1692	'Ivy House'	Rathkeale Road	Detached dwelling	
<p>Three bay two storey hip-roofed house, has a centrally placed fanlit door with side-lights. One over one sash windows are located on either side of the doorway. Two Rendered chimneys rise from inside the angles of the roof</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 5

Recorded Monuments in the Adare LAP area

RMP No.	Classification	Townland
LI021-011001	Enclosure	Mondellihiy
LI021-011002	Enclosure	Mondellihiy
LI021-032001	Historic Town	Adare & Blackabbey
LI021-032002	Bridge	Adare & Blackabbey
LI021-032003	Castle Anglo-Norman	Adare
LI021-032004	Church	Adare
LI021-032005	Graveyard	Adare
LI021-032006	Religious House Augustinian Friars	Blackabbey
LI021-032007	Religious House Franciscan Friars	Adare
LI021-032008	Religious House Trinitarians	Blackabbey
LI021-032009	Gatehouse	Adare
LI021-032010	Castle-tower house	Adare
LI021-032011	Chapel	Adare
LI021-032012	Dovecote	Blackabbey
LI021-032013	Town Defences (not located)	Adare & Blackabbey
LI021-032014	Graveslab (not located)	Gortaganniff
LI021-032015	Architectural fragment (not located)	Blackabbey
LI021-032016	Architectural fragment (not located)	Blackabbey
LI021-032017	Font	Blackabbey
LI021-032018	Mill unclassified	Adare
LI021-032019	Burial	Blackabbey
LI021-034001	Ogham (present location)	Adare
LI021-034002	Ogham (present location)	Adare
LI021-034003	Ogham (present location)	Adare
LI021-034004	Ogham (present location)	Adare
LI021-034005	Ogham (present location)	Adare
LI021-144	Enclosure	Ardshanbally
LI021-145	Enclosure	Mondellihiy
LI021-149	Enclosure	Ardshanbally
LI021-151001	Enclosure	Ardshanbally
LI021-151002	Enclosure	Ardshanbally
LI021-153	Enclosure	Blackabbey
LI021-156001	Enclosure	Graigie
LI021-156002	Enclosure	Graigie
LI021-156003	Enclosure	Graigie
LI021-157001	Enclosure	Cummeen
LI021-157003	Enclosure	Cummeen
LI021-184	Armorial plaque	Adare

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