

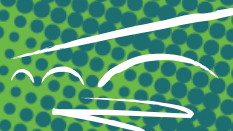
Volume 2

Level 4 - Large Villages, Settlement Zoning and Development Objectives

June 2021

ATLANTIC EDGE

LIMERICK
EUROPEAN EMBRACE



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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Level 4 Settlements– Large Villages

Introduction

The settlement hierarchy set out in the Draft Development Plan identifies seventeen settlements as Level 4 large villages within Limerick, thirteen Level 4 – large villages have been identified for inclusion in the Draft Development Plan with development objectives and zoning maps and the remainder will have Local Area Plans prepared after the adoption of the Draft Limerick Development Plan 2022 – 2028. This following document includes the written statements, land use zoning maps and tiered approach to zoning assessment for Ballingarry, Bruree, Bruff, Cappamore, Doon, Dromcolliher, Glin, Foynes, Hospital, Kilfinane, Murroe Pallasgreen and Pallaskenry.

Each settlement profile puts a focus on place making and amenity, identifies the economic drivers in the settlement, identifies an appropriate level of zoning and considers any lands identified as being at flood risk, as well as examining the infrastructural capacity of the settlement to cater for future development. There are also challenges which the settlements face. These range from urban generated pressures in some locations, to a declining and ageing population in others, town or village revitalisation, increasing employment opportunities, activities and services, adapting to climate change, and expanding the tourism offering. In addition, a number of Level 4 settlements are currently faced with infrastructure deficiencies. The Council will continue to address these deficiencies in conjunction with Irish Water and it is envisaged that these will be delivered within the lifetime of the plan.

The following settlement plans and specific objectives read in conjunction with the high-level policies and objectives set out in Volume 1 of this draft Development Plan will work to achieve successful solutions to the challenges faced during the lifetime of this draft Plan.

National Policy Context

NPO 3c of the National Planning Framework sets out that at least 30% of all new homes that are targeted in settlements other than the five cities and their suburbs should occur within their existing built-up footprints. It also identifies that individual or scheme homes delivered outside the Central Statistics Office defined urban settlement boundary are classed as greenfield. In this regard, the lands identified for growth are within urban settlement boundaries to an appropriate scale in order to deliver compact growth.

Zoned lands within the Large Villages

Each settlement plan identifies suitable lands zoned as ‘Serviced Sites’ or ‘New Residential’. In some instances, particularly where limited lands are available or where the amount of zoning proposed is limited, a combined ‘New Residential & Serviced Sites’ are accommodated in a single scheme.

Vacancy and Dereliction

An assessment has been carried to consider vacancy and dereliction and an appropriate allocation of housing units has been identified in the core strategy for each settlement. The reuse of vacant units has been accounted for within each of the settlement boundaries and included in the calculations for residential purposes in each settlement.

Environmental Appraisal

A Natura Impact Statement, Strategic Environmental Assessment and Strategic Flood Risk Assessment which have been undertaken in tandem with the preparation of this Draft Development Plan have informed the formulation of plan objectives and land-use zonings. Where mitigation measures have been recommended these have been incorporated accordingly. Details of all proposed mitigation measures are included in the respective reports included in Volume 4 of this plan

Level 4 – Large Villages - Overall Objectives

Each settlement profile includes individual objectives specific to that settlement. In conjunction with these, the following are common objectives or goals, which relate to all Level 4 settlements and should be read in conjunction with each profile.

Objective SE O1 – Population Growth in Level 4 Settlements – It is an objective of the Council that:

- (a) Generally no one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the plan, unless the applicant can demonstrate that the settlement has adequate capacity in terms of both physical and social infrastructure to support additional growth.
- (b) A variety and choice of house types shall be provided, including single storey dwellings and a mixture of housing densities ranging from 22 units per hectare on residential lands to 10 units per hectare for serviced sites in accordance with “Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities”, May 2009, and any amendment thereof.

Objective SE 02 – Reuse of Vacant and Derelict Buildings – It is an objective of the Council to encourage the re-use of under used, vacant and derelict buildings and sites in the settlements and support the use of Derelict sites legislation for the compulsory acquisition of properties, which have fallen into disuse and detract from the setting and amenity of adjoining properties for residential, retail and enterprise and industry creation in the villages.

Where a proposal involves the redevelopment of a site adjoining underutilised or brownfield sites, a comprehensive masterplan will be required to demonstrate a planned and integrated scheme for the area in order to avoid piecemeal development, which could inhibit the future potential of adjoining sites

Objective SE 03 – Expansion of Services and Infrastructure – It is an objective of the Council to facilitate the provision and expansion of all services and infrastructure, which would contribute positively to the attraction of the settlements for development.

Objective SE 04 – Minimising Flood Risk – It is an objective of the Council to Implement the recommendation of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on ‘The Planning System and Flood Risk managements Guidance Documents (November 2009)’ and any subsequent guidelines.

Objective SE 05 – Expansion of Public Transport Networks – It is an objective of the Council to encourage the development and expansion of public transport networks to adjacent settlements and Limerick City, in consultation with transport providers.

Objective SE 06 – Accessing Lands within Villages - It is an objective of the Council to facilitate access to back lands by seeking the provision of new access and improvements to the roads and junctions as part of any works involved.

Objective SE 07 – Provision of Social Infrastructure – It is an objective of the Council to support and facilitate the provision, improvement and expansion of community services in the settlements. Provision of play and recreation facilities will be required for new residential developments in line with all relevant Development Management Standards and Objective SCS1 016 of the draft Development Plan.

Objective SE 08 – Protection of Built Heritage – It is an objective of the Council to preserve, protect and enhance the character of the settlements including Protected Structures and attendant grounds in accordance with the best conservation practice and relevant heritage legislation.

Objective SE 09 – Architectural Conservation Areas in Bruff, Dromcolliher, Foynes, Glin, Hospital & Kilfinane - it is an objective of the Council to protect, conserve and where appropriate, enhance the Architectural Conservation Area (ACA) in the villages. 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.
- (b) Seek to retain/incorporate/replicate exterior features which contribute to or enhance the character and streetscape of the ACA such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork etc;
- (c) Encourage the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts where poor replacements have been installed, discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs. The use of ground floors for storage as its primary use will not be permitted.
- (d) Ensure priority is given to the pedestrian, to inclusive access, and to facilitating the improvement of the quality of the public realm. The latter will include for consideration of, the planting of trees in the wider public open spaces, benches for sitting and the articulation of uses through appropriate paving

Objective SE 10 – Protection of Archaeological Heritage – It is an objective of the Council to seek the preservation of all known sites and features of historical and archaeological interest. This includes all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994.

Objective SE 11 – Development of walkways and cycleways – it is an objective of the Council to facilitate the development of walkways and cycleways in cooperation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties overlook proposed walkways.

Objective SE 12 – Promoting of Sustainable Transport Modes – It is an objective of the Council to improve and create additional facilities for pedestrians and cyclists as opportunities arise as part of new developments, as a means of supporting modal shift in these villages.

Objective SE 13 – Community Gardens and Allotments – It is an objective of the Council to facilitate opportunities for food production through allotments or community gardens at appropriate locations in Level 4 villages to support a means of more sustainable development.

Objective SE 14 – Blue – Green Infrastructure Opportunities – It is an objective of the Council to require integration of all elements of existing blue-green infrastructure, including suitable

mature trees, hedgerows, field boundaries, watercourse and natural heritage features into new developments, prevent fragmentation and mitigate potential impacts on the existing biodiversity and green infrastructure network, as well as seeking opportunities to develop new blue green infrastructure. In the event that mature trees are required to be felled, a comprehensive tree survey carried out by a suitably qualified individual, demonstrating that the subject trees are of no ecological or amenity value shall be submitted in conjunction with planning applications.

Objective SE 15 – Protection of European Designated Sites – It is an objective of the Council to preserve and protect the integrity of any European Designated sites from inappropriate development, to maintain its importance in terms of ecology, and as an amenity area for the villages and wider area.

Objective SE 16 - Provision of Enterprise Space – It is an objective of the Council to support the provision of enterprise space or start-up space in the settlements for emerging enterprises including community based energy projects.

Objective SE 17 - Tourism Development – It is an objective of the Council to enhance the tourism potential of the settlements including the promotion of new tourism products in an environmentally sustainable manner and work with relevant landowners and stakeholders to encourage new development for the tourist industry to be located within the village boundary to maximise existing services.

Objective SE 18 – Retail Development – It is an objective of the Council to support retail development at suitable locations on zoned lands, within the village centres. There shall be a presumption against out of centre retail development.

Ballingarry

Settlement Context

Ballingarry is a rural village located 30km south-west of Limerick City. The name Ballingarry in Irish Baile an Garrai is the village of the gardens and housing estate names in the village reflect this. The village retains many shopfronts and has an attractive streetscape. The river Glasha flows east to west through the village.

Population growth current and future

Ballingarry is a designated settlement in the Census of Population and the settlement had a population of 521 persons in 2016 and 202 occupied dwellings. The village has a relatively young population profile with 31% in the 0-19 year age cohort, according to the Census 2016. This is higher than the state average of 28%. The population of Ballingarry grew by 27% between 2006 and 2016.

Year	Population
2006	411
2011	527
2016	521

The core strategy provides a housing allocation of 55 units to Ballingarry over the plan period. A review of extant planning permissions within the village has determined that there are no committed units in the village. Having regard to the level of dereliction in the village it is considered that there are opportunities for the redevelopment of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
55	38	1.7	10	1	15% = 8

The primary focus of the development strategy is to support the proportionate growth of Ballingarry and to strengthen and consolidate the village. The development of houses with individual treatment systems, in line with Objective SS O12 in Chapter 3 will be encouraged in the short to medium term due to the infrastructural constraints within the village. An example of this type of development can be seen on lands adjoining the Mustard Seed Hotel and Restaurant.

Housing

In 2016 there were a total of 202 dwellings in the village with limited new development built since then. There are a number of housing schemes in the village, including Clontemple, The Garden, Kilshane Court, Beechwood Drive and Doonbeirne. 59% of the houses in 2016 were owner occupied. There are no extant residential planning permission in the village, however currently eight serviced residential sites are under development to the rear of the Mustard Seed restaurant.

New Residential Development in Ballingarry will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety and mix of house types and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure. In Ballingarry a total of 2.7 hectares of lands are required for new residential development.

Village Centre and Economic Development

Services in the village, include convenience services such as a grocery store, pubs, beautician, hair salon, fast food outlet, furniture making premises, agricultural parts store and garage, a pharmacy, takeaway and funeral home. Manutec uses the former Church of Ireland building as a computer support and services premises and the Mustard Seed Restaurant and Country House is well renowned locally and nationally. It is evident that the village acts as a service hub for the surrounding locality.

Traffic congestion, because of the street alignment and on street parking on both sides of Main Street, is an issue in Ballingarry. This plan will provide policy support for a traffic management plan to address these issues.

Education

The village is served by a mixed gender national school Scoil Chríost an Slanaitheoir, with an enrolment of 192 pupils in 2019/20. There is also a preschool and after school childcare service available in the village next to the Primary School.

Community and Recreation

The village enjoys well developed community facilities and has a range of services including, Our Lady of the Immaculate Conception Church and graveyard, a Garda Station, a Health Centre, doctors surgery, a preschool, playground and park and a large GAA pitch with a club house.

The proximity of the Knockfierna Mountains offers opportunities for recreation and leisure purposes in close proximity to the village. There are also opportunities within the village to further enhance the looped walking routes and increase permeability throughout the village and especially in establishing links from new residential developments to the village centre. Public realm upgrade works, in the Mall area are to be completed in 2021 and cooperation with landowners will be sought to increase accessibility to De Lacys Castle, which is in ruins in the village centre.

Regeneration and Renewal

There is a high level of vacancy and dereliction throughout the village. Some of these buildings have high visibility due to their scale and large street frontages and collectively they contribute to a neglected appearance to the village. Opportunities exist for their reuse for a range of village centre compatible uses.

Heritage

Seven structures in the village are afforded protected structures status, with five potential additions from the National Inventory of Architectural Heritage. Seven Recorded Monuments have also been identified in the village.

Flood Risk

A threat of flood has been identified following the path of the river Glasha, which runs east west through the village. In adapting to climate change consideration has been given to the

location, of new development lands, using the village centre first approach, to provide for the sustainable growth of the village and to promote walking and cycling within the village, to support climate action measures.

Infrastructure

In terms of sewerage infrastructure, spare limited capacity has been identified in the waste water treatment plant, however, the plant has issues meeting the appropriate discharge standards. The water supply has limited spare capacity to support the growth of the village. The Council has sought funding under the Small Towns and Villages Programme, from Irish Water to upgrade both the wastewater treatment plant and to supplement the water supply in the village. It is anticipated that within the lifetime of the plan, upgrade works will be carried out to improve both water and wastewater infrastructure in Ballingarry. The surface water network is separated with outfall to the stream.

There is no public transport service to the village, however; a local link service operates between the village and adjoining towns a number of times a week. According to the National Broadband Plan between 54% and 99% of Ballingarry is covered by high-speed broadband.

Ballingarry Settlement Objectives:

Objective BA O1 – Infrastructure Upgrades - It is the objective of the Council to support the expansion and improvement of water and wastewater infrastructure in the village, in conjunction with Irish Water.

Objective BA O2 – Looped Walking Routes –It is an objective of the Council to support the improvement of the looped walking routes within the village and enhance linkages between the village and Knockfierna Hills, as resources permit.

Objective BA O3 – Public Realm – It is an objective of the Council to support public realm works within the village, which will improve the appearance, accessibility and usability of the many structures of significance within the village and work with landowners to enhance accessibility to De Lacy’s Castle.

Objective BA O4 – Traffic Management Plan – It is an objective of the Council to facilitate the preparation of a Traffic Management Plan for the Main Street of Ballingarry.

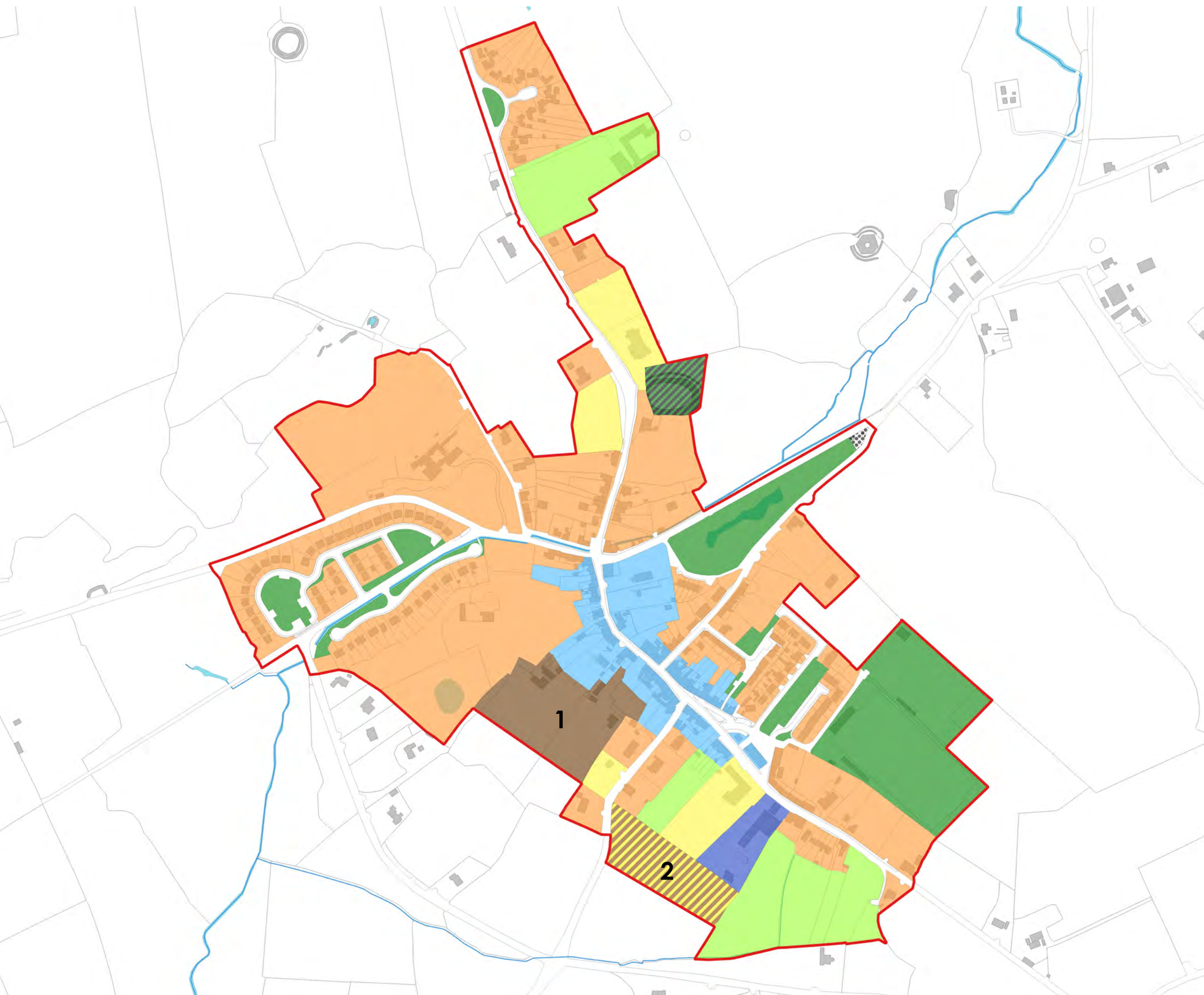
Objective BA O5 – Special Control Area Protection – It is an objective of the Council to protect and maintain the integrity of the Special Control Area in Ballingarry. Developments within this area shall contribute to or enhance the environment and character of the Special Control Area and shall not detract from the overall qualities of the Special Control Area.

LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Special Control Area
-  Settlement boundary

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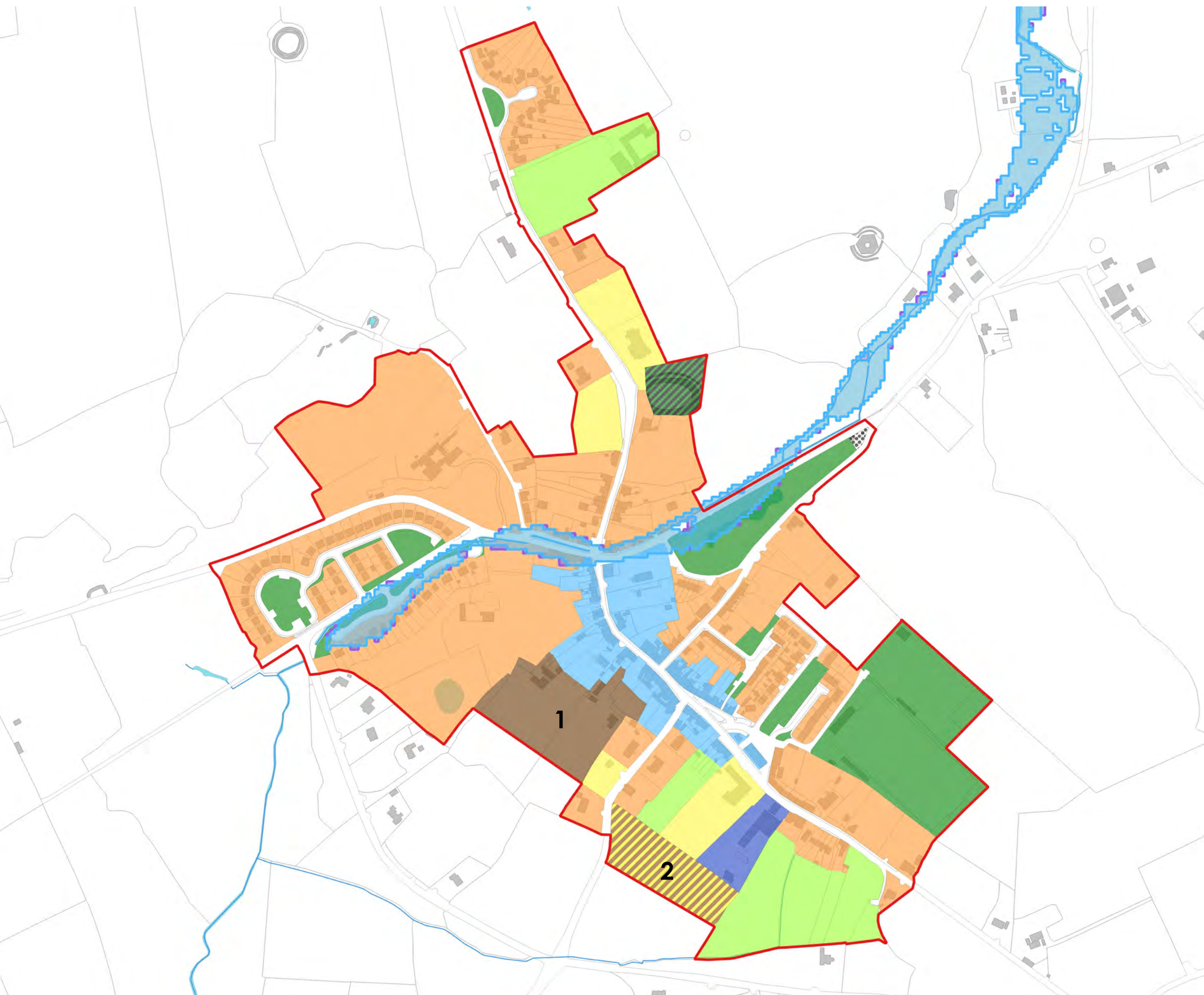


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Special Control Area
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

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Tiered Approach to Zoning – Ballingarry

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	1.75	22 units /ha	✓	✓	!	✓	✓	✓	✓	✗	✓	N/A		1
2	Residential Serviced Sites	1.057	10 units /ha	!	!	!	✓	✓	✓	✓	✗	✓	N/A		1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 - 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond lifetime of the Plan delivery	L

Bruff

Settlement Context

Bruff is located approximately 25km south of Limerick City. The Limerick – Killmallock road (R512) runs north-south through the village and forms the Main Street. Bruff's agricultural hinterland is largely lowland pastoral farming. The central core of the village is concentrated on Main Street. The historical core of the village is delineated by the Fair Green and Main Street, St Peter's and Paul's Church to the north and the Church of the Ireland which is located to the south by the Morningstar River.

The village reflects a simple linear street layout a characteristic of many Limerick towns and villages. Religious and civil establishments of the eighteen and nineteenth century are clustered around the Fair Green area, at the convergence of two important regional roads to the north, and by the Morningstar River, where the former Church of Ireland is located. Educational establishments of the same period are located outside the village core, south of the Morningstar River. Main Street is dominated by late nineteenth century architecture of terraced buildings, two and three storey, some with retail uses on the ground floor.

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. Most of the local economic activity is located on Main Street.

Population growth current and future

The population was 803 in 2016 and grew by 8% between 2011 and 2016. 61% of the population of the village are under the age of 44 years with 19% over the age of 65.

Year	Population
2006	724
2011	783
2016	803

The core strategy provides a housing allocation of 83 units to Bruff over the plan period. A review of extant planning permissions within the village has determined that there are 67 committed units. Having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
83	57	2.6	14	1.4	15% = 12

Housing

In 2016 there were 384 dwellings in the village with 57% of these owner occupied which is just below the national average of 59.2%. There are a number of housing schemes in the village, including Sycamore Drive, Bru na nDeise and Brackvoan. Extant permission exists for a large housing development of 55 houses along the Kilmallock road, 9 serviced sites along the R516 Regional Road and there is a committed Local Authority development also within the village boundary. The building out of these residential permissions will largely meet the housing projections for Bruff over the lifetime of this plan and will provide a mix of traditional detached, semi-detached and terraced homes and serviced sites for individually designed one off type housing within the settlement boundary.

Village Centre and Economic Development

There is a diverse range of services and businesses operating in the village, including a credit union, supermarkets, pharmacies, a post office, a garden machinery shop, pubs, a restaurant, take-aways, a B+B, hair dressers/barbers, funeral home, service station, bookmaker and veterinary clinic.

According to the Census of population 2016, 48% of the village's population are at work with 23% of those employed in managerial and technical roles.

Reflecting the opportunities that exist for tourism in village, there is B&B accommodation along the Main Street and event space offered in the former FCJ convent. This building functioned as a school up until 2012 and presently is in private ownership and operating as an events, wedding and conference destination. There are three playing pitches on the site and the lands offer an opportunity for community services, as well as for employment opportunities and a tourism offering to the village.

Further tourism opportunities exist in the village through developing the linkages with former US President John F. Kennedy. An exhibition centre based on his ancestry is located in the

former library building owned by the Local Authority. It is open to the public and operated by the local community. Recently a dwelling in the village has also been linked to his ancestry and potential exists to further develop this.

The Care Bright facility, which replaced the former Microtherm manufacturing facility, provides a social enterprise function for care in the home and at its facility, for those living with dementia. It is Ireland's first purpose built community for those living with dementia and is widely recognised as a pioneering venture in the field of care. The centre provides three bungalows, each containing private living spaces and gardens along with a sensory garden and a community café.

Education

The village is served by a mixed gender national school Scoil Dean Cussen with an enrolment of 255 pupils in 2019/20. There is also a community pre-school operating in the village.

Community and Recreation

There are a number of community facilities in the village, including a health clinic, a community/youth café and a playground. Sporting facilities include a GAA pitch, a soccer pitch and a Pitch and Putt course.

The riverside park along the banks of the Morning Star River also offers an attractive public amenity to the village. The park sits between the bridges to the south of the village and the park located on the Athlacca road. Unfortunately, these parks are not connected at present and are dissected by the R512 to Kilmallock. Currently a public realm plan is being prepared for Bruff and it will consider the issue of providing a high quality riverside walkway and cycleway alongside the Morningstar River in particular on the northern banks. Any proposal must provide pedestrian and cycleway connections to the existing parks. These lands have been identified, as under a threat from flood and any developments proposed must ensure compliance with the Flood Guidelines.

The proximity of the village to Lough Gur, one of Ireland's most important archaeological sites offers further opportunities to residents and visitors alike to the village to enhance and build on the recreational offering of the site. New walkway and cycleway linkages along the old road from Bruff to Lough Gur will be supported in this plan and in the new public realm plan for the village.

Funding has also been secured under the Town and Village Renewal Scheme 2020 for footpath and entrance upgrades to the Grove Public Park.

Regeneration and Renewal

There is a high level of vacancy and dereliction, both residential and commercial throughout Bruff especially along the Main Street. Some of these buildings are significant in scale and offer real opportunity for the revitalisation of the village centre. Bruff along with a number of other villages across the county has secured Rural Regeneration and Development Fund funding to address vacancy and dereliction and it is noted that five buildings have been included on the Derelict Sites list in Bruff with many more issued with notices for specific works to improve the appearance of these buildings.

There are many examples along Main Street where opportunities exist to redefine how the street could be used so that it best serves residents and visitors alike and focus on the regeneration of the existing building stock within the village core. An example of one such building is the former RIC Barracks, a detached three storey, five bay building with basement located along the Main Street across from the Garda Station.

There is no manufacturing/industrial facility in Bruff and there is an opportunity to strengthen the village's economic base through the re-use of vacant ground floor premises along the Main Street.

There is also a large area of underdeveloped village centre zoned backlands, where potential exists for mixed land uses, including residential, retail, office, artist/craft studios, tourist accommodation and potentially a public car park.

Heritage

There are 35 Protected Structures that are considered to have architectural, historic or technical value and have been entered into the Record of Protected Structures. In addition to these structures there are four structures listed in the National Inventory of Architectural Heritage (NIAH). In recognition of the unique and distinctive built heritage of the village an Architectural Conservation Area has been designated extending south from Newtown on to Main Street. Furthermore, there are nine recorded monuments in the village, including the former Church of Ireland, which dates back to the 16th Century.

Flood Risk

As part of the preparation of this Draft Development Plan, a Strategic Flood Risk Assessment has been prepared and a large area of flooding has been identified mostly in the southern end of the village and along the path of the River. The precautionary approach has been adopted, in line with the Planning System and Flood Risk Management Guidelines for Planning

Authorities (2019), with the exception of brownfield sites, all other lands at risk of flooding have been zoned for open space and agricultural use only.

Infrastructure

Bruff is served by an existing wastewater treatment system, which was constructed in 2011 and has capacity to accommodate further development. Public water is available from Moloney's field to the north of the village and from Ballygrennan. There is adequate water and wastewater capacity to cater for the projected growth within the lifetime of the plan. There is an issue in the village with storm water overflow at times of large volumes of rain and there is a lack of existing surface water drainage on the Kilmallock side of the village. Bruff is served twice times daily by a Bus Eireann service and a daily local link service offers a service between the village and Limerick. According to the National Broadband Plan, 99% of the village is covered by high speed broadband.

Bruff Settlement Objectives:

Objective BR O1 – Redevelopment of Vacant Sites – It is an objective of the Council to encourage the restoration and re-use of the Old Barracks building on Main Street for village centre compatible uses and the former FCJ Convent for enterprise & employment uses.

Objective BR O2 – Public Realm Upgrades – It is an objective of the Council to support and facilitate the delivery of projects for improvement of the public realm in the village, especially along the Main Street, the former FCJ school site and along the banks of the Morningstar River and in line with any future public realm plan.

Objective BR O3 – Tourism Development – It is an objective of the Council to enhance the tourism potential of the village, including the promotion of new tourism products in an environmentally sustainable manner, such as the linkages to JFK ancestry and the JFK Museum and work with relevant stakeholders to encourage new tourism development to be located within the village.

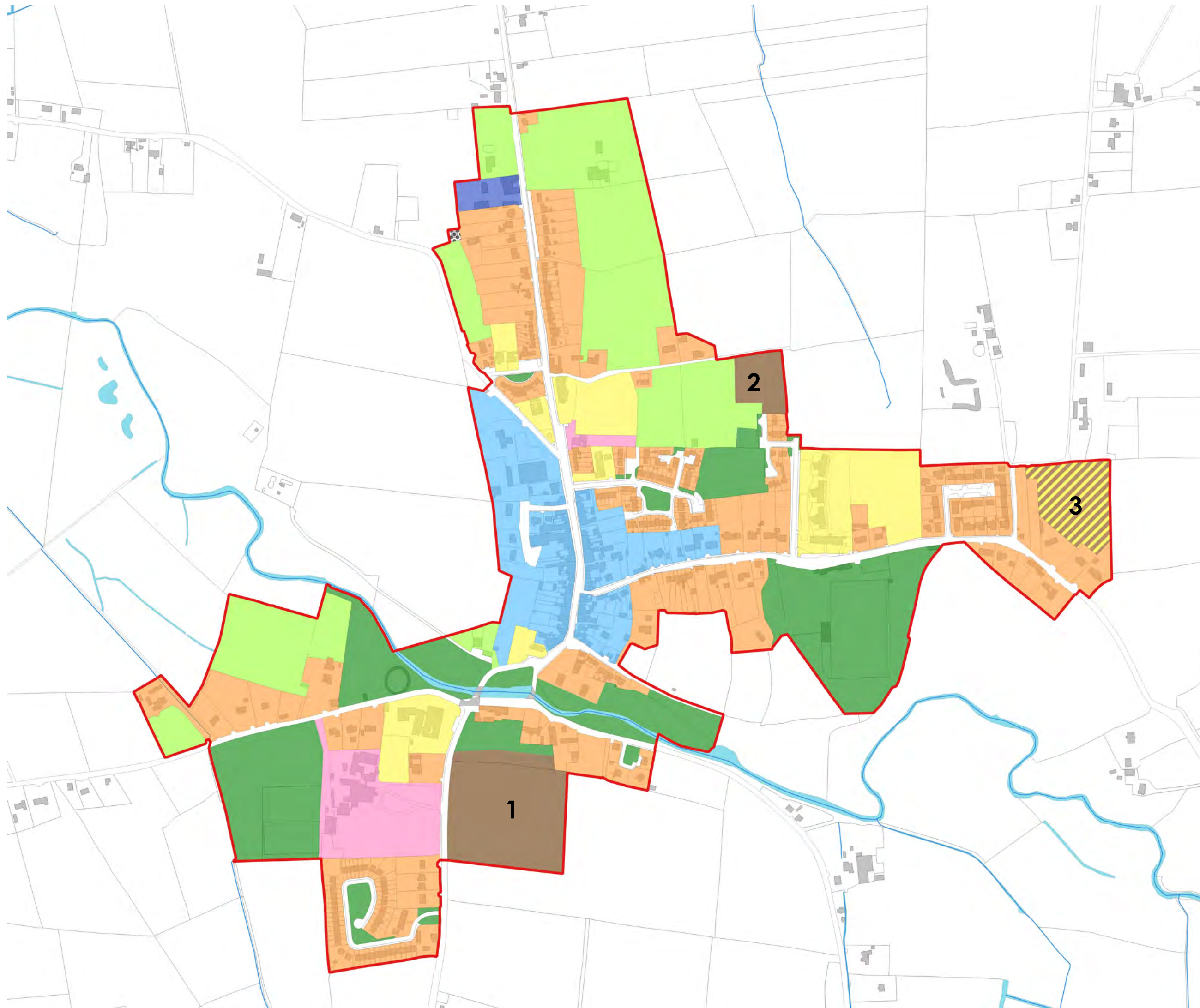
Objective BR O4 – Traffic Management Plan – It is an objective of the Council to support the preparation of a Traffic Management Plan for the Main Street of Bruff and explore the potential for the development of a public carpark within the village in line with the Bruff Public Realm Plan

Objective BR O5 – Walkway and Cycleway Improvements – It is an objective of the Council to facilitate the development of walkways and cycleways in co-operation with local interested parties, including the private, voluntary and public sector and support the development of linkages between the village and Lough Gur. Any proposed development adjacent to such walkways must incorporate connecting pathways into any designated walkway in their

design. Developments shall be designed to ensure that properties overlook proposed walkways.

Objective BR O6 – Safeguard the Lands along the Morningstar River – It is an objective of the Council to maintain and protect the lands adjoining the Morning Star River from inappropriate development in order to maintain its significance as an important ecological site, as a natural wildlife corridor, as a flood management zone and as a natural amenity area. High quality looped walkways and cycleway with connectivity between the two parks should be considered at this location.

Objective BR O7 – Distributor Road – It is an objective of the Council to explore the potential for the development of a distributor road in Bruff, subject to an appropriate level of environmental and ecological assessment and to resources becoming available.

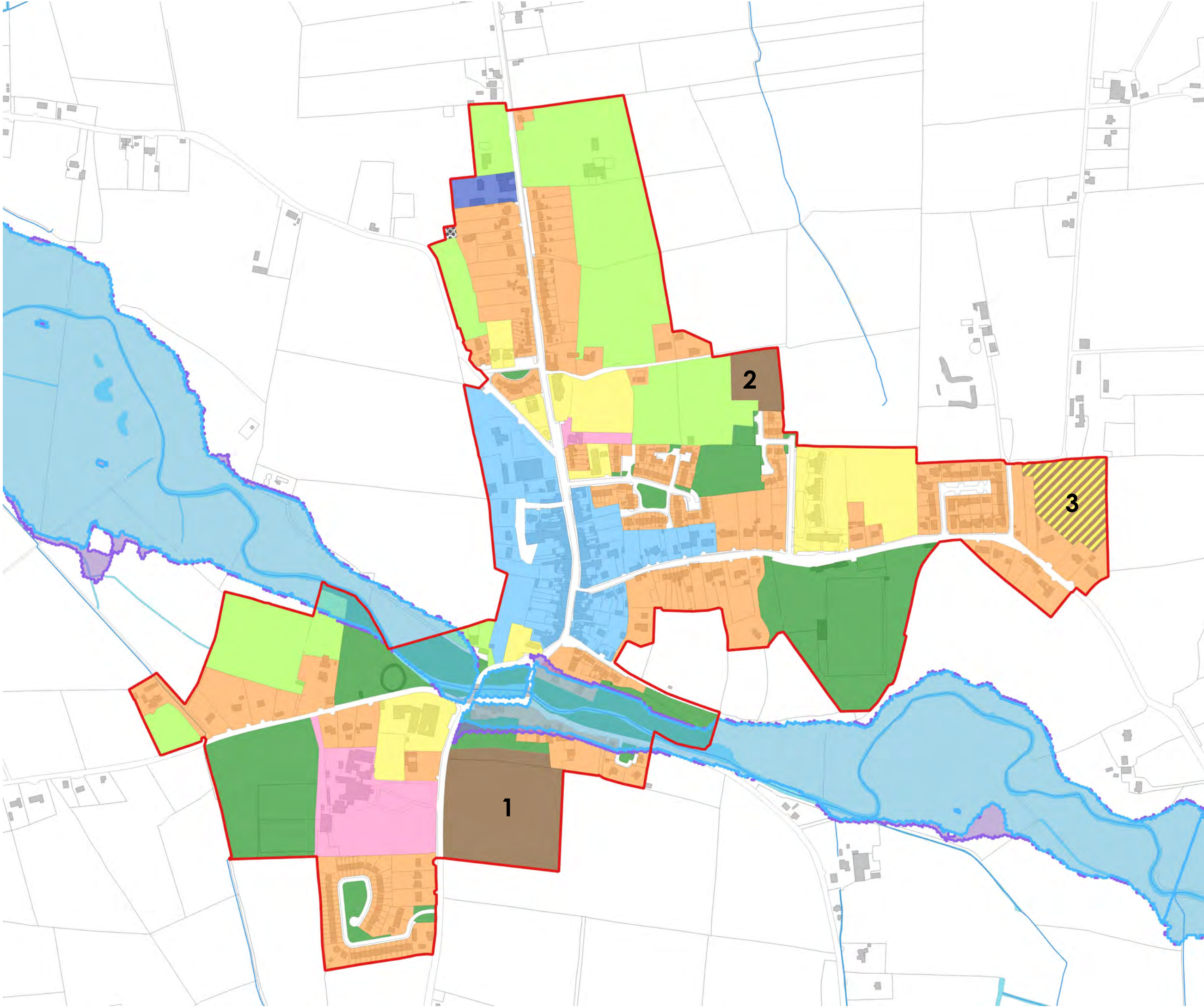


LEGEND

- Existing Residential
- New Residential
- Residential Serviced Sites
- Education & Community Facilities
- Village Centre
- Local Centre
- Enterprise & Employment
- Agriculture
- Open Space & Recreation
- Utilities
- Settlement boundary

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

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Tiered Approach to Zoning – Bruff

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	3.277	22 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✗	N/A	Permission for 55 units Partial distributor road required as part of planning application 16/1184	1
2.	New Residential	0.679	22 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✗	N/A	Part 8 Application for 20 No. units	1
3.	Residential Serviced Sites	1.66	10 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✗	N/A	Permission for 9 serviced sites	1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 - 2 year delivery	S	Medium term – 3 - 5 year delivery	M	Long Term – Beyond the lifetime of the Plan	L

Bruree

Settlement Context

Bruree is a village located approximately 34 km from Limerick City on the Maigue River, two kilometres off the main N20 Limerick-Cork road. Bruree meaning ‘Fort of the King’ takes its name from a large ringfort (RMP LI039-101) circa 250m west of the bridge. This is one of a pair (LI039-098) of bi-vallate ringforts in the townland of Loteragh. The village was reputedly one of the seats for the Kings of Munster from ancient times until around the end of the 12th century and was also the place where Irish bards met twice a year until 1746. One of the village’s best-known buildings is Bruree’s former Corn Mill. Built in 1850, the Mill’s 27ft diameter wheel is still in working order.

In more recent history, Bruree has proud connections with Eamon de Valera (1882-1975), former Taoiseach and President of Ireland who moved to Bruree from New York to live with his Grandmother at the age of two. The 19th century labourer’s cottage in which De Valera lived is located outside the settlement boundary and is owned and managed by the State. The former De Valera Museum and Bruree Heritage Centre are located at the western end of the village.

The village has traditionally developed largely in a linear fashion, predominantly east of Bruree Bridge along the regional Kilmallock Road. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland. Services within the settlement include a post office, pubs, a primary school, community hall, sports grounds, nursing home, Catholic Church, riverside park and Garda station.

The River Maigue runs through the western part of the village. The river and riverside park are important features of the village’s public realm and the enhancement and maintenance of this area is vital to the character of the village.

Population growth current and future

Bruree is a designated settlement in the Census and situated within the Electoral Division of Bruree. The settlement had a population of 580 in 2016 with 213 occupied dwellings, 60% of the population of the village is under 44, however the village has an aging population with a further 21% of the population over the age of 65 (Census 2016) in comparison to the 13% national average. The population of the village grew between 2011 and 2016 with a 6.7% increase.

Year	Population
2006	321
2011	541
2016	580

The core strategy provides a housing allocation of 39 units to the village over the plan period. A review of extant planning permissions within the village has determined that permission exists for three units beside The Paddocks residential estate. This will form part of the residential zoned land requirement. Additionally, having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
39	30	1.3ha	7	.74ha	5%=2

The primary focus of the development strategy is to support the proportionate growth of Bruree and to strengthen and consolidate the village.

Housing

Housing in the village comprises of a mix of village centre terraced cottages and houses and a number of housing estates including St. Munchin's Terrace, De Valera Park, Garden Field and Toormore and Beech Lodge Residential Village (13 homes for the elderly located alongside Beech Lodge Respite/Palliative Care/Nursing Home). According to the 2016 census, 59% of the houses were owner occupied. The main residential areas are located on the northern boundary up through the settlement and to the east of the village centre on the Kilmallock Road.

New Residential Development will be considered, in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing

schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure. In Bruree, a combined 2.04 hectares of lands are required for residential development.

Village Centre and Economic Development

The Council recognises the importance of the role that Bruree village plays as a Level Four settlement. This includes the provision of some employment and educational services to the people of the village and those within its wider catchment.

There are a number of small retailers and service providers including a butcher, a garage, a food processing plant, pubs, a shop, a takeaway and accommodation provider, which account for much of the employment in the village. Educational, health and community facilities include a health centre, a primary school, a playschool and afterschool, a computer based training centre, a nursing home and respite centre and a Garda station. The village provides opportunities for further development of the service and retail functions, particularly through the re-use of the vacant buildings within the village boundary.

The potential for tourism in Bruree must also be recognised, particularly having regard to its links with recent Irish History and its location on the picturesque River Maigue. The Council will seek to work with the local community to support the reopening/redevelopment of the museum and heritage centre. Potential exists to capitalise further on the historic links within the village and the economic benefits such history can bring.

Education

There is a primary school located to the eastern end of the village. Saint Patrick's National School is a mixed gender school with an enrolment of 181 students. 'Stepping Stones' community based childcare centre with breakfast club, playschool and afterschool service is located within the same grounds as the primary school.

Community and Recreation

Bruree has an active voluntary sector, which has included the development of an online website, a one-stop shop promoting the history, local business, local organisations and events happening within the village. The village has a number of community facilities and a range of services, including a community playschool, Post Office, GAA Pitch, Catholic Church, Community Centre and Health Centre.

Bruree has an active Tidy Towns Committee who have won two awards since 2015. Other community groups within the village include, the Rockill Bruree Community Council, Parent and Toddler Group and Mobile IT, a community services programme that offer computer based training to individuals/community groups.

The River Maigue and the small park areas and viewing points located north and south of the river are important amenities for the village and offers huge potential to further enhance the amenity value of the area.

Regeneration and Renewal

Opportunities for the re-use and re-purpose of vacant and derelict buildings provides the context for a better and more vibrant business environment, additional housing opportunities and will improve the visual appearance of Bruree and consolidate the village core.

Public realm improvement opportunities exist on the vacant site at the entrance to Ath Alainn housing development in the provision of green space and recreation amenity for the village and has been zoned accordingly. The Council will continue to work with property owners to improve the appearance of the village.

The River Maigue and the park and viewing areas are important features of the public realm within the village. There is an opportunity to extend and improve the riverside public amenity, particularly with the tourism potential the village already offers. Potential exists here in the provision of some landscaping and public realm works to create a linked park from Main Street at St. Munchin's Well to the existing picnic area off Mill Street and to further develop a riverside walk south of the Maigue River.

Heritage

Bruree possesses a wealth of built heritage with nine Protected Structures within the settlement boundary, fifteen structures listed in the National Inventory of Architectural Heritage and four Recorded Monuments, which also contribute significantly to the overall character of the village. Of particular note is Bruree's Mill, an imposing feature within the local landscape and highly visible due to its scale and location at the entrance to the village on the River Maigue. It retains its original form and salient features such as the slate roof and brick chimneystacks and was historically used as a creamery. The water wheel is a notable feature, which adds context to the site. Also the setting at and around the bridge creates a picturesque western entrance to the village.

In addition, St. Munchin's former Church of Ireland Church and the remains of Ballynoe Castle/Tower and graveyard are found south of Bruree Bridge. The church, which is now in

private ownership, was built in 1812. It was also the site of the medieval parish church & graveyard dating to the 13th century. The tower-house is likely to date to the 15th/16th century and was described as the Dean's Tower, providing accommodation for the incumbent. The oldest dated headstone is from mid to late 18th century, but burial would have occurred since the 13th century. As part of the objectives to protect and enhance the archaeological heritage of the village, the Local Authority will seek to consolidate the tower house subject to funding.

Bruree is an attractive village enhanced by the presence of the Maigue River. There are opportunities in the village to build on the natural and historic heritage assets and to further develop and enhance the amenity facilities.

Flood Risk

As part of the preparation of this Draft Plan, a Strategic Flood Risk Assessment was carried out and the lands adjoin the River Maigue have been identified being within Flood Zone A and B. The precautionary approach has been taken and no lands at risk of flooding have been zoned. In adapting to climate change, consideration has been given to the location of new residential lands, seeking to consolidate the village, with a village centre first approach, promotion of walking and cycling is encouraged and promotion of the development of blue – green infrastructure as appropriate.

Infrastructure

There are currently no water or wastewater constraints within Bruree. Concerning transport, Bus Eireann operate a bus route from Limerick City to Croom, which stops in the centre of Bruree. This service departs and arrives in Bruree twice daily Monday to Friday with no service at the weekends. There is also an hourly bus service from Limerick to Cork which serves Bruree at O'Rourke's Cross, 2.1km away from the village. Limerick Local Link operate a return service from Bruree to Charleville Co. Cork each Friday.

According to the National Broadband Plan 77% of the settlement is covered by high speed broadband.

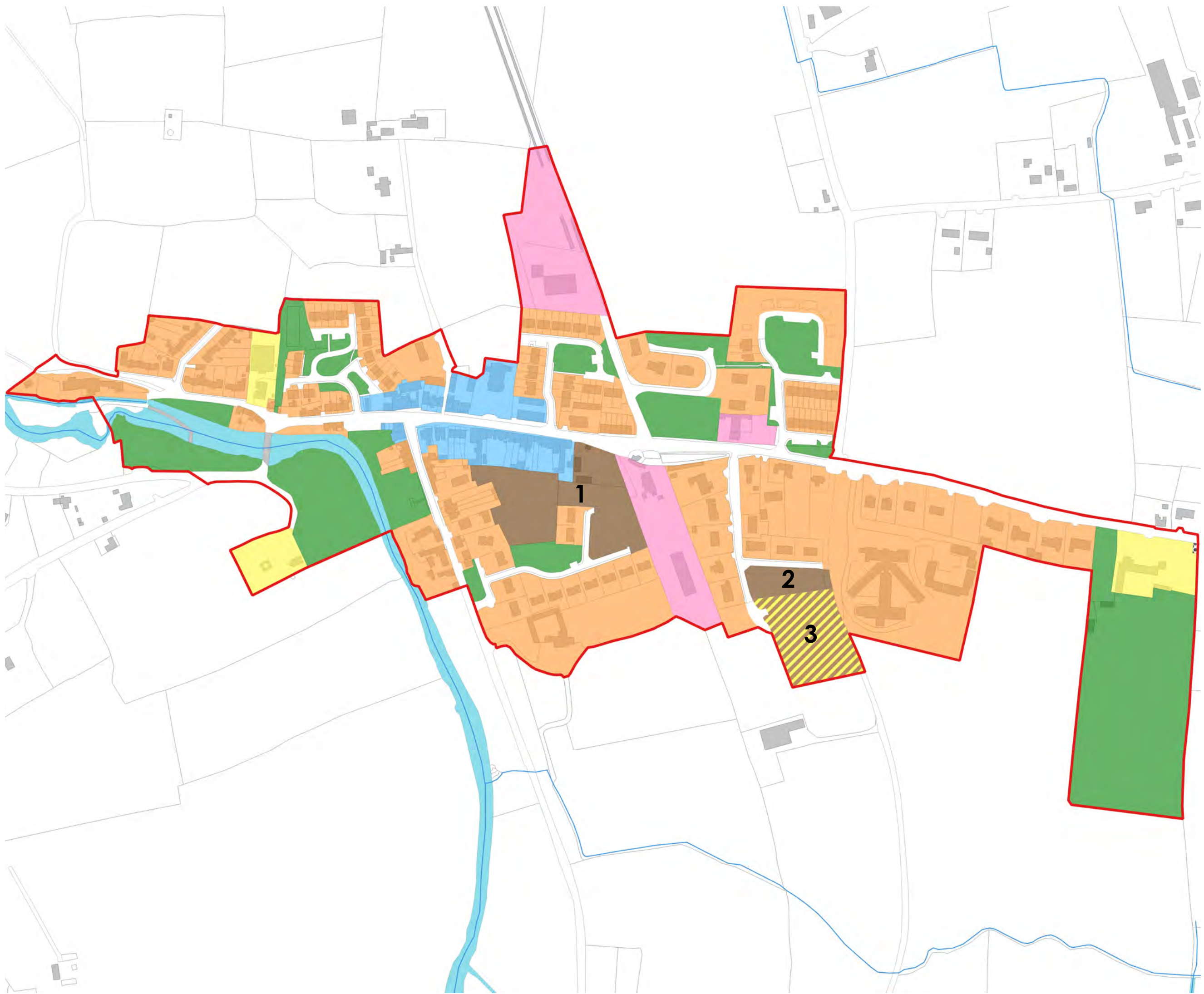
Bruree Settlement Objectives:

Objective BRU O1 – Tourism Development – It is an objective of the Council to enhance and support the tourism potential of the village and promote the development of the village in respect of its location on the River Maigue, its built and archaeological heritage and existing attractions, in an environmentally sustainable manner.

Objective BRU O2 – Built Heritage - It is an objective of the Council to support the reopening/redevelopment of the De Valera Museum and Bruree Heritage Centre, subject to resources.

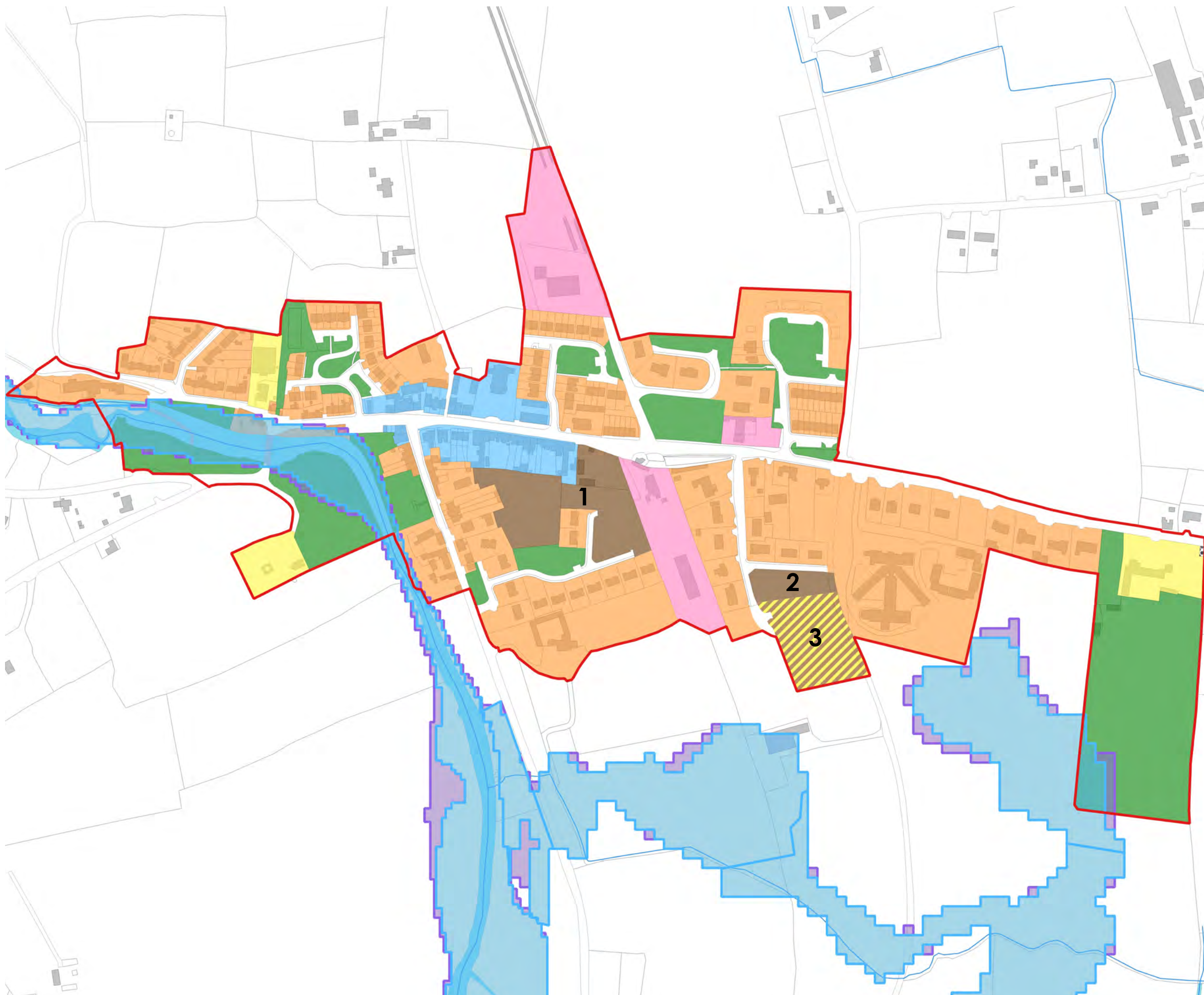
Objective BRU O3 – Archaeological Heritage - It is an objective of the Council to seek to protect and enhance the archaeological heritage of the village and in particular the consolidation of the tower house subject to resources.

Objective BRU O4 – Public Realm Enhancements – It is an objective of the Council to protect and extend the existing riverside public realm and, subject to resources to develop a riverside walk from the village centre along the River Maigue to the south of the settlement.



LEGEND

- Existing Residential
- New Residential
- Residential Serviced Sites
- Education & Community Facilities
- Village Centre
- Enterprise & Employment
- Open Space & Recreation
- Utilities
- Settlement boundary



LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-BU-02

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Tiered Approach to Zoning – Bruree

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	1.149	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	N/A	Permission for three units on part of site	1
2.	New Residential	0.246	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	N/A		1
3.	Residential Service Sites	.735	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗	N/A		1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 - 2 year delivery	S	Medium term – 3 - 5 year delivery	M	Long Term – Beyond the lifetime of the plan	L

Cappamore

Settlement Context

Cappamore is a large village, which sits beneath the Slieve Felim hills in an agricultural hinterland dominated by dairy farming. The Bilboa River flows to the east of the village and is joined by a stream flowing north – south through the village and thereafter is known as the Mulkear River. The village is concentrated along Main Street, which forms the historical core. At either end of the Main Street, a number of roads converge serving the surrounding rural area and linking with other settlements, such as Doon, Pallasgreen and Murroe. The village is 22 kilometres from Limerick City.

Religious and educational establishments are clustered in one location at the western edge of the village centre on the Main Street. The Limerick College of Further Education Campus defines the western boundary of the village, and the community centre and public library demarcates the eastern village boundary. There is some vacancy in the village, and some neglect and dereliction, but there is also evidence of community resilience and vibrancy.

Population growth current and future

The population of Cappamore was 620 in 2016. Central Statistics Office figures identify that the population of the village declined by 8% between 2011 and 2016 and 17.4% of the population are over the age of 65 years, which is above the state average of 13%.

Year	Population
2006	669
2011	675
2016	620

The core strategy provides a housing allocation of 65 units to the village over the plan period. A review of extant planning permissions within the village has determined that permission exists for a 39-bedroom nursing home, 10 independent elderly units at the site of the former creamery in the village and a committed Local Authority housing development within the settlement boundary. On this basis the split for New Residential Zoning and Serviced Sites is 90/10 in Cappamore which differs from the standard split of 80/20 in the other settlements. These developments will form part of the residential zoned land requirement. Additionally, having regard to the quantity of underutilised back land sites and the level of dereliction it is

considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within Village centre zoned lands
65	50	2.27	6	.6	15% = 10

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village.

Housing

In 2016 there were 243 dwellings in the village with 55% of these owner occupied which is below the national average (59.2%). There has been limited new development built since 2016 based on an assessment of Geo Directory data. There are two significant housing schemes in the village, Mullaly Grove built between the late 1970's and 1980's and Dromsallagh Woods, which was built in the early 2000's.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure.

Village Centre and Economic Development

The village performs an important civic, trade and service function for the resident population and for the surrounding hinterland. Services in the village include hairdressing, retail and filling station, butchers, a post office, bookmakers, garage, a pharmacy, hardware shop, a Veterinary practice and a Credit Union. The recent loss of the Co-op Superstore at the end of Moore Street offers an opportunity for reuse of this significant building, to enhance the service provision in the village. The rear of this site is at risk of flooding and any

redevelopment will need to be cognisant of this. The village also has a number of public houses and a bring centre. Recently, funding has been secured to reuse the Convent building as a Hub for co-working with potential for car parking in the area at the front of the building.

Education

The village is served by a mixed gender national school, Scoil Caitriona, with an enrolment of 66 pupils in 2019/20. The Limerick College of Further Education occupies the former St. Michaels College campus at the western end of the village. The campus offers full and part time courses during the day and in the evening across a wide variety of disciplines, including Construction, Engineering, Animal Care, Nursing Studies and Early Childhood Care and Education. There are three registered childcare providers in Cappamore which offer care from Montessori level to after school services.

Community and Recreation

There are a number of community facilities in the village, including a Roman Catholic Church, a community centre, a public library, a Fire Station, a Garda Station and a HSE Community Health Care facility. The Tidy Towns, ICA and Historical Society are also active in the village. Sporting facilities are available at the eastern end of the village adjoining the community centre, where Cappamore Celtic Football Club are based and the public playground is located. Cappamore GAA Club is located further out the Doon Road.

Public amenity space is available at the river park in the village. Potential exists here to open the view of the river to the houses in St. Marys Terrace. Opportunities also exist to provide a small amenity area at the junction of Main Street and Moore Street landscaped to provide a small pocket park with trees and a seated area.



Figure V2.1 – Example of potential upgrade works

Regeneration and Renewal

Vacancy and dereliction is prominent in the village, especially along Moore Street. Some of these buildings are highly visible and contribute to a neglected appearance in the village. A number of these buildings have been issued with Derelict sites notices, some have been purchased by the Council, and offer real opportunity for redevelopment and renewal in the village centre.

An infill site at the rear of Moore Street has been identified as an opportunity for residential development and that along with the permitted nursing home at this location would create a new vibrancy in this area. Equally, the redevelopment of the old Creamery at the end of Moore Street for 10 independent living units would also contribute to the regeneration of this area. The reuse of the former Convent of Mercy building along Main St also offers opportunity for new and improved services in the village.

Heritage

The architecture of the village is dominated by late nineteenth century style of terraced houses some with retail uses on the ground floor, and a simple linear street layout. There are nineteen Protected Structures within the village. In addition to these protected structures there are three structures listed in the National Inventory of Architectural Heritage (NIAH).

Flood Risk

As part of the preparation of this settlement zoning, a Strategic Flood Risk Assessment has been completed and an area of flooding has been identified largely in the north-eastern area of the village and along the path of the River. The precautionary approach has been adopted and these lands will be zoned for open space and agricultural use accordingly.

Infrastructure

In terms of Infrastructure, spare capacity has been identified in the public water supply and in the Waste Water Treatment Plant. Surface Water drainage takes place through separated systems with outfall to the Mulkear River. Sections of the drainage network on Main Street were upgraded in 2016. Therefore, adequate capacity exists in the water and wastewater network to facilitate growth in the village during the lifetime of the Plan.

Cappamore is served once daily by a Bus Eireann service to Limerick and a weekly Friday local link service from the village to Dooradoyle.

According to the National Broadband Plan, 69% of the village is covered by high-speed broadband.

Cappamore Settlement Objectives:

Objective CA O1 – Redevelopment of the former key buildings– It is an objective of the Council to:

- (a) Support the reuse of the former Co – op superstore building for Enterprise and Employment compatible uses.
- (b) Support the re use of the former Convent of Mercy Convent building and associated off street parking.

Objective CA O2 – Walkway and Cycleway Development – It is an objective of the Council to facilitate the development of walkways in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways/cycleways must incorporate connecting pathways into the designated walkway/cycleway in their design. Developments shall be designed to ensure that properties overlook proposed links. Off road footpaths and cycleway links will be considered for the Mulkear/Bilboa River and tributary with a pedestrian bridge across the tributary stream of the river to extend to the existing public park.

Objective CA O3 – Public Realm Enhancements – It is an objective of the Council to support and facilitate the delivery of projects for improvement of the public realm in the village

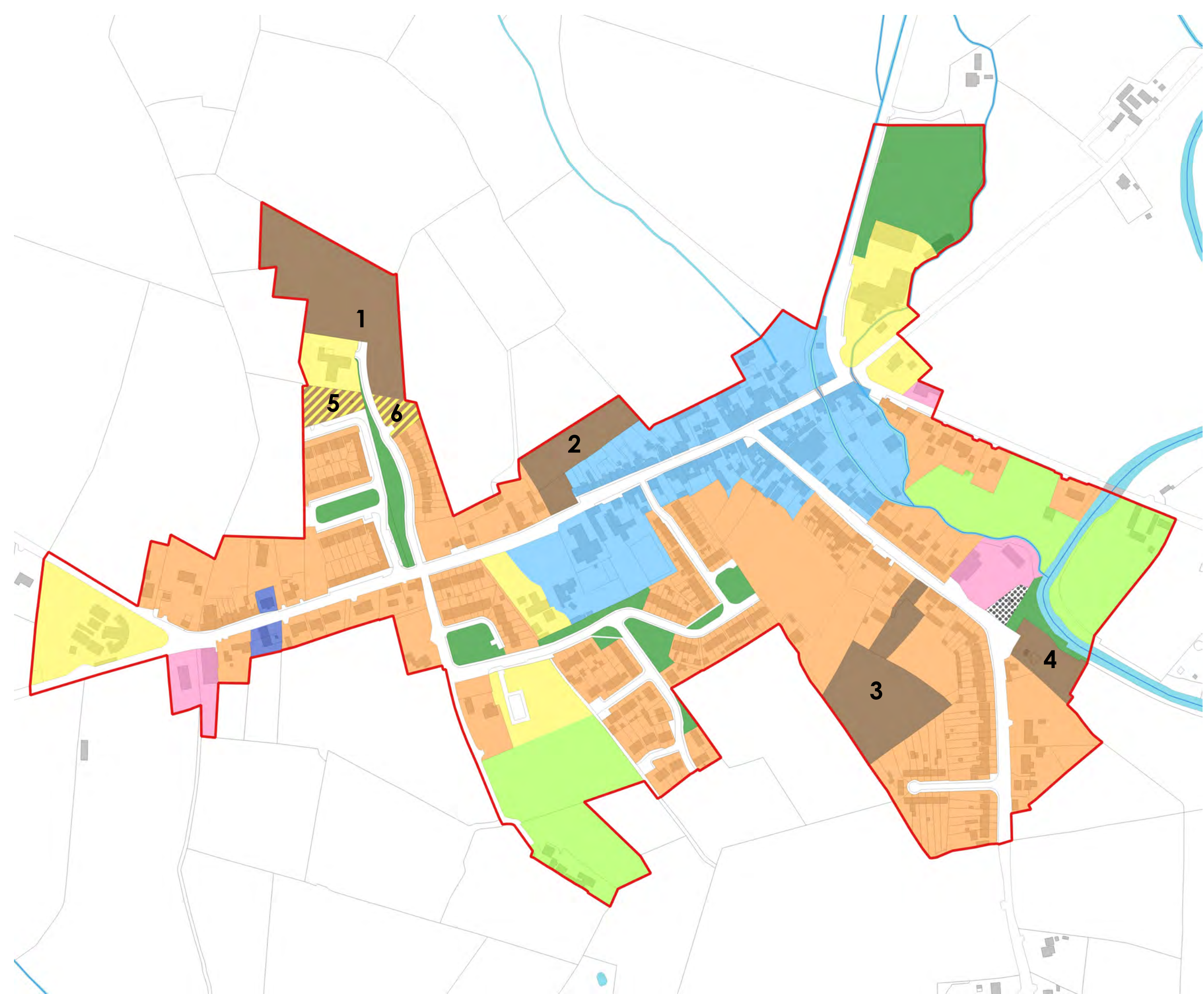
particularly at the junction of Main Street and Moore Street, including rationalising car parking as appropriate and further developments to the Riverside Park.

LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-CP-01

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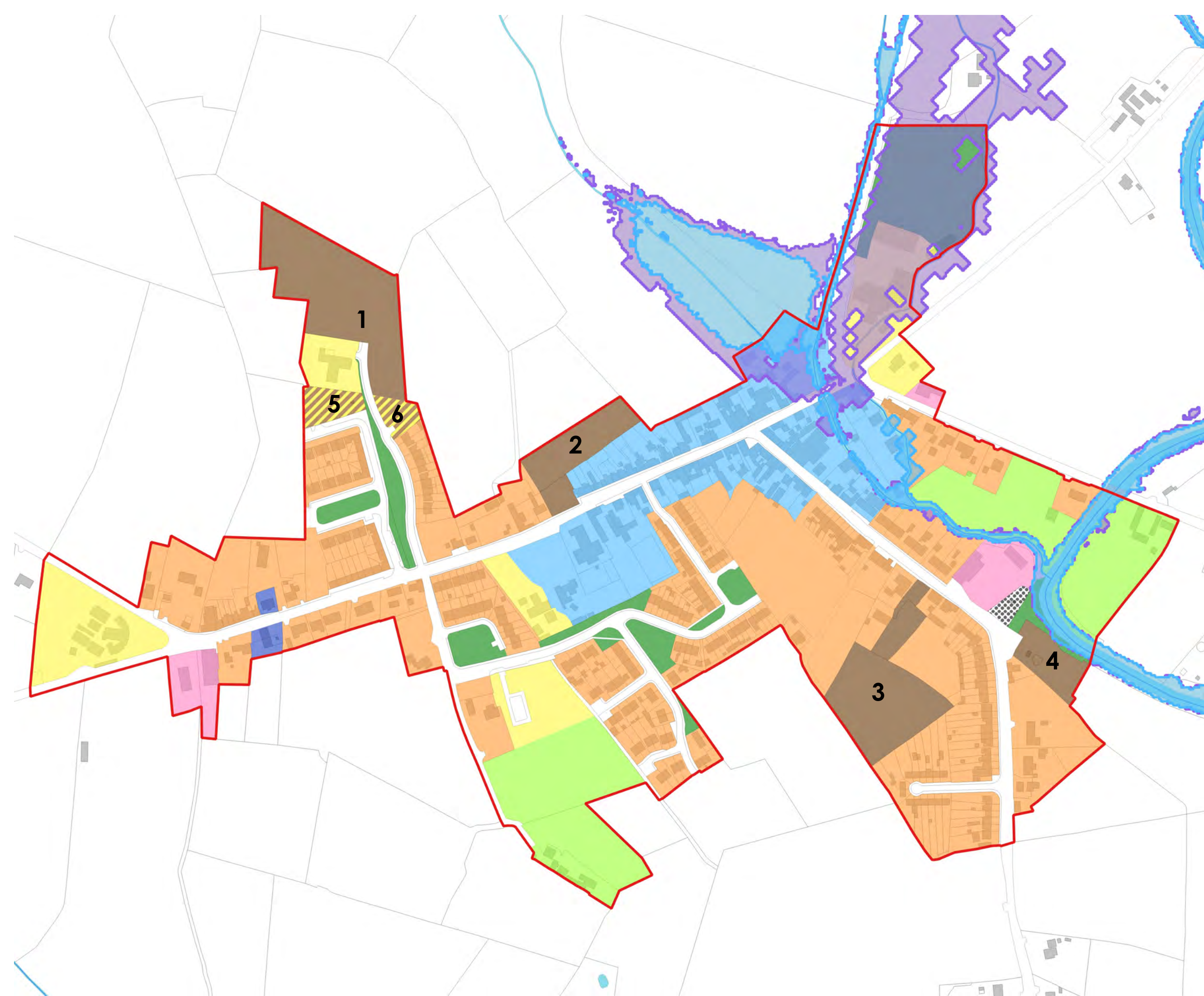


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-CP-02

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Tiered Approach to Zoning – Cappamore

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	1.327	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		Committed Local Authority Development	1
2	New Residential	0.512	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓			1
3	New Residential	1.012	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	S/M	Extant permission for Nursing Home 16/254	1
4	New Residential	0.289	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	S/M	Extant permission for Elderly person Accommodation 19/872	1
5	Residential Serviced Sites	0.18	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓			1
6	Residential Serviced Sites	0.116	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓			1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – Beyond the lifetime of the Plan	L

Doon

Settlement Context

Doon is situated to the east of County Limerick, approximately 25km southeast of Limerick City and in close proximity to the Limerick/Tipperary Border in the foothills of the Slieve Felim range. The area is mountainous and hilly with the village itself sheltered by the Gortnaggeragh Mountains to the north/north east. The settlement is mainly located around a cross-roads with the majority of the settlement located to the east of this junction. The village centre is traversed by the R505 Cappamore Road with a dispersed linear settlement along the village streets.

To the eastern end of Doon village centre is the former Sisters of Mercy Convent situated on 0.15ha. The convent and grounds grew significantly in the latter years of the 19th century and with the introduction of the Christian Brothers settling in Doon around the same time, the village became a centre of learning for the area.

The Sisters of Mercy left the convent in July 2016 and donated the former St. Joseph's Girls Secondary School and adjacent convent to the community. Part of the grounds went through a redevelopment in 2018 and a Social Farm was formed on the grounds consisting of 33 acres and various buildings. In 2020, planning permission was granted for a 20-unit elderly accommodation scheme within the convent building on the same site.

Doon has a range of services including a convenience store, pubs, two primary schools, a secondary school, service station, community facilities, childcare facilities, doctor surgery, takeaway and a number of other shops. It also has a credit union, post office and pharmacy.

Population growth current and future

Doon is a designated settlement in the Census and situated within the Electoral Division of Doon South. The settlement had a population of 516 in 2016 with 200 occupied dwellings and a mixed population; just under 60% of the population are below the age of 44 (Census 2016) and 21% are over the age of 65. The population of the village grew slightly between 2011 and 2016 with a 1.3% increase.

Year	Population
2006	439
2011	509
2016	516

The core strategy provides a housing allocation of 51 units to the village over the plan period. A review of extant planning permissions within the village has determined that permission exists for a 20 unit elderly housing scheme in the former Sister of Mercy Convent within the town centre zone. Additionally, having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
51	38	1.7ha	10	1ha	5%=3

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village.

Housing

Housing in the village comprises of a mix of individual houses terraced housing and small scale housing estates of between 12 to 35 houses. 62% of the houses within the village in 2016 were owner occupied. The main housing areas are located on the eastern outskirts of the village and to the north of the village centre on Monastery Road.

The former Convent of Mercy in Doon, land and farm buildings have been transferred by the Religious Order to Ballyhoura Rural Services CLG (BRS), a registered Approved Housing Body, and in 2020, planning was granted to convert the building into 20 assisted living residential units with ancillary services and amenities. Doon also has a voluntary housing association with 12 houses, all of which are fully occupied with long-term users.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of

housing needs can be provided, leading to a more balanced community structure. In Doon, a combined 2.7 hectares of lands are required for residential development.

Village Centre and Economic Development

The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. In this respect, supporting the development and vitality of the village centre is a key development principle of the Draft Development Plan. Doon is a centre of education serving a large hinterland with the villages post primary school enrolling students from 16 different feeder primary schools.

Employment in the village is mainly supported by the retail and service offering, together with its education facilities. There are a number of small retailers and service providers including a butchers, a newsagents, petrol station, garage, hardware store, pharmacy, pubs, hair salon and takeaways which account for much of the employment. Educational, health and community facilities, include a health centre, two primary schools, a secondary school, a community preschool and a private childcare service. The Social Farm operates a QQI Level 4 in Organic Growing for Work and Life with plans to offer additional short courses and workshops and day trips for schools and other organisations

In addition, Doon's Social Farm operates a market onsite selling organic produce, supplying to health shops and delivery via the Neighbourhood Foods initiative. The local Men's Shed also sell handcrafts and carpentry goods from the same location. The Social Farm has gone from strength to strength and has formed the nucleus for growing artisan food and traditional craft sector in the village.

Education

The village is served by one mixed gender post primary school and two primary schools. The post primary school Scoil na Tríonóide Naofa was formed from the amalgamation of St. Joseph's Secondary School (Convent of Mercy), St. Fintan's (CBS) and St. Michael's College (Limerick VEC) in 2013 and serves the communities of east Limerick and west Tipperary. The school currently has 636 students (2019/2020) with capacity to cater for up to 850 pupils. Doon's Convent National School is co-educational from Junior Infants to 1st Class and from 2nd Class to 6th Class, the classes are all girls. The school has an enrolment of 120 students (2019/2020). The second primary school in Doon is Scoil Na Mbraithre, an all-boys primary school with an enrolment of 56 students (2019/2020).

Community and Recreation

Doon has a number of community facilities and a range of services including a Post Office, playground, GAA Pitch, Church, Health Centre, Community Centre and Sports Complex. The village has a number of active voluntary organisations, including a youth club, community council, Men’s Shed and Tidy Towns group. The looped walk around the GAA grounds is a popular and well-used facility among locals.

The village also adjoins Kilmoylan Woods, an important amenity and popular local walking route close to the village centre with two access points on the Cappamore Road and the Toger Road. Funding has been secured for upgrading this trail, under the Town and Village Renewal Scheme in 2020.

Regeneration and Renewal

There is an opportunity on underused and vacant sites on Main Street and village centre zoned lands for redevelopment. Some of these buildings are highly visible due to their scale, with large street frontages, or their location at junctions and thus collectively the vacant buildings contribute to a neglected appearance to the village. Doon has a number of attractive shop fronts, which add to the distinctive character of the village. Limerick City and County Council encourage the maintenance of original shop fronts or the reinstatement of traditional shopfronts, where poor replacements have been installed. The Council will continue to work with property owners to improve the appearance of the village.

Heritage

Doon is steeped in architectural heritage with attractive street frontages and ecclesiastical architecture. Ten Protected Structures within the settlement boundary are considered to have architectural, historic or technical value and have been entered into the Record of Protected Structures. In addition to these, there are twenty-three structures listed in the National Inventory of Architectural Heritage. There are three recorded monuments in the village.

Flood Risk

A Strategic Flood Risk Assessment has been prepared as part of the preparation of the Draft Plan and lands within the village have been identified as at risk from flooding. This has implications for land use zoning and the Council has adopted the precautionary approach to

zoning of lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands will be zoned for open space and agricultural use only.

Infrastructure

There are infrastructural constraints in the village, which will have an impact on the potential for the village to grow into the future. In terms of water capacity, there are ongoing issues with water supply in the village, which is problematic and vulnerable in dry spells. Limerick City and County Council have sought funding under the Small Town and Villages Programme, administered by Irish Water, to address the issue. It is envisaged, that the upgrade works will occur within the lifetime of the plan. Storm water is catered for within a partially combined system with outfall to a local stream. There is spare capacity in terms of the wastewater treatment plant to cater for the population growth identified in the draft plan.

Concerning transport, Bus Eireann operate a bus service from Rearcross (serving Doon) to Limerick City once daily Monday to Friday with two services on a Saturday. Kelly Travel operate the Route 319 on a Thursday and Saturday that serves Doon and Local Link provides a return service to Limerick every Friday.

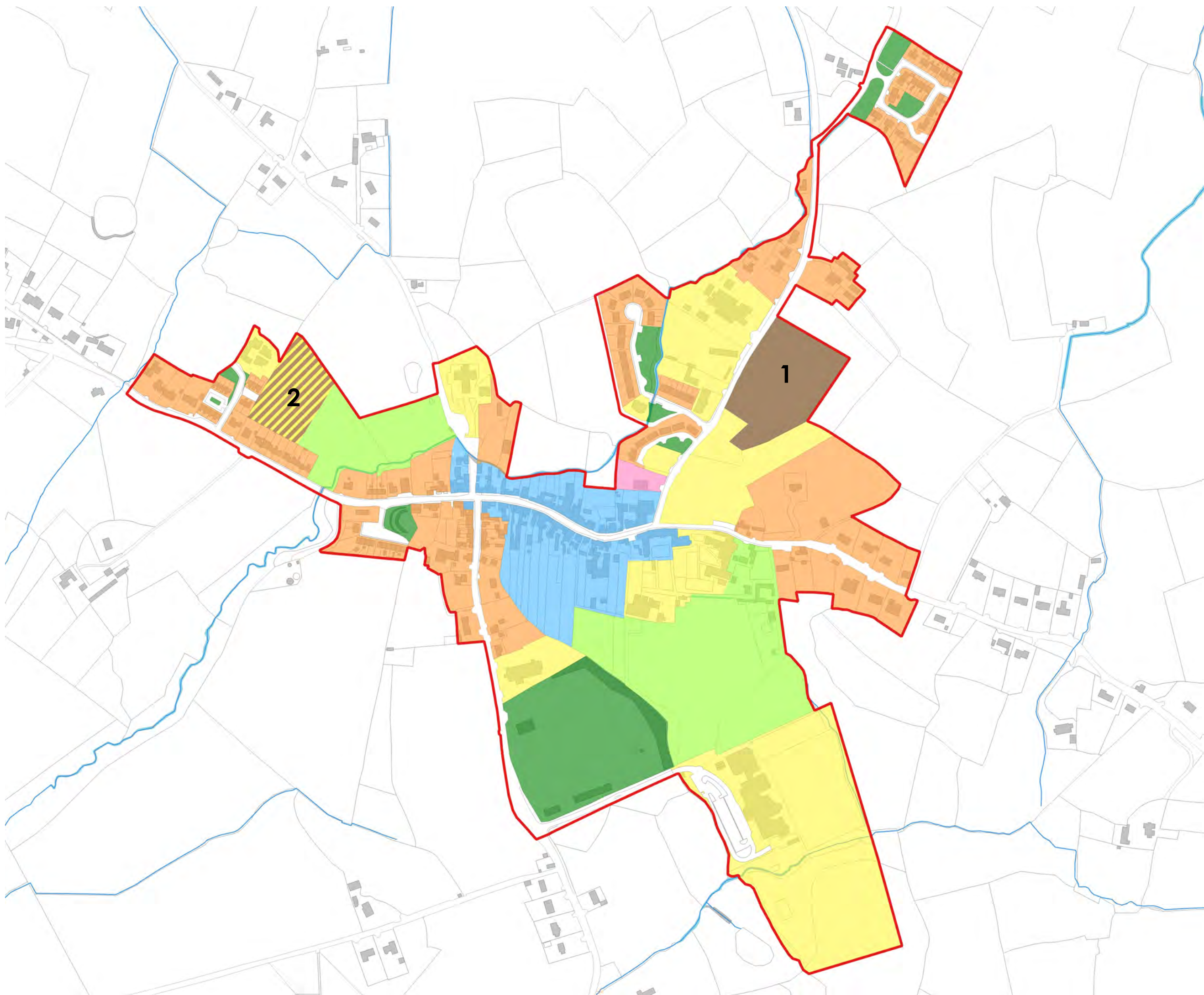
According to the National Broadband Plan, 77% of the settlement is covered by high-speed broadband.

Doon Settlement Objectives:










Objective DN O1 – Redevelopment of Sisters of Mercy Convent – It is an objective of the Council to support the redevelopment of the Sisters of Mercy Convent and the continued development of Doon’s Social Farm.

Objective DN O2 – Walkway Development – It is an objective of the Council to encourage and support the Kilmoylan looped walking route and enhance linkages, wayfinding, signage and access points within the village.

Objective DN O3 – Public Realm Upgrades – It is an objective of the Council to support the rationalisation of car parking spaces on Main Street and seek opportunities to enhance the public realm, as resources permit.

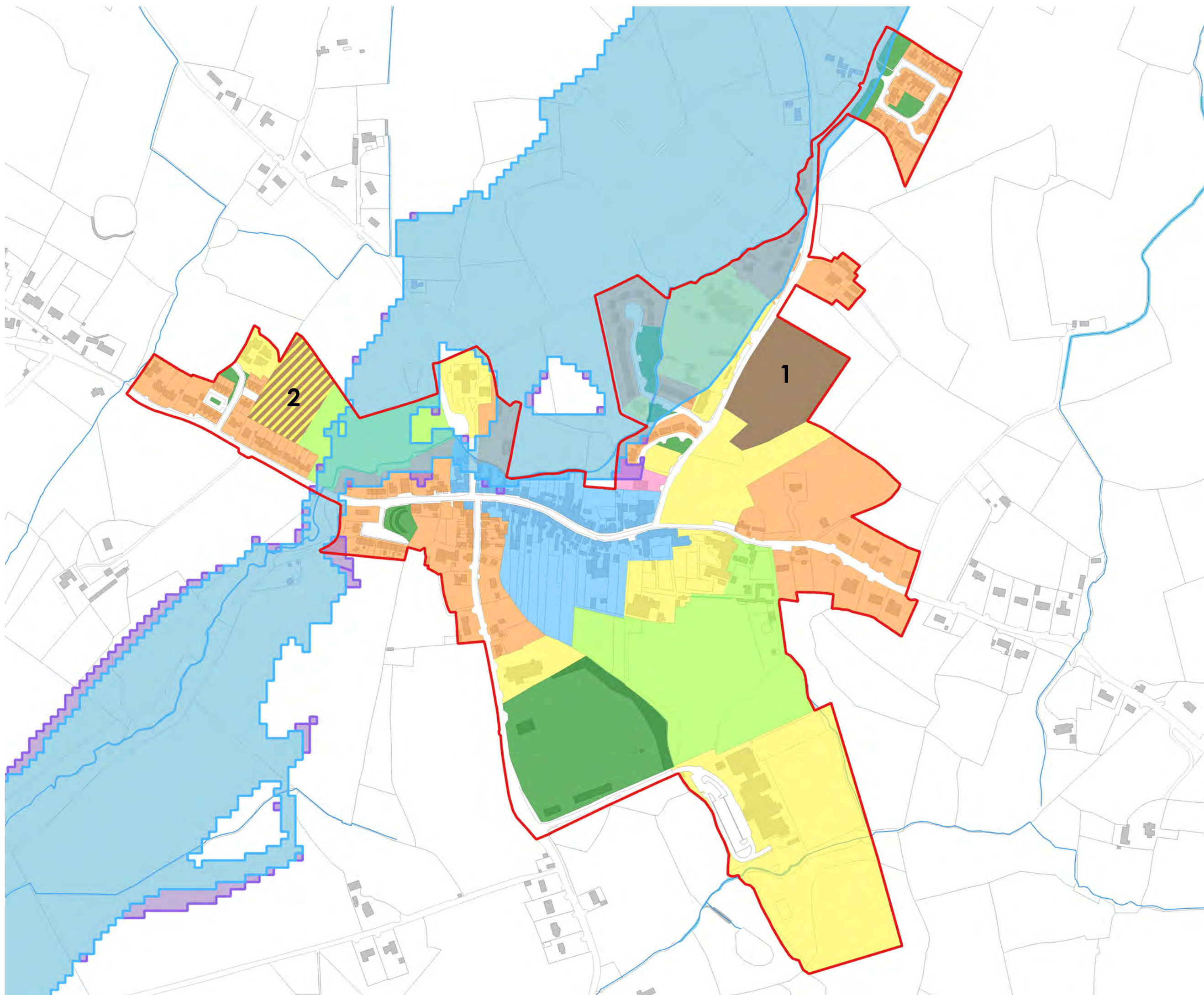


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-DN-01

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-DN-02

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Tiered Approach to Zoning – Doon

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	1.73	22 units /ha	✓	✓	✓	✓	!	✓	!	×	×			1
2	Residential Service Sites	0.967	10 units /ha	✓	✓	✓	✓	!	✓	!	×	✓			1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	×
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – Beyond the lifetime of the Plan	L

Dromcolliher

Settlement Context

Dromcolliher is located 48km southwest of Limerick City, 16km southeast of Newcastle West and approximately 2km from the border with County Cork. The name Dromcolliher comes from the Irish Drom Collachair meaning hazel ridge or long hill. Dromcolliher lies on the border between a central lowland region and the upland region to the west of the county. The River Ahavarragh runs through the western part of the village and enters the River Deel 5km downstream. The Carroward Stream runs through the eastern part of the village joining up with the Ahavarragh River downstream of the village.

The Square is the heart or the focal point of the village and this has been the case since the early 1600's. The diamond form of The Square is a reflection of the village's plantation past and The Square has largely maintained its integrity reflecting the historical development of the village. The historically rich urban fabric in The Square, defines the character of the village, with its wide main streets and an abundance of impressive two storey buildings, mainly of eighteenth and nineteenth century, albeit with some levels of vacancy and dereliction. The village radiates out from The Square along the many approach roads, which converge in The Square.

The village has an important civic and service function for the resident population and its surrounding hinterland. While the population of the village is relatively low, the village possesses many of the amenities of larger urban centres and it is desirable to retain and grow the services within the village and enhance employment opportunities to serve the community.



Figure V2.2 – Dromcolliher Square

Dromcolliher holds the proud distinction of having Ireland’s first co-operative creamery registered on June 6th 1889. It did not survive for long, but it became an example to the rest of the country, attesting to the benefits of the co-operative movement. This building developed into the National Dairy Museum and Heritage Centre, unfortunately it has closed, due to lack of funding and tourist numbers.

Population growth current and future

Dromcolliher is a designated settlement in the Census and is situated within 4 Electoral Divisions Woodfield, Coolaboy, Carroward East and Carroward West. The population of the settlement was 518 in 2016 with 220 occupied dwellings. This highlights a decrease of 30 people from the 2011 Census, when the population was 548 people. Dromcolliher has experienced a population decline of 5.4% during the 2011 – 2016 inter-census period, while in the 2006 – 2011 period the village had experienced an overall increase in population of 4.5%. The village has an older population with 19% above the age of 70.

Year	Population
2006	524
2011	548
2016	518

The core strategy provides a housing allocation of 54 units over the plan period. A review of extant planning permissions within the village has determined that there are no committed units. Having regard to the quantity of underutilised back land sites and the level of dereliction it is considered that there are opportunities for the development of residential units within the town centre, accordingly, 15% of the growth over the plan period is allocated to development in the village centre zoning, the remainder of the growth will be within the built up footprint of the village.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands

54	37	1.7	10	1	15%=8
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The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. The development of houses on individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged on lands zoned for serviced sites in the short to medium term due to the infrastructural constraints within the village.

Housing

Residential development is largely located in housing schemes on the approach roads to the village. These including Hillside, Carroward Heights, Glen Coille, St Joseph's Park, Buckley's Terrace, Dr. Newman Place, St. Josephs Park, Hazel Avenue, Woodfield and Dr. Ambrose Court. The village centre also accommodates a number of residential properties; however, some have become vacant and are in a neglected state.

Village Centre and Economic Development

Dromcolliher is a prosperous and industrious large village, self-sustaining in many ways with local businesses and enterprises, employing many people locally and from the surrounding hinterland. Employers such as Goggin and Buckley, Twomey and Brudairs bakeries and Weener Plastics Ltd. provide important employment opportunities for the village.

The diverse range of services and businesses in the village, highlights the important economic, social and civic functions of the village for the community and the surrounding areas, these include; a credit union, a large convenience retailer, pharmacies, a number of pubs, a service station, funeral undertakers, hairdressers, two bakeries, a fresh vegetable and gardening shop, a drapery store, a café, restaurants, a post office, a farm supply store, a B&B, and car repair service. Professional services in the village include auctioneering, chiropody, an antiques dealer and a veterinary clinic. Educational, health and community facilities include a medical centre, health centre, dentist, a primary school, a second level community college, respite centre, day centre and a Garda station. The village also has an agricultural college known as the Organic College and an enterprise centre on the outskirts of the village. Springfield Castle is located close to the village, which is a castle located on a 200 acre wooded estate, which offers private castle rental and hosts weddings, accommodation and catering for events.

Dromcolliher has potential to develop a tourism offering, centred on the heritage within the village, nearby Springfield Castle, which is steeped in history and is the ancestral home of Lord and Lady Muskerry and capitalise on the heritage of surrounding towns and villages in West Limerick.

Education

The village contains national, secondary and post primary educational facilities; Scoil Naomh Iosaf National School with an enrolment of 87 in 2019/2020 and Hazelwood Community College with an enrolment of 569 in 2019/2020 are both mixed gender schools. Since the adoption of the existing Development Plan, a number of developments have occurred at Hazelwood Community College, including a large extension to the school to provide a standalone building, which accommodates classrooms to facilitate technical classes and the development of a hurling wall. There is also a community pre-school and An tIonad Glas, Dromcolliher Organic College operating in the village. The College currently has over 60 students enrolled in a number of nationally certified, full-time and part-time third level courses in organic horticulture and sustainability.

The library in Dromcolliher is sited on the location of the Dromcolliher disaster, where 48 people lost their lives, in a makeshift cinema on the 5th September 1926, the site contains a Celtic Cross erected as a memorial to the victims of the tragedy.

Community and Recreation

The voluntary sector in Dromcolliher is to be commended for undertaking substantial developments in the village over the years. These initiatives include the development of a respite and day care centre, voluntary housing schemes, a community hall, the community pre-school and the National Dairy Museum. The voluntary sector also provides a number of small business units located adjacent to the museum in the core of the village. The Dromcolliher carnival has been organised annually by the local community since the 1940's. There is also a Tidy Towns Committee operating the village.

Permission was granted to Dromcolliher Community Council for a Park in 2018 and a subsequent modifying permission was granted in 2020, which includes a walkway along the River Ahavarragh. Work has commenced on site but is presently halted. The park will provide an invaluable amenity to the village, including a sensory garden and a walking route within the park, which has the potential to develop a looped walk within the village. Active sports clubs locally include the Dromcollogher-Broadford GAA club and Springfield basketball club, both share facilities with neighbouring village of Broadford.

Regeneration and Renewal

There is a high level of vacancy and dereliction throughout the village. Some of these buildings are highly visible due to their scale, with large street frontages, or their location at junctions and thus collectively the vacant buildings contribute to a neglected appearance to the village. The Council will continue to work with property owners to improve the appearance of the village.

Limerick City and County Council have commenced the preparation of a Public Realm and Tourism Plan for Dromcolliher, which includes proposals for the enhancement of public realm and The Square, including traffic management and calming, improving connections throughout the village and seeks to enhance green infrastructure opportunities.

Heritage

Dromcolliher is a medieval village, the first possible mention of Dromcolliher was in the 1160, in The Book of Leinster, other historical records include references in Westropp (1201), Munster Journal (1751). During the 1800's, The Square that we see today emerged with two storey terraced buildings directly on to the street, with long narrow plots. The village played an important commercial function at that time with the opening of the Bank of Munster and Leinster and the Post Office in the 1830's. St Bartholomew Roman Catholic Church was built in 1824, followed by the courthouse and the creamery buildings later that century. By the 20th century, the village began to develop along the main approach roads, with the development of the national school and Garda Station, in 1962, the Irish Dresden factory opened in the village producing delicate figurines, the factory remained open in the village until 2009.

There are nine Protected Structures within the village, which are considered to have architectural, historical or technical value and which have been entered on the Record of Protected Structures. In addition to these structures, there are five structures listed on the National Inventory of Architectural Heritage, identified for inclusion on the Record of Protected Structure list.

In recognition of the unique and distinctive built heritage contained within Dromcolliher, an Architectural Conservation Area has been designated centred on The Square and radiates along the approach streets. The collective arrangement of buildings around The Square are considered significant to the built heritage of the village and contributes to the character and established streetscape. Proposals for new buildings should not seek to dominate the historic core and should respect the historic fabric of the buildings and the morphology of their plots.

Flood Risk

To support the preparation of the Draft Plan, a Strategic Flood Risk Assessment has been carried out, which identifies that lands adjacent to the flow path of the River Ahavarragh in Dromcolliher are at risk of flooding. The Council has taken the precautionary approach with regard to zoning and no lands will be considered for vulnerable uses in areas identified as being at flood risk.

Infrastructure

The wastewater infrastructure in Dromcolliher is constrained and has no spare capacity, Irish Water have identified the upgrade of the system in the 2020 – 2024 Irish Water Investment Plan and design is progressing. It is envisaged that there will be an upgrade to the system within the lifetime of the plan. Dromcolliher is serviced from the South West Regional Water Supply Scheme. Surface water is mainly separated within the village.

Local Link provides a number of services Monday to Saturday connecting Dromcolliher with both Newcastle West and Charleville.

High-speed broadband is available within the village.

Dromcolliher Settlement Objectives:

Objective DR O1 – Infrastructure Upgrades – It is an objective of the Council to support the proposed upgrade of the wastewater treatment plant and to enhance the water supply to the village in conjunction with Irish Water.

Objective DR O2 – Enhance the Tourism Potential - Enhance the tourism potential of the village by promoting the development of tourism infrastructure and facilities, including the development of a heritage trail, which will capitalise on the historical and cultural heritage of the village, in an environmentally sustainable manner within the village boundary.

Objective DR O3 – Walkway Development – It is an objective of the Council to seek to deliver a riverside walk along the River Ahavarragh, through the Park and seek opportunities to extend the walk where possible, subject to resources and landowners agreement.

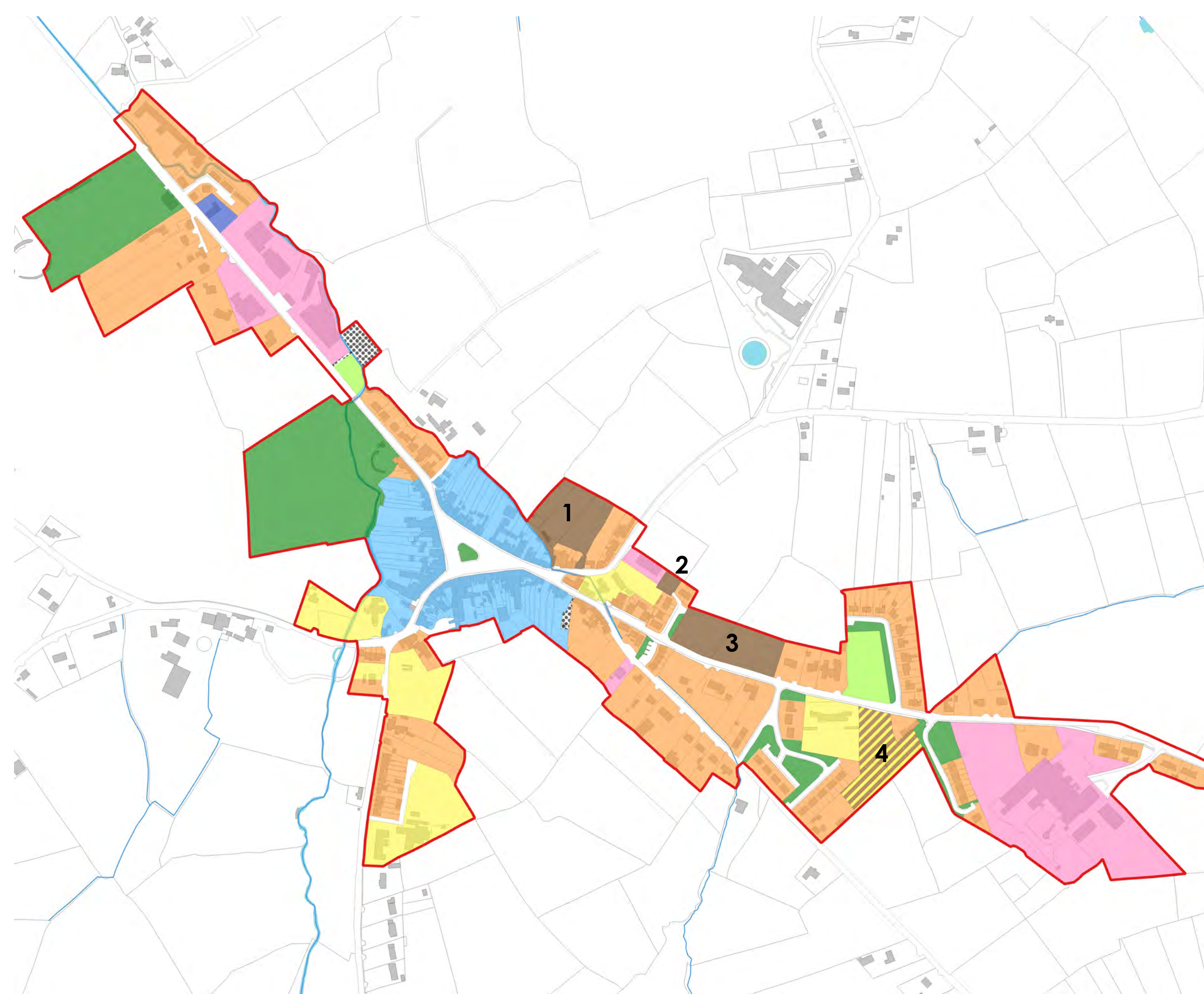
Objective DR O4 – Dromcolliher Public Realm and Tourism Plan – It is an objective of the Council to seek to implement the proposals identified in the Dromcolliher Public Realm and Tourism Plan, such as the upgrade of The Square, widening footpaths, traffic calming, green infrastructure enhancements and develop tourism opportunities, as resources become available.

LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

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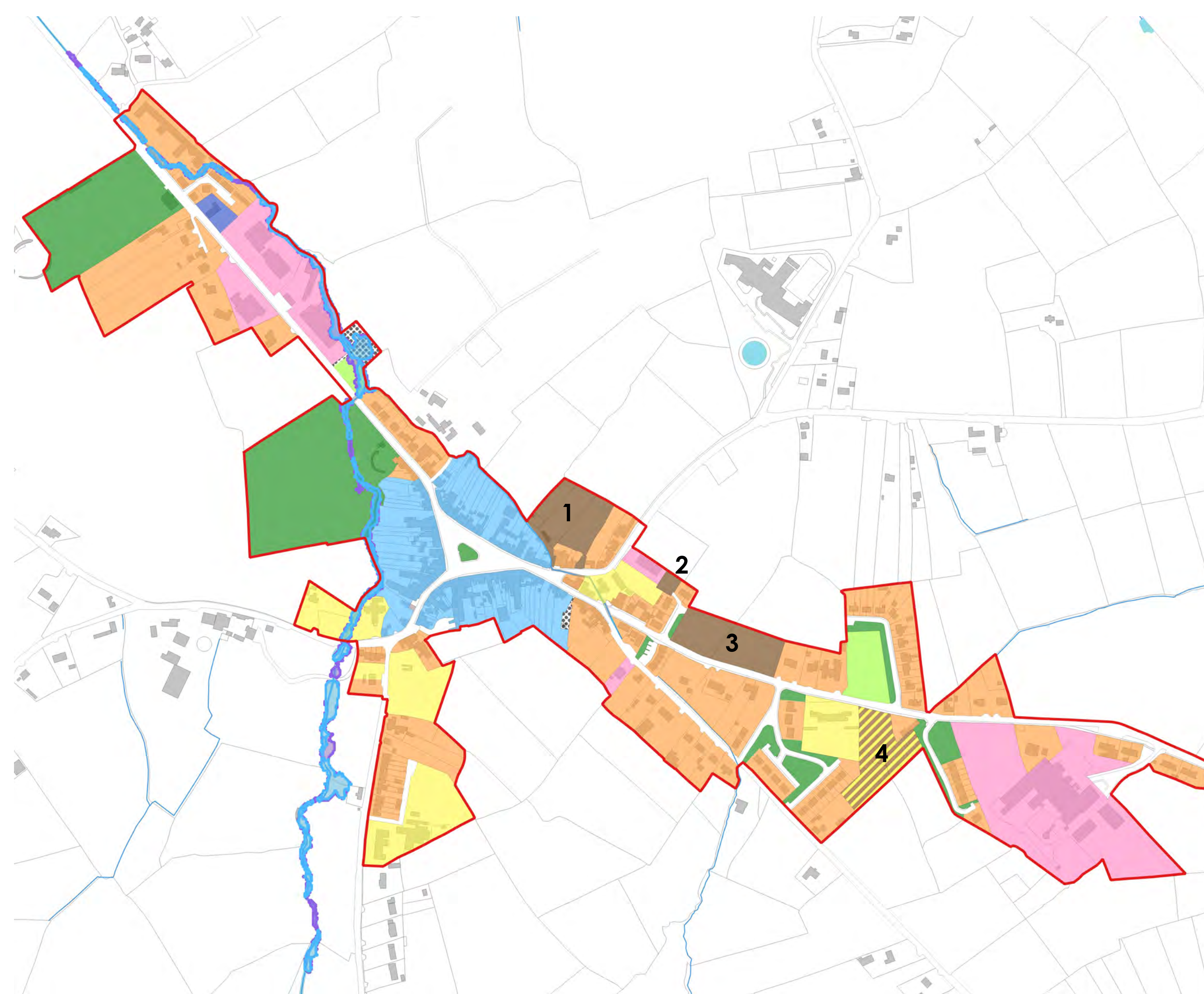


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-DR-02

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Tiered Approach to Zoning – Dromcolliher

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	0.808	22 units /ha	✓	✓	✓	✓	!	!	✓	✗	✓	N/A	WWTP Upgrade necessary	1
2.	New Residential	0.07	22 units /ha	✓	✓	✓	✓	!	!	✓	✗	✗	N/A	WWTP Upgrade necessary	1
3.	New Residential	0.844	22 units /ha	✓	✓	✓	✓	!	!	✓	✗	✗	N/A	WWTP Upgrade necessary	1
4.	Residential Serviced Sites	0.773	10 units /ha	✓	✓	✓	✓	!	!	✓	✗	✓	N/A	WWTP Upgrade necessary	1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 - 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – Beyond the lifetime of the Plan	L

Foynes

Settlement Context

Foynes is a model estate large village, which has historic associations with trans-Atlantic transportation in the 19th and 20th Century, and is developing as a tourist destination arising from this. It is situated at the foot of the mature forest slopes of Ballynacragga and Knockpatrick, which help give it shelter. To the north of the village is Foynes Island, which forms a boundary to a deep water and sheltered channel, where Foynes Harbour is located. The village was surveyed in 1837 and its suitability as a deep-water harbour has been recognised since then. The port gradually developed over the course of the 19th century and today, is recognised as Ireland’s second largest port in terms of total throughput/trade handled. Significantly, the Port is recognised by the European Commission as one of the three core ports in Ireland under the Trans-European Transport Network (TEN-T) and is designated as a Tier 1 Port of National Significance in the National Ports Policy.

From 1937 to 1946, Foynes was at the centre of trans-Atlantic air traffic as flying boats travelled across the Atlantic. The development of longer-range land based aircraft and the opening of the airport at Shannon marked the end of Foynes’ dominance in air travel. This era in its history has left a legacy that is reflected in the current Foynes Flying Boat museum.

Today the village acts as a service and retail centre for the surrounding hinterland in west Limerick and plays an employment role in the area. Much of this employment is centred on the port and its activities.

Population growth current and future

The population of Foynes was 520 in 2016. Central Statistics Office figures identify that the population of the village declined by 4% between 2011 and 2016. The geography of Foynes and the limited capacity to cater for effluent has affected population growth in the village. The population of the village is relatively evenly split over the age cohorts with the exception of those in the 15-24 years old cohort, which accounts for 9%, however this age cohort nationally accounts for 12.1% of the total population. Interestingly 19% of the population are 65 years plus. This is higher than the state average of 13%.

Year	Population
2006	606
2011	542
2016	520

The core strategy provides a housing allocation of 54 units to the village over the plan period. Having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
54	37	1.7	9	.9	15% = 8

The primary focus of the development strategy is to support the proportionate growth of Foynes and to strengthen and consolidate the town. The development of houses with individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged as part of the development of lands zoned for new residential development due to the infrastructural constraints within the village.

Housing

Housing in the village comprises of a mix of individual houses and terraced houses and small housing developments. There are a number of housing schemes in the village, including Dernish Avenue and Marine Cove located on either end of the village edge and Woodvale and Woodview Terrace located off Main Street within the core itself. The 2016 Census reported 198 households within the Census defined settlement with 75% of these owner occupied, well above the national average (59.2%).

Village Centre and Economic Development

Foynes is one of the most important ports in Ireland and its characteristics as a sheltered deep water port ensures that it will play an important role in the future development of Limerick and the region as a whole. It is Ireland's second largest Port and it accounts for more than 37% of bulk cargo in the Republic of Ireland. Its European Designation as a TEN-T port means that it must continue to play a key role, both regionally and nationally, in meeting the external trading requirements of the Irish economy, and the continued successful commercial development of the port represents a key objective in this regard. The port is a principal

economic driver for the region currently handling in excess of 10 million tonnes of cargo per annum.

The Strategic Integrated Framework Plan for the Shannon Estuary sets out objectives to develop an integrated approach to facilitating economic activity and promoting environmental management along the length of the Shannon Estuary. The role of Foynes Port is considered a key to achieving these objectives. In reviewing the level of planning activity in Foynes, since the last development plan the majority of planning applications sought and that have taken place have been within the confines of the Port. As of April 2021, there are two sites in Foynes identified as Seveso Sites, Atlantic Fuels, which is an Upper Tier Establishment and Irish Terminals Shannon, which is a lower Tier establishment, both of which are located within the Port. A Seveso site is an industrial site that has notified the National Authority for Occupational Safety and Health as meeting a specified threshold for quantities of hazardous substances as outlined in the European Communities Regulations 2006.

Ancillary to the Port, the role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area and west Limerick is recognised. Although much of this employment is centred on the port and its activities, Foynes has a diverse number of local services and businesses in the village that generate additional employment. These include insurance and financial services, hairdressing, retail and filling stations, a post office, a bookmakers, garages, a pharmacy, a family doctor, a solicitor's office, a public library, a fire station and a Garda station, a HSE community health care facility, a primary school, a bank and a credit union. The village also has a number of public houses, restaurants, and the Foynes Flying Boat Museum. Reflecting the importance of the tourist function of the village, there are a number of B+B accommodations located on the Main Street.

Foynes has huge potential in the tourism economy. The inclusion of Glin as part of the Wild Atlantic Way offers an opportunity for Foynes to attract tourists inwards and the N69, N68 and N18 provides the necessary infrastructure to drive the estuary loop. Great potential also exists to market the estuary for cruising holidays, which could link in with the increased cruise ship activity, which is taking place along the south and west coast of Ireland. Presently boat trips are available from Foynes and the frequency of these should be reconsidered. The presence of a yacht club in the village also offers potential for further developments in the maritime sector. The presence of the Foynes Aviation and Maritime Museum is testament to the rich heritage of Foynes past and plays a key role in Foynes tourism offering. Potential exists to capitalise further on these amenities and the village's rich heritage. It is anticipated that the tourism sector will continue to grow in Foynes

Education

The village is served by a mixed gender national school Scoil Naisunta Seanain with an enrolment of 90 pupils in 2019/20.

Community and Recreation

Foynes has a number of community facilities and a range of services including; a Post Office, playground, GAA Pitch, soccer club, a badminton club, a library, Church, health centre, a large community centre with indoor sports facilities & outdoor tennis courts. The village has a number of active voluntary organisations including; a youth club, Community Council, Tidy Towns group and social services groups for senior citizens.

Maritime activities and recreation is centred on the Foynes Yacht Club. Founded in 1962, the club has over 130 members and includes an award winning training school offering training courses for both juniors and adults. Floating pontoons and deep-water moorings allow ease of access to boats at all stages of the tide.

In addition, Foynes Forest Walk is 500 metres from the village centre. A pocket of mixed woodland, the forest takes in over 17 acres on the banks of the River Shannon and includes parking and picnic areas. A walking route has been identified for Foynes, which incorporates a looped route taking in the village and Monument Hill.

Regeneration and Renewal

There is an opportunity to redevelop underused and vacant sites (both commercial and residential) on Main Street and within the zoned settlement. The former TB Hospital is one such site with potential for redevelopment. Limerick City and County Council will encourage the development of vacant and derelict sites for a range of retail, tourism, residential and complementary uses. It is also noted that a number of buildings have been issued with Derelict Sites notices and may be suitable for development and consolidation of the village core.

Foynes Theme Town Plan provides guidance on opportunities that exist in aspects of public realm improvements within the village. The Council will seek to implement the objectives and specific initiatives of this plan as opportunities arise and in conjunction with the local community.

Heritage

Foynes has many assets both natural and manmade, which are characteristic of the village and capture its rich history. It's maritime and aviation history add to its uniqueness. The village has forty-two Protected Structures that are considered to have architectural, historic or technical value and have been entered into the Record of Protected Structures. In addition to these protected structures, there are thirty-two structures listed in the National Inventory of Architectural Heritage (NIAH) and two recorded monuments within the settlement boundary. Many structures in the village are constructed of ashlar and rustic limestone, natural slate roofing and timber windows, some with cast iron sashes. A significant number of houses are lime rendered. In recognition of the unique and distinctive built heritage of Foynes, a substantial proportion of the village has been designated an Architectural Conservation Area.

Foynes lies on the southern banks of the Shannon River estuary. Under EU designations, the Shannon Estuary is designated a Special Area of Conservation and a Special Protection Area. Any proposed development in the village shall ensure that the conservation status of these sites are maintained and are not adversely affected.

Flood Risk

As part of the preparation of the Draft Development Plan, a Strategic Flood Risk Assessment has been carried out, to inform land use zoning. A large area of flooding has been identified in the vicinity of the Port. Only development compatible Port activities and that with the Planning System and Flood Risk Management Guidelines for Local Authorities will be permitted on such lands and subject to detailed flood risk assessments. These lands have been zoned for Marine Related activity.

Infrastructure

There are infrastructural constraints in the village in terms of future development, as the sewerage system has no spare capacity. Irish Water have commenced detailed design of a new wastewater treatment plant, which will be completed within the lifetime of the plan. This will deliver spare capacity. Water is supplied from the Foynes/Shannon Estuary Water treatment plant. There are issues in terms of capacity, particular in prolonged dry weather periods.

In terms of surface water the system in the village is partly combined with no headroom issues identified.

Foynes is well served by the national road network (N69) and a major road scheme is presently being progressed from Limerick to Foynes, which will support the role of the Port and will include a bypass of Adare. The village is also served twice-daily Monday to Friday by a Bus Eireann service to Limerick and by a Friday Local Link service to Listowel and Tralee.

According to the National Broadband Plan, 100% of the village is covered by high-speed broadband.

Foynes Settlement Objectives:

Objective FO 01 – Capacity of National Roads – It is an objective of the Council to protect the capacity of the national road networks, having regard to all relevant Government guidance including DoECLG “Spatial Planning and National Roads Guidelines”(DoECLG, 2012) in the carrying out of Local Authority functions and ensure development does not prejudice the future development or impair the capacity of the planned core network under TEN-T Regulations, of the Foynes to Limerick Road (including the Adare bypass) Scheme.

Objective FO 02 – Development of Foynes Port - It is an objective of the Council to support port related activities on appropriately zoned lands in Foynes and subject to environmental considerations and compliance with the guidelines set out in the Planning System and Flood Risk Management Guidelines for Local Authorities and any update thereof. Any applications for port activities shall be supported by a masterplan and shall include measures to minimise the effect of the proposed development on the residential and visual amenity of the village.

Objective FO 03 – Foynes Theme Town Plan – It is an objective of the Council to ensure all development proposals within the village shall have regard to the Foynes Theme Town Plan.

Objective FO 04 – Strategic Integrated Framework Plan for the Shannon Estuary – It is an objective of the Council to ensure all development proposals within the village shall have regard to the Strategic Integrated Framework Plan for the Shannon Estuary.

Objective FO 05 – Tourism and Recreational Activities – It is an objective of the Council to support the establishment of tourist and recreational activities within the village, including the Foynes looped walkway. It is important to ensure that such developments take cognisance of the need to integrate with the existing village fabric.

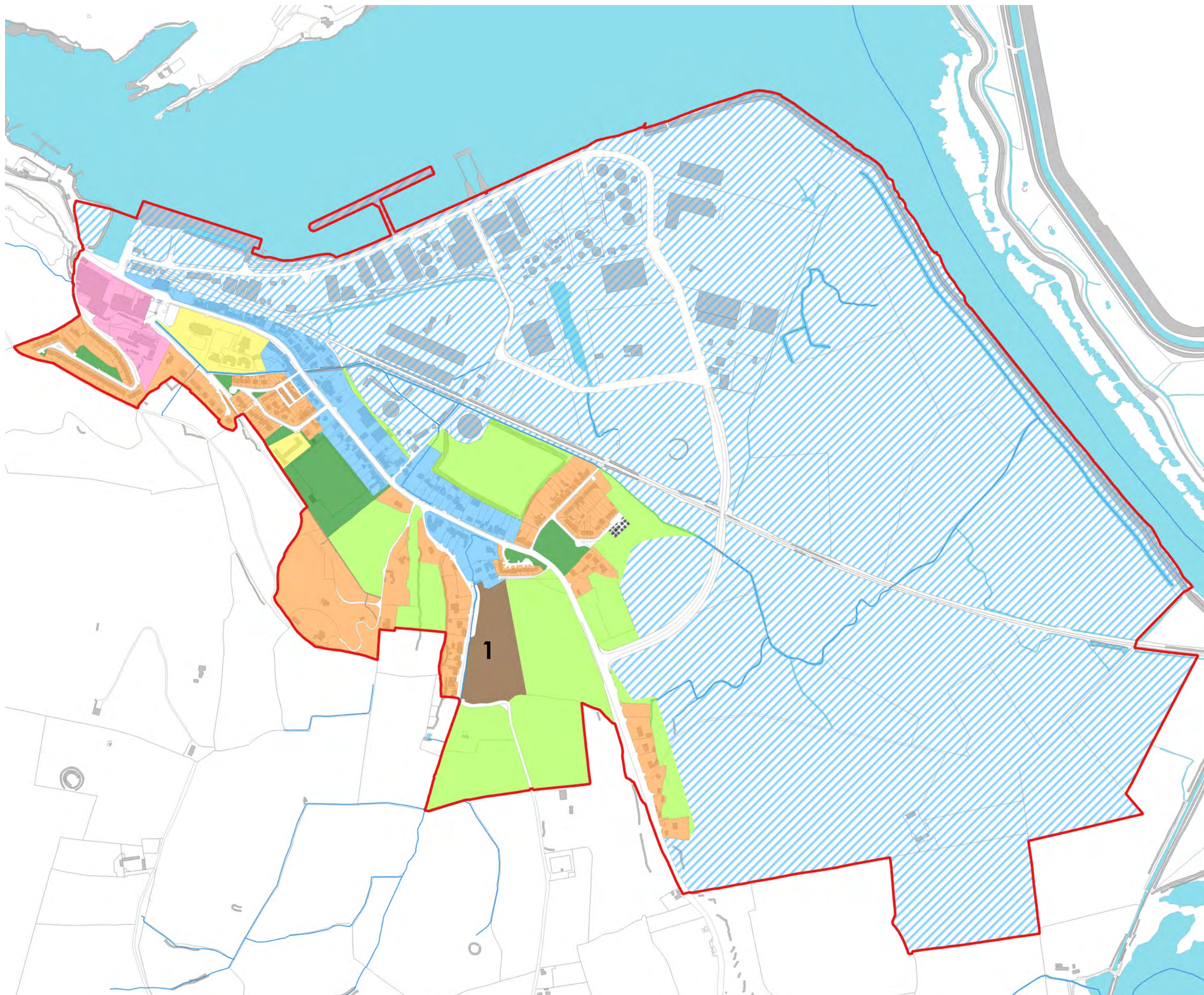
Objective FO 06 – Neighbourhood Park – It is an objective of the Council to support the establishment of a neighbourhood park in Foynes, subject to environmental considerations and resources becoming available.

Objective FO 07 - Limerick to Foynes rail line – It is an objective of the Council to retain the Limerick to Foynes rail line and avoid encroachment of inappropriate development, which may compromise the line’s potential future use.

Objective FO O8 – Traffic Management Plan – It is an objective of the Council to support the preparation of a Traffic Management Plan for Foynes, subject to resources becoming available and in consultation with Traffic Infrastructure Ireland.

Objective FO O9 – Foynes Flying Boat Museum – It is an objective of the Council to support and promote the development of the Foynes Flying Boat Museum and ancillary tourism related activities/opportunities in Foynes.

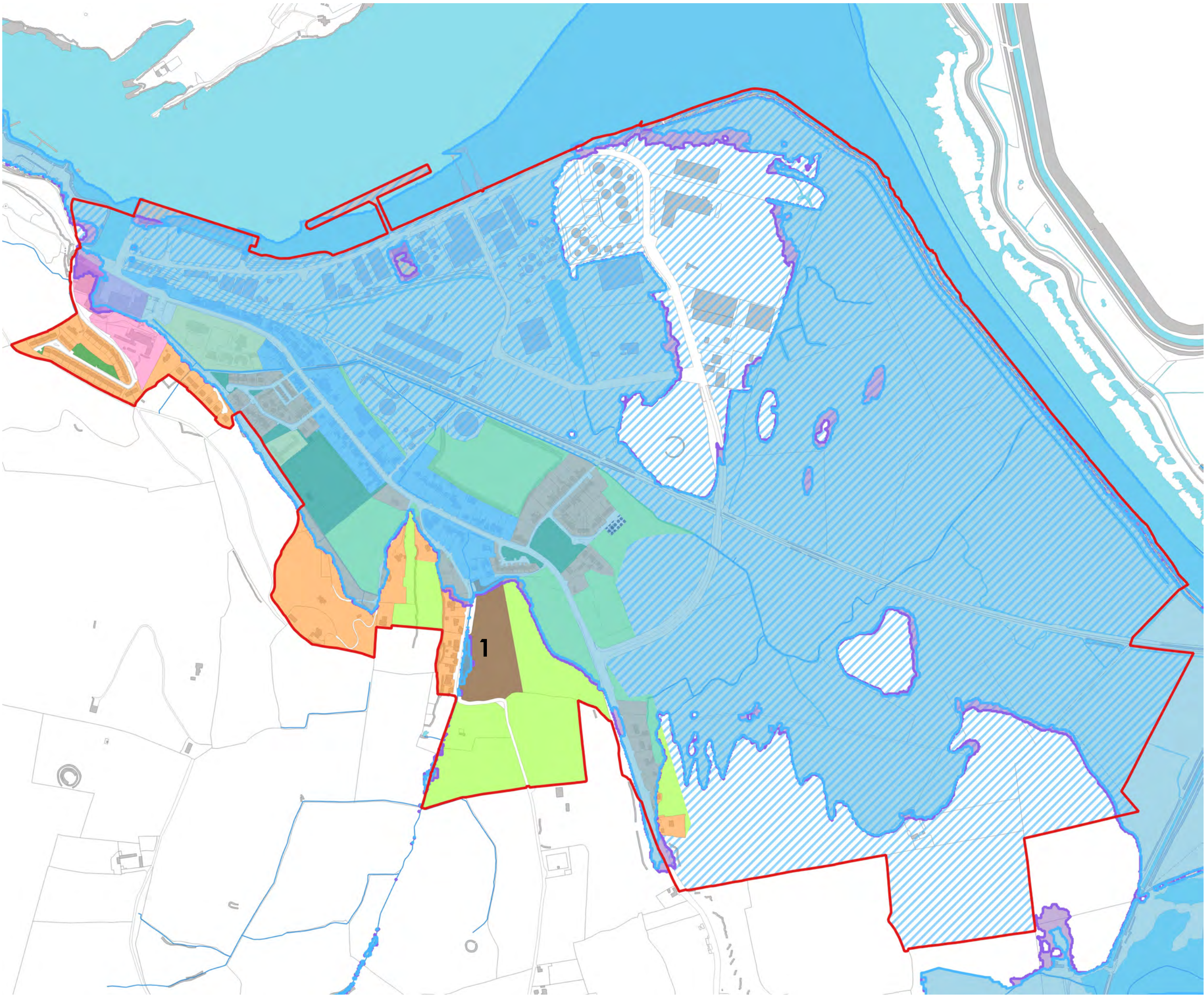
Objective FO O10 – Protection of Archaeological Heritage – It is an objective of the Council to ensure that the development of lands zoned for new residential development, include appropriate measures to protect and preserve the integrity of Corgrigg Castle.



LEGEND

-  Existing Residential
-  New Residential
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Marine Related Industry
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

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LEGEND

- Existing Residential
- New Residential
- Education & Community Facilities
- Village Centre
- Enterprise & Employment
- Marine Related Industry
- Agriculture
- Open Space & Recreation
- Utilities
- Flood Zone A
- Flood Zone B
- Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-FY-02

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Tiered Approach to Zoning – Foynes

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential & Serviced Sites	2.489	10-22 units /ha	!	!	✓	✓	!	!	✓	✗	✗	N/A	Site to provide for a mix of Serviced Sites and New Residential.	1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – Beyond the lifetime of the plan	L

Glin

Settlement Context

Glin is located in West Limerick close to the Kerry border and sits along the N69 Coast Road, which forms part of the Wild Atlantic Way. It has a large market square, which is used for fairs and markets throughout the year, has a long and rich history, and is probably best known as the seat of the Knights of Glin. The original ruined Glin castle besieged in 1601 lies in the village. The present Glin castle was built in the 1780's and with its extensive gardens and parkland remains a significant feature of the landscape in Glin.

Today the village retains a wide Georgian central Main Street with many historic buildings. Glin is home to a diverse range of built, natural and cultural heritage. Hamilton tower located on the Hill of Knockranna Way and point, was built in the 19th century as a viewing tower for yacht racing on the estuary with the annual Glin castle yacht race still held every autumn. Hamilton terrace offers a fine example of Georgian architecture along the N69 Coast road, as well as the maintained Georgian style square and civic stone buildings in the centre of the village from the 18th century.

Amongst this wealth of heritage associated with the Knights of Glin, the village also played a central role in the more recent past with the transportation of Salmon during the 1800's and four ice houses were built to accommodate this in the Glin parish.

Glin pier is located to the north of the village and was built in 1876. Constable Maggie Moloney was the harbour master and the first female in the world to hold this position. A sculpture to celebrate her heritage is located on Main Street.

Population growth current and future

Glin is a designated settlement in the Census and the settlement had a population of 576 persons in 2016 and 268 occupied dwellings. A significant percentage of the population in the village are over the age of 65 years, according to the 2016 Census (32%). This compares to a national average of 13% in the same age cohort. The presence of the Cloverfield complex in the village potentially accounts for some of this population. The population of the village grew slightly between 2006 and 2011 with a 1.8 % increase.

Year	Population
2006	566
2011	577

2016	576
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The core strategy provides a housing allocation of 59 units over the plan period. A review of extant planning permissions within the village has determined that there are no committed units. It is considered that there are opportunities for the redevelopment of unused residential units within the town centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
59	45	2.03	11	1.12	5% = 3

The primary focus of the development strategy is to support the proportionate growth of Glin and to strengthen and consolidate the village. The development of houses with individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged on lands zoned for serviced sites in the short to medium term due to the infrastructural constraints within the village.

Housing

Housing in the village comprises a mix of village centre terraced housing, Cloverfield Residential Community (20 homes for the elderly along with a Day Care Centre located in the centre of the village), a number of housing estates, including Kilfergus, Corbry Estate, River View Manor, Marian Place, individual dwellings and limited apartment development (12 in total in 2016). 60% of the houses in 2016 were owner occupied, which is in line with the state average. The main housing areas are located in the village centre and along the Ballyhahill Road. It is noted that there has been no new housing estate additions in the village, since the last Development Plan was prepared and there are no extant residential planning permission currently in the village.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of

house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure and the avoidance of repetitive 3-bed semi-detached 'starter-homes' that tend to dominate the existing estates.

Village Centre and Economic Development

Services in the village, include convenience services such as independent grocery stores, hardware shops and a pharmacy. Other services include a women's boutique, beauticians, hairdressers, fast food outlets, a number of pubs, a bed and breakfast and a tyre shop. The village acts as a service hub for the surrounding locality.

The village is on the Wild Atlantic Way and potential exists to build on the tourism product. Amenities such as the Knights Walk, Forest and Castle grounds are well known locally and provide a great opportunity to encourage overnight visitors to the village. There is limited overnight accommodation in the village and opportunities exist to develop the overnight market further.

Further economic activity in the village is located at the Peugeot Car Sales and garage and the adjoining convenience shop and petrol station, which is located along the coast road. Costello's Aluminium is located at the eastern edge of the village and employs 50 skilled workers in the production of aluminium windows and doors.

Public Realm works are proposed for the junction of the N69 with Main Street and Church Street, subject to agreement with Transport Infrastructure Ireland and funding.

Education

The village is served by a mixed gender national school St Fergus Primary School, with an enrolment of 131 pupils in 2019/20. There is also a registered Montessori pre-school in the village.

Community and Recreation

The village enjoys well developed community facilities and has a range of services including, the Cloverfield Residential Community which offers 20 independent living units for the elderly along with a Day Care Centre and allotments located centrally within the village, accessible to all the town services. Additional community services include the Immaculate Conception

Church, St. Pauls Heritage Centre, a doctor's surgery and health clinic, Garda Station, Post Office, Library, Playground, GAA pitch, tennis court and Bring Centre.

There are also a number of walkways in and around the village, including the Knights Walk, Knockaranna Walk and The Path with ancillary amenities to these walks, including car parking and picnic areas. Glin pier, located along the Coast road adjacent to the village offers huge potential for additional amenity value in the area. The Knights of Glin Interpretative centre which will be located to the rear of the library, is due to open in 2021.

Heritage

Glin has a rich built heritage with twenty-three structures included in the Record of Protected Structures. The village also has an Architectural Conservation Area, which covers the whole village and the grounds of the Glin Castle. There are three Recorded Monuments within the village boundary, a castle and tower house, a Bawn and Killacolla Bridge.

Under EU designations, the Shannon Estuary is designated a Special Area of Conservation and a Special Protection Area. Any proposed development in the village shall ensure that the conservation status of these sites are maintained and are not adversely affected.

Flood Risk

A threat of flood has been identified along the course of the River Glencorbry which runs along the eastern section of the village crossing underneath the N69 and into the Estuary. A Strategic Flood Risk Assessment has been carried out to support zoning, in the Draft Development Plan and the precautionary approach has been taken in relation to zoning. In adapting to climate change consideration has been given to where new development lands are zoned in Glin to ensure that actions are taken to prepare for and adjust to both the current effects of climate change and the predicted impacts in the future.

Infrastructure

There are infrastructural constraints in the village, which will affect the potential growth of the village into the future. In terms of sewerage the existing plant is not adequate and has no spare capacity. A new Wastewater Treatment Plant is currently being progressed by Irish Water and is at detailed design stage and it is envisaged that it will be complete within the lifetime of the plan, subject to planning approvals and an appropriate level of environmental and ecological assessment.

It is expected that there is adequate capacity in the existing water supply in the village to cater for the projected growth. Surface water in the village is mainly separated with some parts combined.

In terms of public transport the village is served by public buses with a number of daily bus services to Limerick and the adjoining towns.

According to the National Broadband Plan 83% of village is covered by high speed broadband.

Glin Settlement Objectives:

Objective GL O1: Wastewater Treatment Plan Upgrade – It is an objective of the Council to support the upgrade of the existing wastewater treatment plant in the village.

Objective GL O2: Enhanced Public Realm – It is an objective of the Council to support upgrades to public realm in the village, which will:

- (a) Improve the sense of arrival to the village;
- (b) Showcase the heritage of the village;
- (c) Reuse the Main Street and market as a central plaza for performance with associated traffic management enhancements;
- (d) Supplement existing public amenity services along existing walkways such as the Knights Way and Knockaranna Point;
- (e) Improve the junction of the N69 Coast road and Main Street and;
- (f) Extend walkways and cycleways into the surrounding areas, where possible, in consultation with landowners.

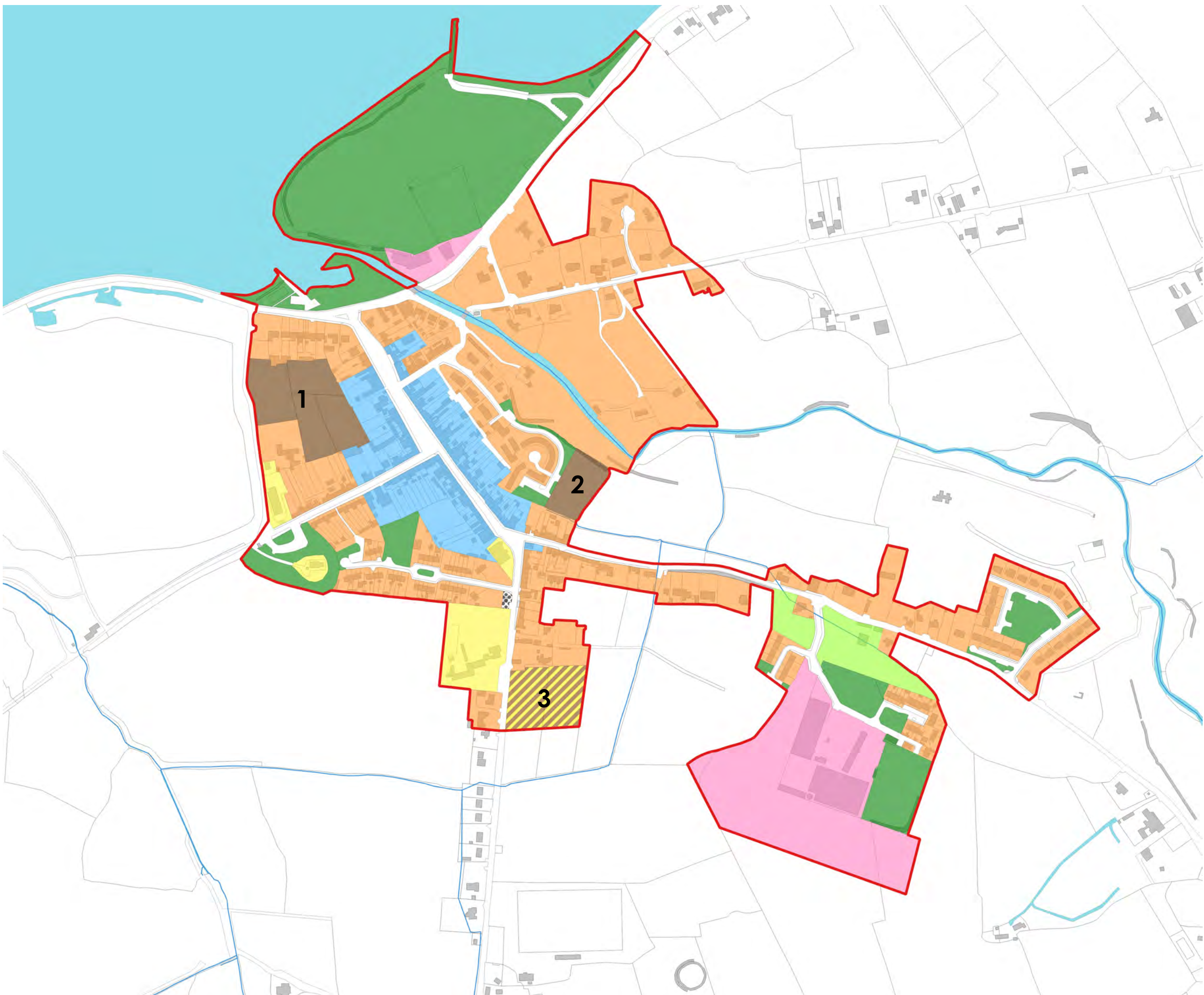
Objective GL O3 – Tourism Development - it is an objective of the Council to support the development of the tourism potential of the village, including the promotion of new tourism products, such as the Knights of Glin Interpretative Centre in an environmentally sustainable manner and work with relevant landowners and stakeholders to encourage new development for the tourist industry to be located within the village boundary to maximise existing services.

Objective GL O4 – Enhanced Community Facilities – it is an objective of the Council to support the development of new and existing community facilities and services in the village, such as the Cloverfield Care Centre.

Objective GL O5 – Infrastructure Upgrade Works– It is an objective of the Council to support the upgrading of streets and footpaths within Glin, especially to the Cloverfield Day Care Centre, the Old Castle, and the GAA pitch, St Fergus National School, Glin Industrial Estate and Kilfergus Housing Estate.

Objective GL O6 – Open Space – It is an objective of the Council to support the reconfiguration of the lands containing, the Park, tennis court, open green area and slipway to make a multifunctional space with extended walkway connections to Glin Pier.

Objective GL O7 –Glin Pier– It is an objective of the Council to support enhancement works to Glin Pier and waterfront subject to appropriate environmental considerations.

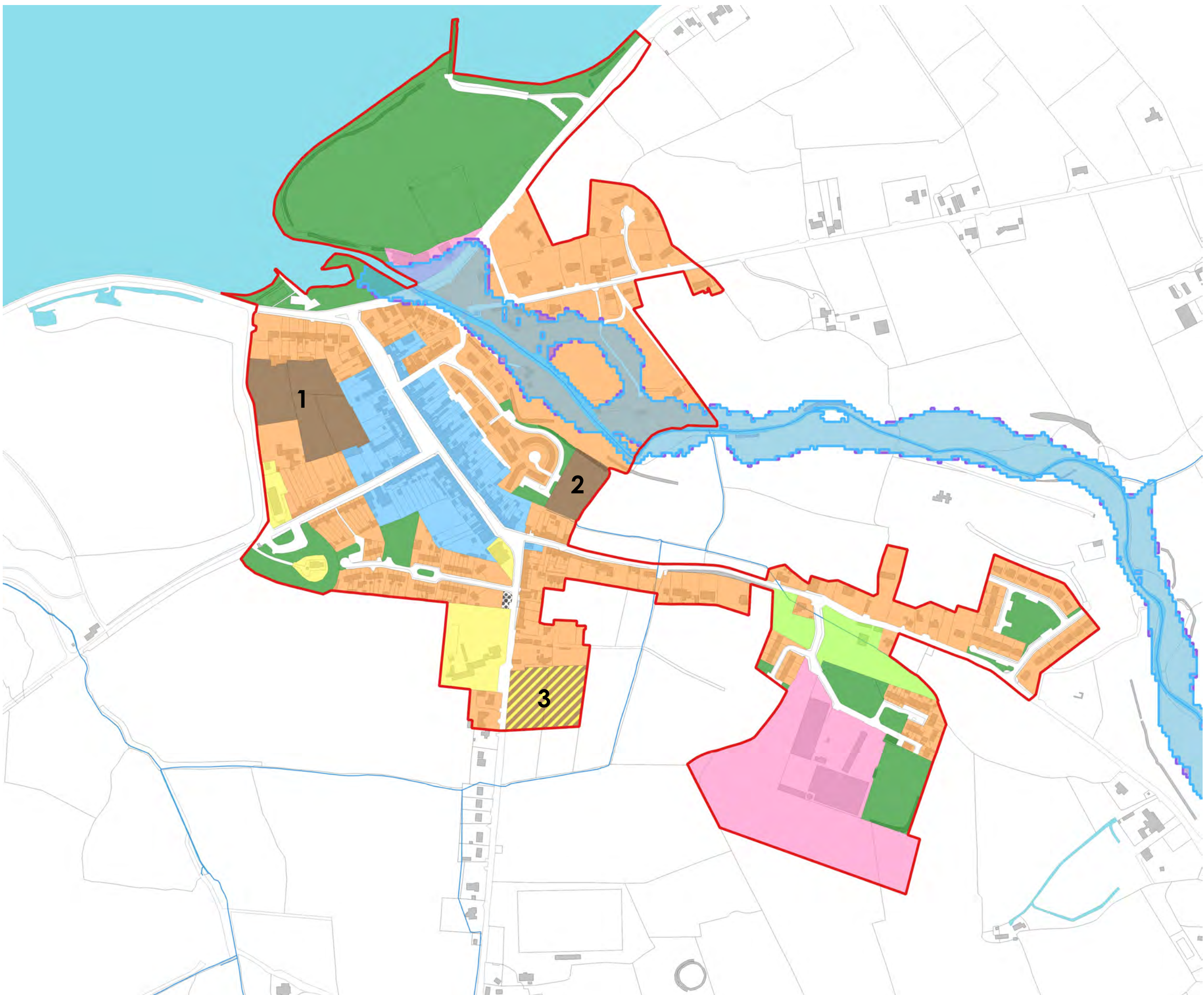


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

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LEGEND

- Existing Residential
- New Residential
- Residential Serviced Sites
- Education & Community Facilities
- Village Centre
- Enterprise & Employment
- Agriculture
- Open Space & Recreation
- Utilities
- Flood Zone A
- Flood Zone B
- Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-GL-02

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Tiered Approach to Zoning – Glin

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	1.613	22 units /ha	✓	!	✓	✓	✓	!	✓	✗	✓	N/A		1
2	New Residential	0.527	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗	N/A		1
3	Serviced Sites	0.965	10 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗	N/A		1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Hospital

Settlement Context

Hospital is located approximately 30km south of Limerick City. The road between Limerick and Cork via Mitchelstown and Fermoy (R513) runs north south through the village and forms the Main Street. The Mahore River, a tributary of the River Maigue flows through the north of the village in an east – west direction which confluences with the Camog River approximately 12km downstream. The central core of the village is concentrated along Main Street. There are distinctive districts in the village defined by their built form, natural settings and history. The oldest part of the village is around the ruins of the Abbey of Knights Hospitallers and incorporates the grounds of Kenmare Castle.

Hospital developed as a service and market village serving a wide rural area with some small-scale industry based on the economy of its rural hinterland. Most of the fabric of the village centre dates from the mid to late nineteenth century with a few Georgian buildings. The economic functions which accounts for the built fabric of the centre, owes much to the village’s nodal position in east Limerick and the regional road network, the most important road of which is the R513 from Limerick.

The village is predominately linear in nature with a noted absence of any other streets of significance in the core of the village. The commercial core in the nineteenth century grew up to the south of an older loose cluster of buildings around the ruins of the medieval abbey (Knights Hospitallers) after which the village got its name, and in the estate of the Earls of Kenmare. The original part of the settlement lies here, where the Limerick road crosses the Mahore River

Population growth current and future

The population of Hospital was 653 in 2016 and a modest growth rate of 2.6% was recorded between 2011 and 2016. Central Statistics Office figures from 2016 identified that 26.2% of the population of the village are under 20 years of age with 20% over 65 years. The state average for those 65+ is 13%. This has implications for the type of services, which will be needed to support the community.

Year	Population
2006	628
2011	636
2016	653

The core strategy provides a housing allocation of 64 units to the village over the plan period. A review of extant planning permissions within the village has determined that there are no committed units. Having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
64	44	2	11	1.1	15% = 10

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. The development of houses with individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged in the short to medium term due to the infrastructural constraints within the village on lands zoned for serviced sites.

Housing

Housing in the village comprises of a mix of village centre terraced houses, housing schemes off Main Street, which include Presentation Close and Bank Place and the residential estates of Galtee View, Glenview Drive, Glenview and Cluain Faoise. Residential areas are dispersed throughout the settlement, with the main residential estates located to the east of the village centre and other areas along the approach roads and within the core. According to the 2016 Census, 61% of the houses were owner occupied, above the national percentage for urban areas (59.2%).

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of mix, house types and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure. In Hospital, a combined 3.1 hectares of lands are required for residential development.

Village Centre and Economic Development

Hospital plays an important role in the daily life of the people of the village and wider hinterland. This includes the provision of employment, educational, civic, trade/market and service functions to the people of the village and those within its wider catchment. This is evident by the diverse range of services and businesses operating in the village with a concentration of civic amenities including a church, a national school and secondary school, GAA grounds, health clinic, family resource centre, and a community centre. The village also provides retail services including shops and filling station, pharmacy's, hardware stores, hairdressing salons, betting shop, off-license and a cafe. Businesses such as the Credit Union and solicitor's office are located along Main Street.

Munster Packaging and the Hospital Food Centre are located in the Enterprise Centre with a Transport and Logistics business located across the road. A current planning application seeks permission for two additional manufacturing units in the Enterprise Park. It is imperative that new developments compliment and make an addition to the viability and health of the village.

The tourism potential of the village must also be recognised with focus put on key features such as the Knights Hospitallers Abbey. Potential exists to capitalise further on the medieval features of Hospital and the economic benefits, such heritage can bring.

Education

The village is served by a mixed gender national school with an enrolment of 182 pupils in 2019/20 and a large Community School, John the Baptist, that serves the village and surrounding hinterlands. The enrolment in the school in 2019/20 was 1,095 pupils. In addition, the village has a community pre-school and an education service for young school leavers (Youth-reach).

Community and Recreation

Hospital has a vibrant voluntary community with numerous local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. Since the preparation of existing Development Plan, a number of community developments have taken place in the village, including a new playground, a hurling wall, extension to the school and new changing rooms at the school. Additional sporting groups include a football club, handball club and tennis club. The Family Resource Centre in Hospital includes adult education programmes, family programmes, counselling services, men's shed and services for older people. Additional community facilities include a primary health care clinic and community crèche.

Regeneration and Renewal

Hospital has a number of vacant and derelict sites throughout the village. Opportunities for the re-use and re-purpose of vacant and derelict buildings provides the context for a better and more vibrant business environment, additional housing opportunities and improves the visual appearance of the settlement and in doing so consolidating the village centre.

Hospital's potential include the opportunities that exist to enhance the setting of the Recorded National Monument no LI 1032-047, the ruins of the Knights Hospitaller Abbey. This site forms part of the Norman foundation from which the village derives its name. The Abbey, located next to the Roman Catholic Church and a public car park, which serves it, and the GAA grounds would benefit from landscaping to soften the appearance of the car park and enhance the view to the Abbey. Opportunities for further improvements in the village exists at the rear of the VEC and library building, where lands could be developed for public open space amenity with potential for allotments.

Heritage

There are twenty-seven Protected Structures within the village. In addition to these protected structures there are four structures listed in the National Inventory of Architectural Heritage (NIAH). Hospital is recognised as a medieval settlement and the cluster of monuments around the bridging point on the River Mahore is testament to the village's heritage. Hospital Church (RMP LI032-147002) is a National Monument in state ownership. The core of Hospital along the Main Street is defined by a terrace of buildings most of which date back to the nineteenth century. The collective arrangement of these building is considered of significance to the built heritage of the village and contributes to the character and established street and villagescape. To preserve the character of this area it has been designated an Architectural Conservation Area within the Draft Development Plan.

Flood Risk

A Strategic Flood Risk Assessment has been prepared to support the zoning of land and the area in the vicinity of the GAA grounds is identified as at risk of flood. This has implications for land use zoning and the Council has adopted a precautionary approach to vulnerable developments on lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands will be zoned for open space and agricultural use only.

Infrastructure

The Waste Water Treatment Plant in the village has issues in relation to capacity and has been identified as being overloaded. Minor upgrade works are planned, which will improve quality in the outfall, however these works will not increase capacity. The Council have identified Hospital for upgrade works on the Small Towns and Villages Programme, administered under Irish Water, which could be delivered within the lifetime of the Plan.

Limited spare capacity has been identified in the public water supply, some upgrade works have recently carried out to enhance capacity. Surface water is catered for in a separated system with discharge to the Mahore River and local streams.

The village is well served by public transport including a Bus Eireann service three times daily Monday to Friday, twice daily on Saturday and once on a Sunday. The previous Local Area Plan for Hospital made provision for a Distributor Road network around the village. It will be an objective of this Plan to explore the potential and need for this network over the lifetime of the Plan.

According to the National Broadband Plan, 100% of the village is covered by high-speed broadband.

Hospital Settlement Objectives:

Objective HO O1 – Wastewater Treatment Plan Upgrade – It is an objective of the Council to support the upgrade of the Wastewater Treatment Plan in conjunction with Irish Water.

Objective HO O2 – Tourism Development – It is an objective of the Council to support and enhance the tourism potential of the village and work with relevant stakeholders to improve the settings of key features in particular, that of the Knights Hospitallers Abbey and the approaches into the village from the north.

Objective HO O3 – Traffic Management and Public Realm – It is an objective of the Council to support:

- a) The delivery of projects for improvement of the public realm in the village, subject to resources;
- b) The preparation of a Traffic Management Plan for Hospital and explore the potential for the development of a public carpark within the village, subject to resources;
- c) Proposals to improve parking provision for John the Baptist Secondary School, subject to resources; and
- d) Facilitate improvements to the junction at the R513 and the R516 at the south end of the village, subject to resources.

Objective HO 04 – Distributor Road -- It is an objective of the Council to explore the potential for the development of a distributor road in Hospital, subject to an appropriate level of environmental and ecological assessment and to resources becoming available.

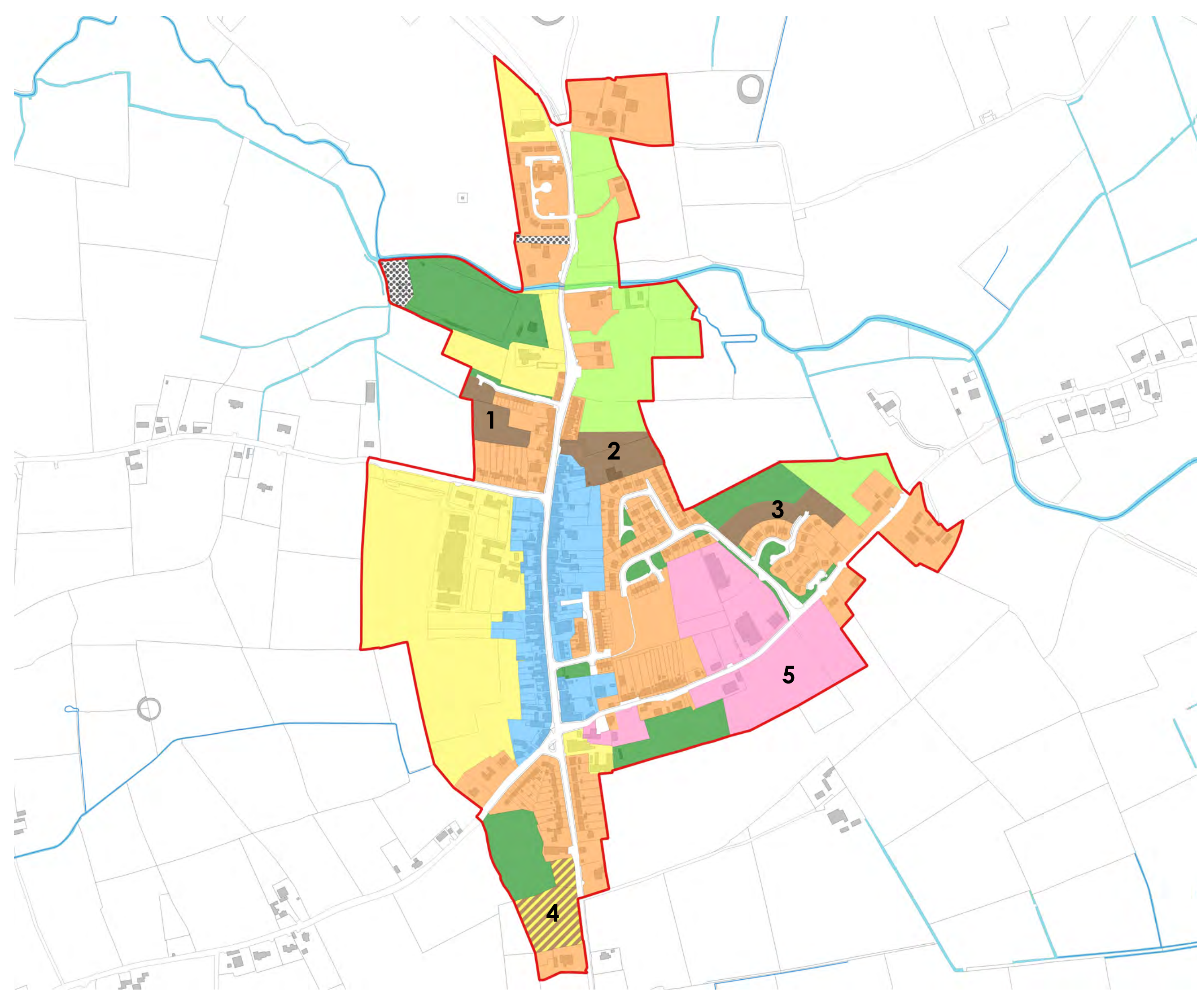
LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

DATE June '21

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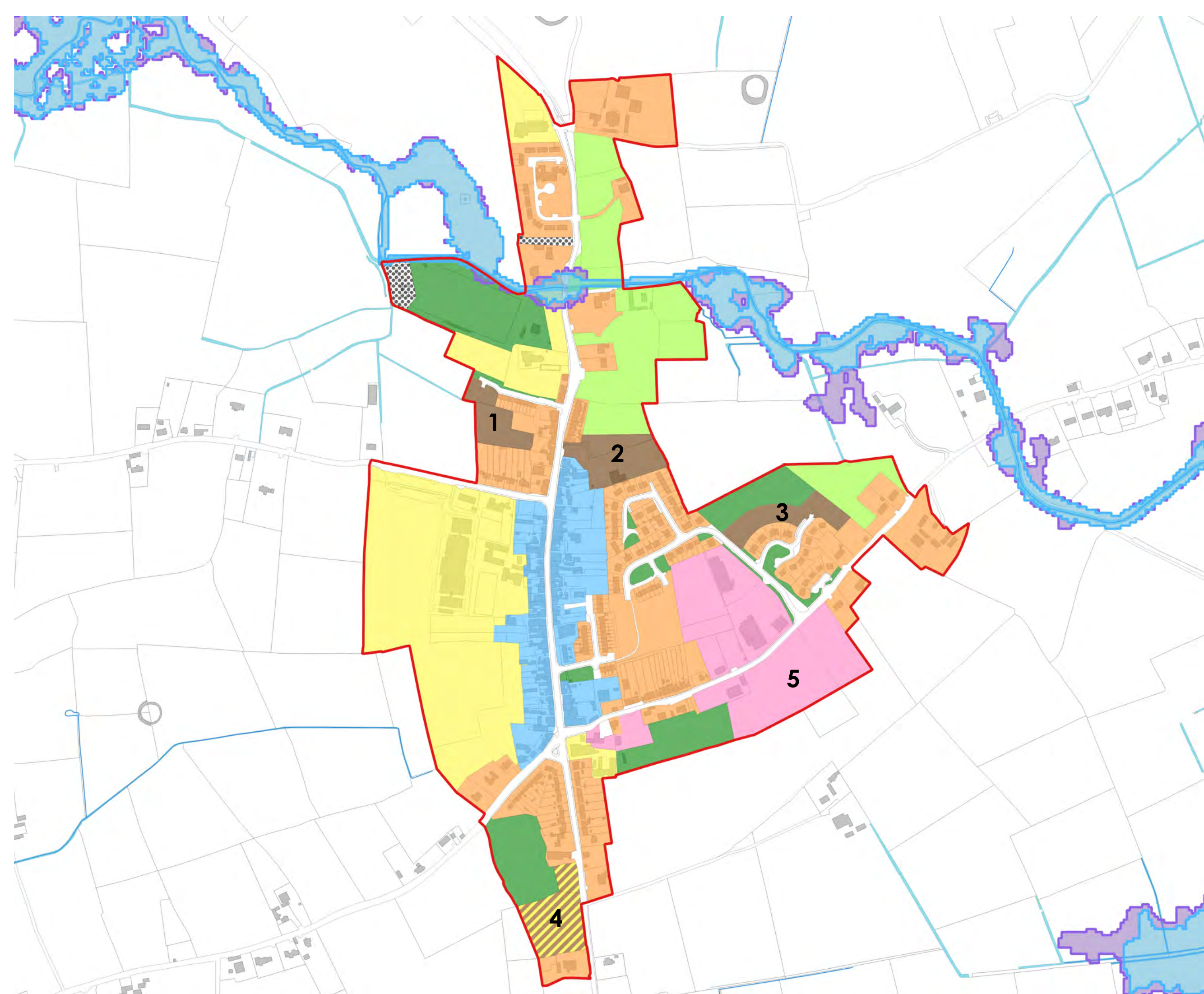


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-HO-02

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Tiered Approach to Zoning – Hospital

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	0.627	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
2.	New Residential	1.001	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
3.	New Residential	0.674	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗			1
4.	Residential Serviced Site	1.019	10 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
5.	Enterprise & Employment	2.378		✓	✓	✓	✓	✓	!	✓	✗	✓			1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 - 2 year delivery	S	Medium term – 3 -5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Kilfinane

Settlement Context

Located on an elevated plateau south of the Ballyhoura mountains, at an elevation of over 150 metres, Kilfinane is the highest village in County Limerick. It is located approximately 50km southeast of Limerick city, is 11km from Kilmallock and 14km from Mitchelstown.

To the east of the village are the Galtees and Slieve Reagh Mountains. North of Kilfinane is the low land pastoral region known as the "Golden Vale" that runs through Counties Limerick, Cork, and Tipperary. The Glenduff stream flows through the south west of the village and is a tributary of the River Loobagh to the north east of the village. The River Loobagh in turn flows into the Lower Shannon estuary approximately 40km downstream from Kilfinane.

The village has a generally compact form with a well-defined core from Market Square, along Main Street. This streetscape consists mainly of eighteenth and nineteenth century terraced two and three storey buildings with some fine examples of traditional shopfronts on Main Street. Religious establishments of the eighteen and nineteenth century are clustered at Chapel Lane and Church Lane with the exception of the former Boys School, which is located outside the core near Ballyhoura Heights.

The village performs as an important civic, trade / market and service function for the resident population and surrounding hinterland. This is evident by the diverse range of services and businesses operating in the village. Capitalising on its location on the slopes of the Ballyhoura Mountains and associated outdoor recreational activities, the village has become increasingly important as a service provider for tourism.

Population growth current and future

The population was 789 in 2016. Population growth in the village has been modest with a growth rate of 1.4% recorded between 2011 and 2016. The village has a relatively young population with 14% below the age of 19.

Year	Population
2006	727
2011	778
2016	789

The core strategy provides a housing allocation of 81 units to Kilfinane over the plan period. A review of extant planning permissions within the village has determined that there are no committed units. Having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
81	55	2.5	13	1.38	15% = 12

Housing

In 2016 there were 328 dwellings in the village with 61% of these owner occupied, which is above the state average of 59%. According to Geo Directory data there has been limited new development built since then. There are a number of housing schemes in the village, including Radharc Cillin, Cois An Sruthain, Mountain View, Ballyhoura Heights and Treda na Ri.

Village Centre and Economic Development

There is a diverse range of services and businesses operating in the village, including a credit union, a butchers, a convenience retailers (Centra), a pharmacy, a number of pubs, a restaurant, take-away, hair dressers/barbers, funeral home, service station, post office, farm supply store and farm machinery sales, car repair service, home interior store, furniture maker, and an upholstery service. Professional services in the village include an auctioneering and valuation office. A health clinic also offers an important service within the village.

Reflecting the importance of the tourist function of the village, there is B+B accommodation, a hostel, self-catering cottages and a tourist information office. Kifinane houses the headquarters of the local development company Ballyhoura Development Ltd. that serves east County Limerick and East County Cork.

There is also an Enterprise Centre located in the middle of the village, which is home to Ballyhoura Apple Farm since 2015. This has gone from strength to strength and has formed the nucleus for a growing artesian food and traditional craft sector in the village.

Kilfinane has huge potential for a tourism offering given its location at the foothill of the Ballyhoura Mountains and its recreational forest amenities, access to the walled town of Kilmallock, Lough Gur and the village's many historic buildings and local heritage. In 2019 under a Coillte and Failte Ireland led proposal, a grant of €400,000 was awarded for investment into the Ballyhoura Mountain Bike Trail. This will result in the upgrading of the existing trails to a standard that will attract visitors from home and abroad and will bring economic benefits to the local community.

The Kilfinane Outdoor Education and Training Centre further enhances the tourism draw of the village. The centre provides high quality outdoor education courses and adventure experiences on a residential and non-residential basis for school, youth, further education and training, adult groups and summer camps.

Potential exists to capitalise further on these amenities and to create new attractions in the village. For example in 2017 funding was secured under the Adopt a Monument scheme for mentoring, training and specialist expertise for the Anglo - Norman Motte on the site of a ringfort in village. The provision of tourism accommodation is another way in which this resource can be expanded upon. This plan supports the provision for tourist accommodation including chalet, caravan and camping accommodation within the boundary of the village.

Education

The village is served by a mixed gender national school with an enrolment of 143 pupils in 2019/20 and a Secondary School, Scoil Pol that serves the village and surrounding hinterlands. The enrolment in the school in 2019/20 was 509 pupils. Since the adoption of the Development Plan, a number of developments have occurred in the vicinity of Scoil Pol including an extension to the school to provide for a construction studies room and additional classrooms, sports facilities and car parking. There is also a community pre-school operating in the village.

Community and Recreation

There are a number of community facilities in the village, including a GAA grounds, soccer pitch, playground and a part-time library. St. Andrew's Church of Ireland, which was restored and refurbished by the local community council, offers a space for arts, cultural and heritage activities. The primary and secondary schools are also used by various community groups.

Regeneration and Renewal

There is a high level of vacancy and dereliction throughout the village. Some of these buildings are highly visible due to their scale having large street frontages, or their location at junctions and thus collectively the vacant buildings contribute to a neglected appearance to the village. Market House, which was acquired by the Council under the Derelict Sites Act in recent years, offers an opportunity for redevelopment of a focal building at an entry point to the village.

Heritage

There are forty-four Protected Structures within the village that are considered to have architectural, historic or technical value and have been entered into the Record of Protected Structures. In addition to these protected structures there are seven structures listed in the National Inventory of Architectural Heritage (NIAH). In recognition of the unique and distinctive built heritage of the village an Architectural Conservation Area has been designated throughout a substantial part of the village. There are eight recorded monuments in the village, including Kilfinane Motte, which is a 30ft high earthen mound, which dates back to the 13th Century.



Flood Risk

A Strategic Flood Assessment has been carried out to support the Draft Development Plan and an area running north-westerly to south easterly along the western periphery of the village is identified as being at risk of flood. This has implications for land use zoning and the Council has adopted a precautionary approach to vulnerable developments on lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands will be zoned for open space and agricultural use only.

Infrastructure

The Waste Water Treatment system in the village has spare capacity, however, there are ongoing issues with compliance. The water supply in the village is currently constrained, Irish Water is progressing upgrade works which will enhance the supply and these works will be complete in 2022.

Surface Water is catered for through some combined sections, within the village. There are ongoing operation and maintenance issues, but upgrade works have commenced in the last two years. These have been constrained due to run off from the rear of the village.

Bus Éireann provides a twice-daily service between Limerick City and the village, Monday to Saturday and a local link service is available from Mitchelstown to Killmallock.

According to the National Broadband Plan, between 95% and 97% of Kilfinane is covered by high-speed broadband.

Kilfinane Settlement Objectives:

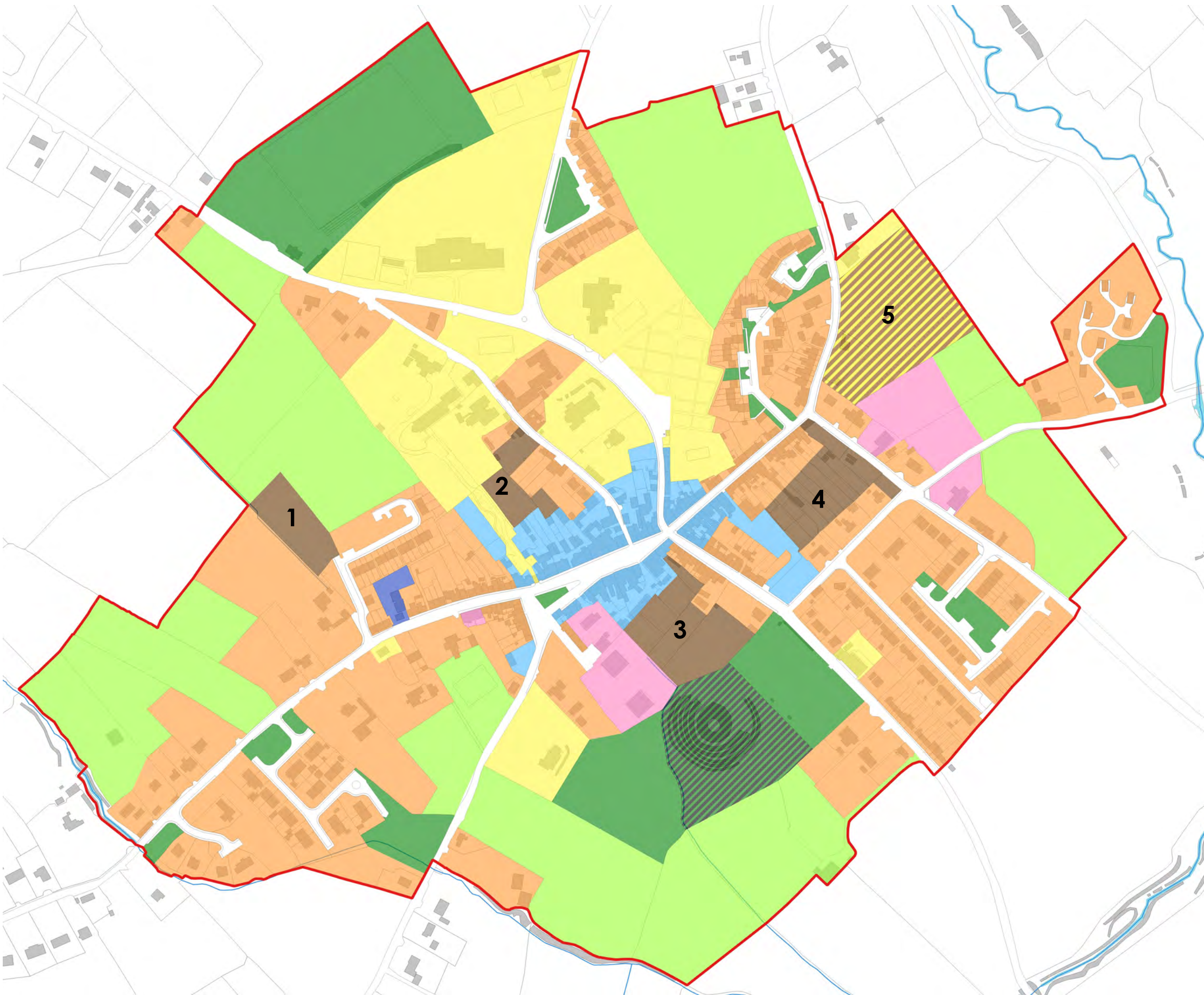
Objective KI O1 – Market Square – It is an objective of the Council to encourage the restoration and re-use of the Market Square building for community and enterprise use subject to funding opportunities. Opportunities should be considered to open the opes on the façade subject to making the structure safe and consider the possibility of public seating and market pitches.

Objective KI O2 – Special Control Area – It is an objective of the Council to protect and maintain the integrity of the Special Control Area at Kilfinane Motte. Developments within this area shall contribute to or enhance the environment and character of the Special Control Area and shall not detract from the special amenity value of the SCA area.

Objective KI O3 – Tourism Development – It is an objective of the Council to enhance the tourism potential of the village by promoting the development of tourism infrastructure and facilities, including tourist accommodation, in an environmentally sustainable manner within the village boundary.

Objective KI O4 – Pedestrian/Cycling Connectivity – It is an objective of the Council to improve and create additional facilities for pedestrians and cyclists as opportunities arise as part of new developments, including the provision of a pedestrian link from Radharc Cillin housing estate to the secondary school.

Objective KI O5 – Linkage to Ballyhoura Way – It is an objective of the Council to seek the provision of an off road route to link the Ballyhoura Way into the village, as resources permit.

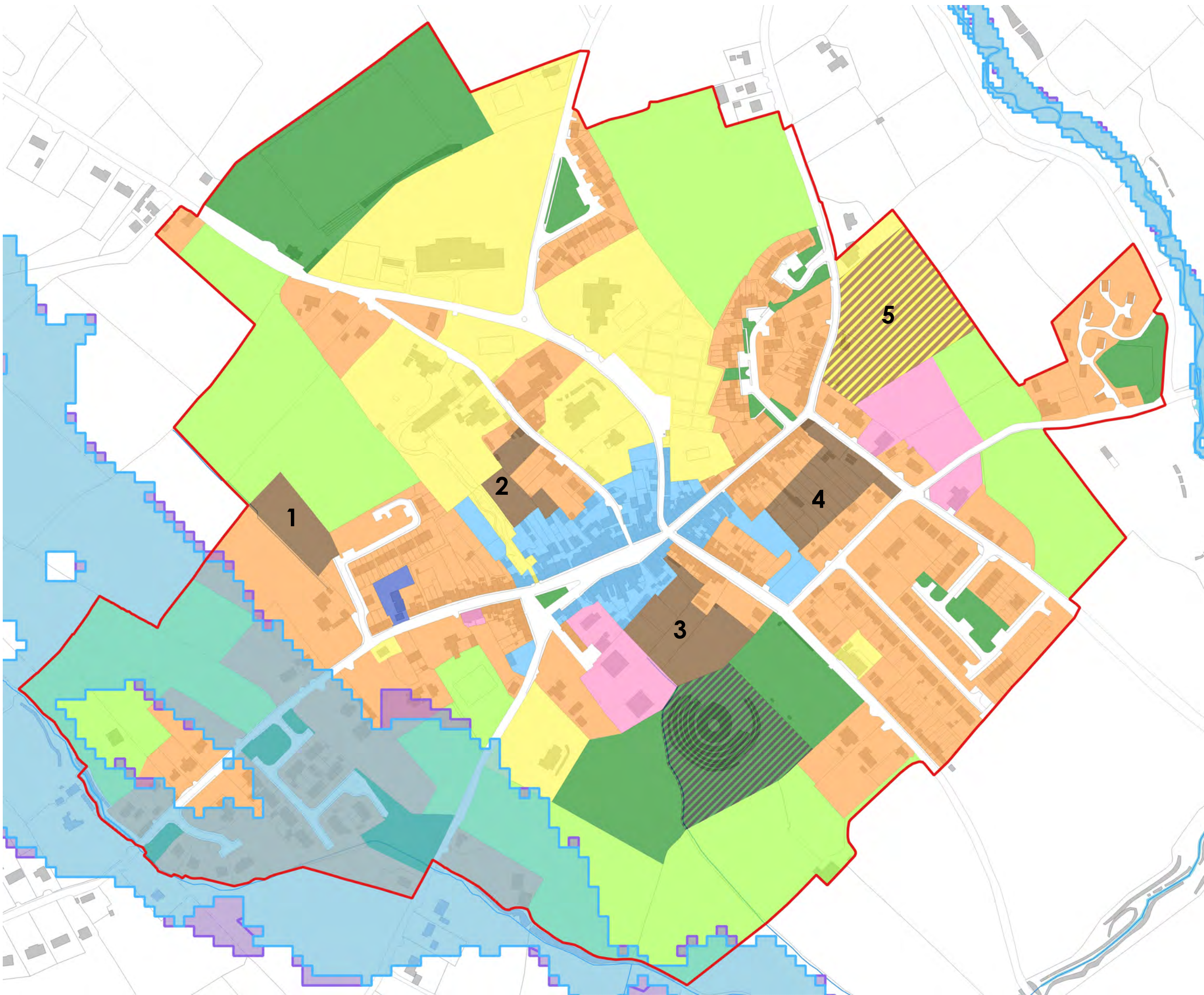


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Special Control Area
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-KL-01

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Served Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Special Control Area
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-KL-02

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Tiered Approach to Zoning – Kilfinane

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	0.415	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
2.	New Residential	0.317	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
3.	New Residential	0.821	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
4.	New Residential	0.713	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
5.	Residential Serviced Sites	1.547	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓			1

Legend

Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Murroe

Settlement Context

Murroe is located in a hilly wooded region at the south-west extremity of the Slieve Felim mountain range, 16 kilometres east of Limerick City on the R506 Limerick – Cappamore road. Located close to Glenstal Abbey, it is a dispersed linear settlement with buildings concentrated along Main Street and finishing at a four cross roads. Beyond the traditional village centre of Main Street lies the primary school and expansive new housing estates.

Murroe village is home to the renowned Glenstal Abbey, and is well serviced with local facilities and amenities, including shop, restaurant and sports clubs. Nearby attractions, include Slieve Felim Way, Glenstal Pitch & Putt and Murroe Woodland Park.

Proximity to and employment opportunities in Limerick City and its suburbs resulted in the rapid expansion of the village from considerable development pressure since 2006 and it is now home to a large commuter population.

Population growth current and future

Murroe is a designated settlement in the Census and situated within three Electoral Divisions – Glenstal, Clonkeen and Abington. The settlement had a population of 1,377 persons in 2016 and 511 occupied dwellings. There is a young population within the village with 77% of the population below the age of 44 in 2016. The population of the village grew dramatically between 2006 and 2016 with a 120% increase.

Year	Population
2006	624 *
2011	1,271
2016	1,377

*Estimate population

The core strategy provides a housing allocation of 117 units over the plan period. There is one extant planning permission within the village for 27 committed units on a total area of 1.46 hectares, which was granted permission in 2020. This will form part of the residential zoned land requirement. It is also considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
117	88	4 ha	22	2.2ha	7

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. The development of houses with individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged on lands zoned for serviced sites in the short to medium term due to the infrastructural constraints within the village.

Housing

Housing in the village comprises a mix of housing estate developments, individual dwellings and limited apartment development (10 in total in 2016). 62% of the houses in 2016 were owner occupied; this is in excess of state average of 59%. The main housing areas are located to the south of the village. The village experienced considerable development pressure since 2006 with the addition of the new housing estates of Ros Farna, Glenstal Gate, The Oaks and Garranbawn. Planning permission for the completion of development within Glenstal Gate, was granted in October 2020 for 27 units.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure and the avoidance of repetitive 3-bed semi-detached 'starter-homes' that tend to dominate the existing estates.

Village Centre and Economic Development

Services in the village are limited to convenience business, community, and educational facilities. Proximity to Limerick City and a good road network means that services are readily found outside the village.

Education

The village is served by a mixed gender national school Scoil Mhuire National School, with an enrolment of 182 pupils in 2019/20 and a private second level boarding school, Glenstal Abbey with pupil numbers of 228. There is one registered childcare service within the village

Community and Recreation

The village enjoys well-developed community facilities and has a range of services including, Holy Rosary R.C. Church, Garda Station, Post Office, Medical Centre, playground and GAA pitch. Murroe Wood Park, which is a six-acre community recreation and sports facility in the middle of the village, also offers an excellent community service. It has a 4G All Weather Pitch, a walking track and plans for a skate park and multi-use building. This development benefited from funding of €3.8m which was secured under the Rural Regeneration and Development Fund. The village also adjoins Glenstal Woods, which provides ample opportunity for leisure pursuits for the resident and wider population.

Regeneration and Renewal

Opportunities for regeneration and renewal exist in the village. For example the Old Forge site and the adjoining lands which are zoned village centre offer an opportunity, for the likes of small retail units to front, with a refurbished Forge as focus of a new public square and potential for a small number of residential units to the rear.

Heritage

Murroe has a rich built heritage with eight structures included in the Record of Protected Structures and six structures identified on National Inventory of Architectural Heritage.

Flood Risk

No flood issues were identified in the Strategic Flood Risk Assessment for Murroe.

Infrastructure

There are infrastructural constraints in the village, which will impact on the potential for the village to grow into the future. In terms of sewerage there is no capacity in the sewerage treatment plant. Under the Small Towns and Villages Programme administered by Irish Water,

Murroe was submitted for funding consideration to upgrade the wastewater treatment plant. It is anticipated that infrastructural deficits will be addressed during the lifetime of the Plan. Water is supplied through a public water mains. This supply was impacted in the 2018 droughts and recent upgrades have added some capacity.

Surface water in the village is catered for in a separated system, where some water is discharging to a local stream and some through the existing drainage network. It has been identified that this network is at capacity with historical drainage issues recorded in Gilmartin Park.

In terms of public transport the village is served by public buses with a daily Bus Eireann Service to Limerick and also a Local Link service between the village and the City.

According to the National Broadband Plan, 90% of village is covered by high speed broadband.

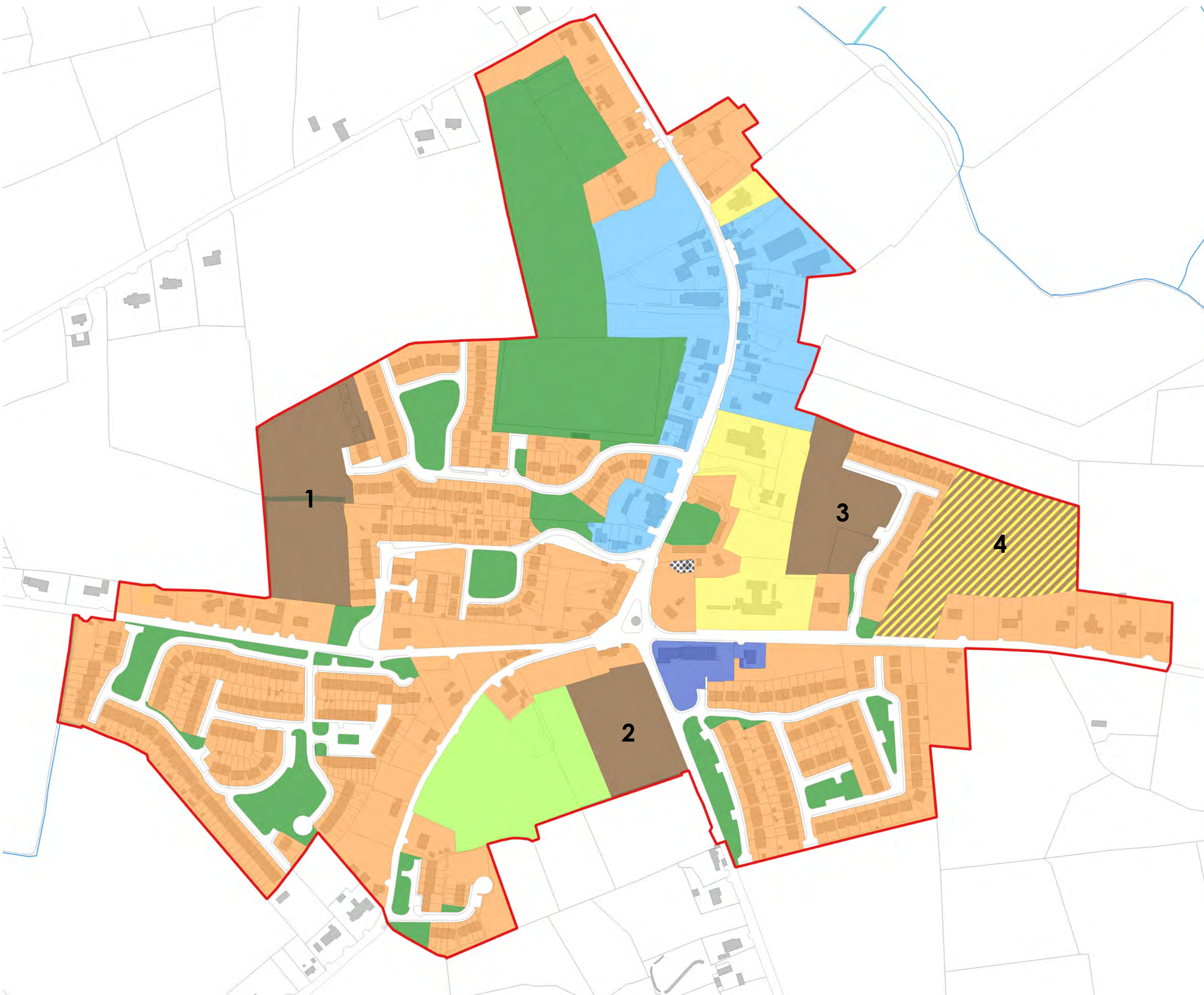
Murroe Settlement Objectives:

Objective MU O1 – Infrastructure Upgrades – It is an objective of the Council to support the expansion and improvement of water and sewerage public infrastructure in the village.


Objective MU O2 – Community Facilities – It is an objective of the Council to support the development of community facilities and services in the village.

Objective MU O3 – Lands Reserved for Expansion of the School – It is an objective of the Council to ensure land is reserved for school use, with possible pedestrian link through to Main Street.

Objective MU O4 – Public Realm Works – It is an objective of the Council to support provisions for public realm works within the village to include footpath upgrades, traffic calming, pedestrian crossings, tree planting, provision of seating area, litter bins etc. as resources permit.



LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-MU-01

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Tiered Approach to Zoning – Murroe

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	1.808	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
2.	New Residential	0.997	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗			1
3.	New Residential	1.082	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓		Permission granted for 27 units 19/1298	1
4.	Serviced Sites	1.938	10 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1

Legend

Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Pallasgreen

Settlement Context

Pallasgreen is a settlement in east County Limerick situated on the Limerick–Tipperary N24 Road, 20km southeast of Limerick City and approximately 8km from the Tipperary border. The name means "the Stockade of Grian," referring to an ancient Irish Goddess of Love, whose is associated with the nearby hill called Nicker. Just a short distance down the road is the related settlement of Old Pallas. The rise of the new village of Pallasgreen can be dated back to 1815 when a new line mail coach road was constructed from Limerick to Waterford. New Pallasgreen benefited even more from the opening of the Waterford-Limerick railway in 1848 when an important railway station for goods and passengers was established.

The settlement is traversed by the N24 Limerick to Waterford Road with a number of local services located on each side of the national route, including a service station, a butchers, a post office, a credit union, takeaways and a hairdresser. Taking centre position within the village is the former military barracks; Pallasgreen Barracks was originally built in 1874 and played an important part in local history from 1874 – 1984.

The village developed in the 1970's following the purchase of Godfrey Estate by Limerick County Council and a dedicated community council. Since then, community resources have expanded in the village to include: Pallasgreen GAA Club field and clubhouse, two tennis courts, Pallasgreen Community Centre and Pallas Utd Soccer Pitch and a children's playground.

While the population of the village is relatively low, its position as a local service centre coinciding with its location on a busy national route, has allowed the village to develop an important civic and service function for the resident population, its surrounding hinterland and those passing through.

Population growth current and future

Pallasgreen is a designated settlement in the Census and situated within the Electoral Division of Grean. The settlement had a population of 568 in 2016, as identified within the CSO boundary, however, this includes the settlement of Nicker, which is identified, as a Tier 5 Settlement on the Limerick Settlement Hierarchy. The actual population of Pallasgreen in 2016 identified excluding Nicker, was 518. For the purposes of statistical analysis on population, the figures include the CSO boundary analysis. Pallasgreen has experienced a population decline of 3.4% during the 2011 – 2016 inter-census period, while in the 2006 – 2011 period the village had experienced an overall increase in population of 39%. While 60% of the population within the village is under 44, the village also has an older population- 21%

of the population are above the age of 65 in comparison to the state average of 13%. The figures below include Nicker for comparison purposes.

Year	Population
2006	359
2011	589
2016	568

The core strategy provides a housing allocation of 54 units to the village over the plan period. A review of extant planning permissions within the village has determined that permission exists for a three five-bedroom dwellings adjoining The Grove residential estate, which will form part of the residential zoned land requirement.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
54	41	1.83ha	10	1ha	5%=3

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. Having regard to the number of vacant or derelict sites within the settlement, it is considered that there are opportunities for the development of residential units within the village centre; accordingly, 5% of the growth over the plan period is allocated to development in the village centre zoning.

Housing

Housing in the village comprises of one retail/mixed use unit on the main N24 that comprises of two dwellings and three apartments. In addition, the settlement includes a number of clustered individual houses, terraced housing and two small-scale residential estates – Garraun Beg and The Grove to the south of the village centre. 67% of the houses in 2016 were owner occupied. The main housing areas are located both north and west of the L1135/L1152 and Tipperary Road junction and along the Main Street on the N24.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development

Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure. In Pallasgreen, a combined 2.83 hectares of lands are required for residential development.

Village Centre and Economic Development

Pallasgreen is a busy service centre for the village and surrounding area, including those passing through the settlement. The role of the village for the provision of services, social and community infrastructure for the surrounding area is recognised. The village in its service function for the surrounding area generates small-scale employment in the services provided. The village centre includes a filling station, a butcher, a post office, a credit union, two takeaways and an additional sit in takeaway/restaurant, a hair and nail salon, a post office and three pubs.

The Pallasgreen/Templebraden Community Plan 2019-2023 was undertaken in conjunction with the local community and Ballyhoura Development CLG. The plan highlighted the tourism potential within the area. Pallasgreen/Templebraden has a strong built heritage and has several archaeological/heritage sites such as Nicker Hill, Basalt Columns, Sarsfield Rock, Kilduff Castle and the Mulkear River. While tourism was not a significant aspect of the community plan, the consultation process highlighted some areas of potential that merit some exploration in light of its location within Ireland's Ancient East and with the potential to create walking areas that enhance the amenity value to locals and visitors alike.

Education

There is no primary school located within the zoned settlement, however Nicker National School is located less than a kilometre from the settlement centre on the L1152 (Old Pallas Road) and has a pedestrian footpath linking Pallasgreen to the school. The school is mixed gender with an enrolment of 137 students in 2019/20.

Community and Recreation

The village has an established voluntary sector, which has carried out substantial developments over the years. Pallasgreen and Templebraden Development Association has been the driving factor behind the community facilities available within the village today. The range of facilities include a GAA Pitch, tennis courts, soccer pitch, Community Centre and a

playground. Pallasgreen has an active Tidy Towns Committee, Pallasgreen GAA, Pallasgreen Ladies Club, Drama Group, Youth Club, Residents Association and Historical Society.

Limerick City and County Council have submitted a proposed walking loop application under the Sustainable Transportation Measures Scheme in 2021 for Pallasgreen. The proposal, which is approximately 2.2km in length, includes the provision of new footpath, drainage and public lighting linking Pallasgreen village to St Anthony's Nursing Home to provide a safe amenity on an existing popular walking loop within Pallasgreen.

Regeneration and Renewal

The settlement of Pallasgreen is relatively small in nature with the village centre located north and south of the N24. There are three sites identified as Derelict/Vacant within the village with potential for reuse. One of these buildings is the former nineteenth century military barracks. The barracks has an unusual design being built in the genre of the 14th-15th century tower house. The barracks is highly visible due to its scale and location on the main N24 opposite the filling station. The building contributes to a neglected appearance to the village and opportunities exist for its reuse.

Heritage

Pallasgreen has a strong built heritage with four Protected Structures within the settlement boundary and eleven structures listed in the National Inventory of Architectural Heritage.

Flooding

The Strategic Flood Risk Assessment identify lands at risk of flooding, including an area running north to south traversing the N24 on the western periphery of the village centre and west to east to the north of the N24. This has implications for land use zoning and the Council has adopted a precautionary approach to vulnerable developments on lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands have been zoned for agricultural use only.

Infrastructure

There is wastewater capacity in Pallasgreen in the wastewater treatment plant. There is available capacity in the water supply to cater for the proposed development within the lifetime of the Plan, however there are issues in drought conditions. There is an issue with

storm overflow in wet weather condition, however, a new drainage network has been proposed to be constructed under the N24, subject to funding.

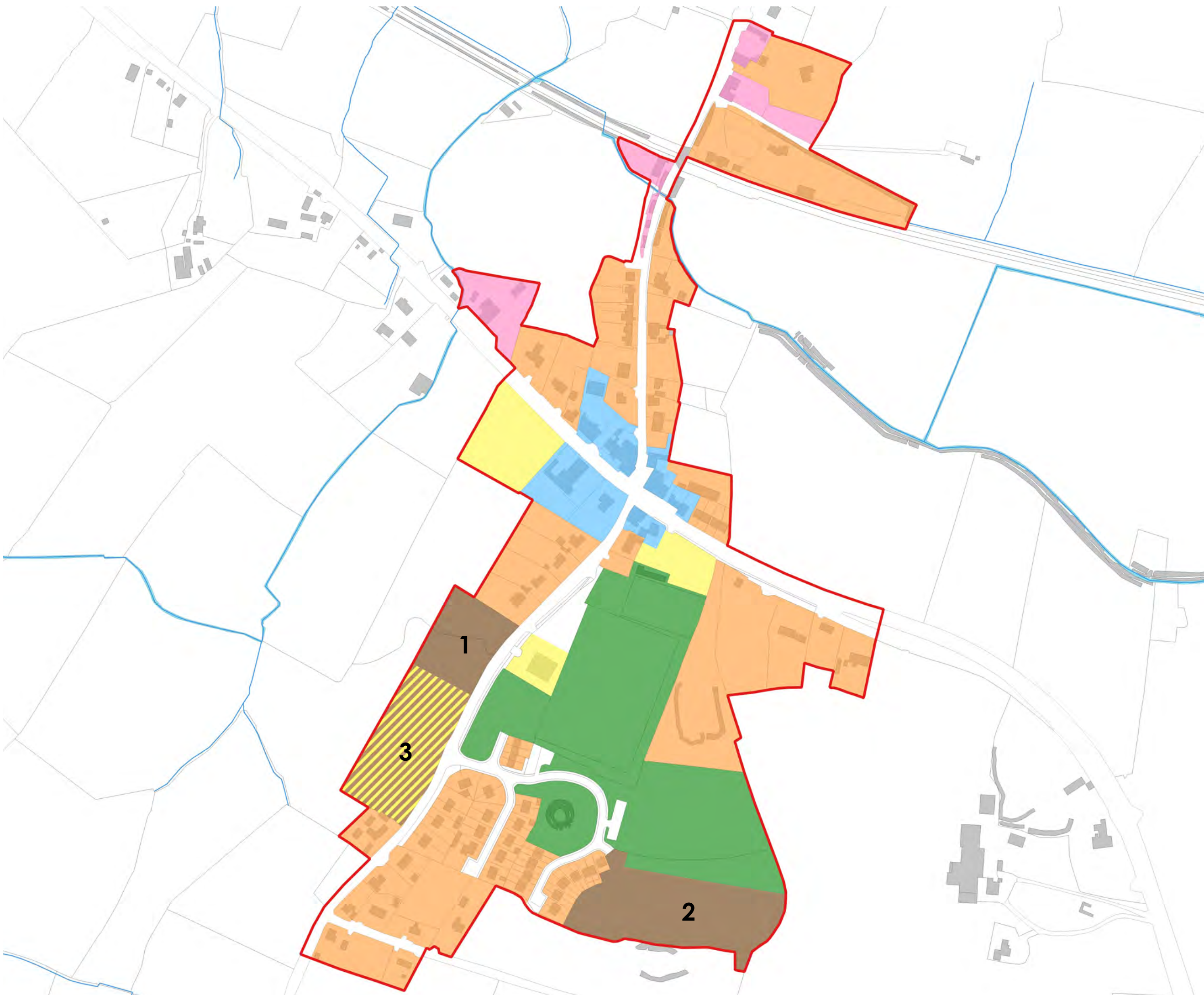
Concerning transport, Bus Eireann operate a daily service from Limerick City to Waterford, which stops in the centre of Pallasgreen outside Harty's Butchers. In addition, Bus Eireann service operates from Limerick City to Tipperary Town three times daily Monday to Friday, which also stops on the main N24 to service Pallasgreen. Kelly Bus Service operates a return service from a Tuesday to a Saturday from Limerick City to Barna/Kilduff which has a number of stops in Pallasgreen and Nicker.

According to the National Broadband Plan 96% of the settlement is covered by high speed broadband.

Pallasgreen Settlement Objectives:

Objective PA O1 – Recreational Facilities – It is an objective of the Council to support the establishment of recreational activities within the village, including the Pallasgreen village to St. Anthony's Nursing Home looped walking route.

Objective PA O2 – Redevelopment of Derelict Sites – It is an objective of the Council to support the redevelopment of vacant and derelict sites, within Pallasgreen, particularly the former Military Barracks building in the village.

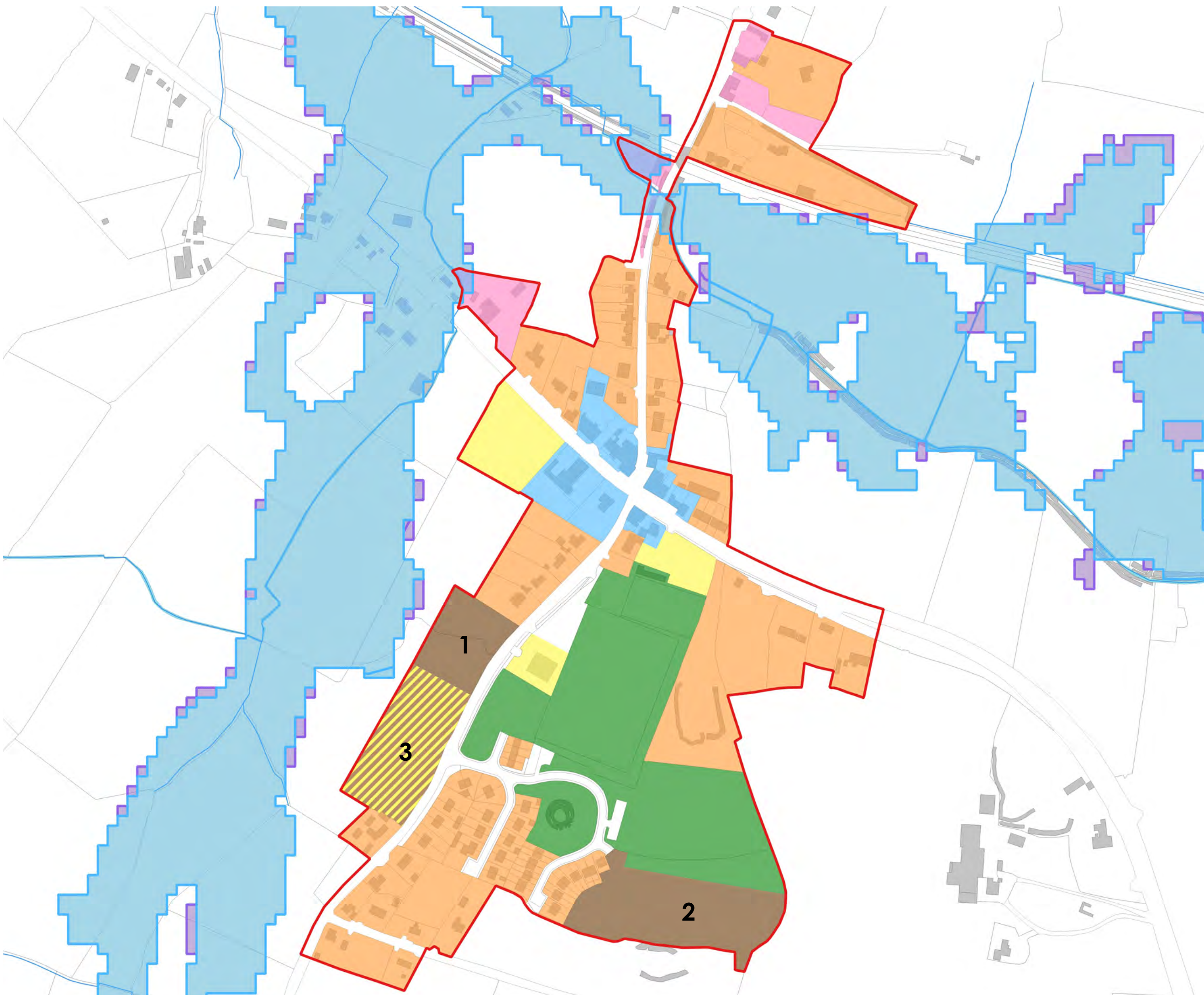


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Open Space & Recreation
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-PG-01

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Open Space & Recreation
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-PG-02

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Tiered Approach to Zoning – Pallasgreen

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	0.613	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓	N/A		2
2.	New Residential	1.424	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓	N/A		2
3.	Residential Service Sites	1.069	10 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓	N/A		2

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Pallaskenry

Settlement Context

Pallaskenry derives its name from Kenry Castle, which was one of the ancient castles of County Limerick. The village is surrounded by rural agricultural hinterland, close to the Shannon Estuary and is 16km west of Limerick City. The village is set out in a linear pattern with new housing developments at the northern end.

Population growth current and future

Pallaskenry is a designated settlement in the Census and the settlement had a population of 651 persons in 2016 and 268 occupied dwellings. The village has a relatively young population profile with 31% in the 0-19 years of age category according to the Census 2016. This is higher than the state average of 28%. The population of the village grew between 2006 and 2016 with a 22% increase.

Year	Population
2006	534
2011	664
2016	651

The core strategy provides a housing allocation of 62 units to Pallaskenry over the plan period. A review of extant planning permissions within the village has determined that there are 30 committed units at An Curran in the village. This will form part of the residential zoned land requirement.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
62	47	2.14	12	1.2	5%=3

The primary focus of the development strategy is to support the proportionate growth of Pallaskenry and to strengthen and consolidate the village. It is considered that there are opportunities for the development of residential units within the village centre; accordingly, 5% of the growth over the plan period is allocated to development in the village centre zoning.

Housing

Housing in the village comprises a mix of village centre terraced housing, and a number of housing estates including An Curran, Roschoill, the Limeyard and Cluan Mhuire. 68% of the houses in 2016 were owner occupied which is higher than the state average of 59%. The main housing areas are located at the northern end of the village. There has been some planning activity in the village since the last Development Plan with the addition of 16 new houses along the Main Street, which are currently under construction and four new replacement single storey dwellings just off the Main Street along the L1201. There is extant residential planning permission for 30 units in the village and a committed Local Authority owned residential development within the town boundary.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure.

Village Centre and Economic Development

Services in the village include convenience services such as grocery stores, pubs, beautician, Chinese restaurant, fast food outlets, post office, credit union, barbers and funeral home. The village acts as a service hub for the surrounding locality and the Agricultural College located on the grounds of the Salesians Secondary school provides a training facility for students nationwide.

Education

The village is served by a mixed gender national school Pallaskenry NS, with an enrolment of 137 pupils in 2019/20. Salesian's Secondary School is located outside but adjacent to the village and serves both the local community and those in the hinterland. Student numbers recorded for 2019/20 were 708. Pallaskenry After School club provides a childcare offering for the village.

Community and Recreation

The village enjoys well-developed community facilities and has a range of services including, St Marys RC Church, a Garda Station, Post Office, Playground and a large GAA pitch with permission granted for a ball wall. There is also a large Secondary School located outside the village boundary.

Funding has been secured under the Town and Village Renewal scheme for a walkway along the eastern boundary of the village, which will be completed in 2021.

Heritage

Three structures in the village are afforded protected structures status. These include the Church, the Community Hall and Methodist Church.

Flooding

The Strategic Flood Risk Assessment identifies a threat of flood in the southern area of the village. Land use at this location is largely for community and recreation purposes.

Infrastructure

In terms of sewerage the existing plant has adequate capacity, to cater for the projected growth in the lifetime of the plan. Water is supplied from the Foynes/Shannon Estuary Water Treatment Plant. Spare capacity exists in the separated surface water network and discharges to the lake at the rear of Cluan Mhuire Estate.

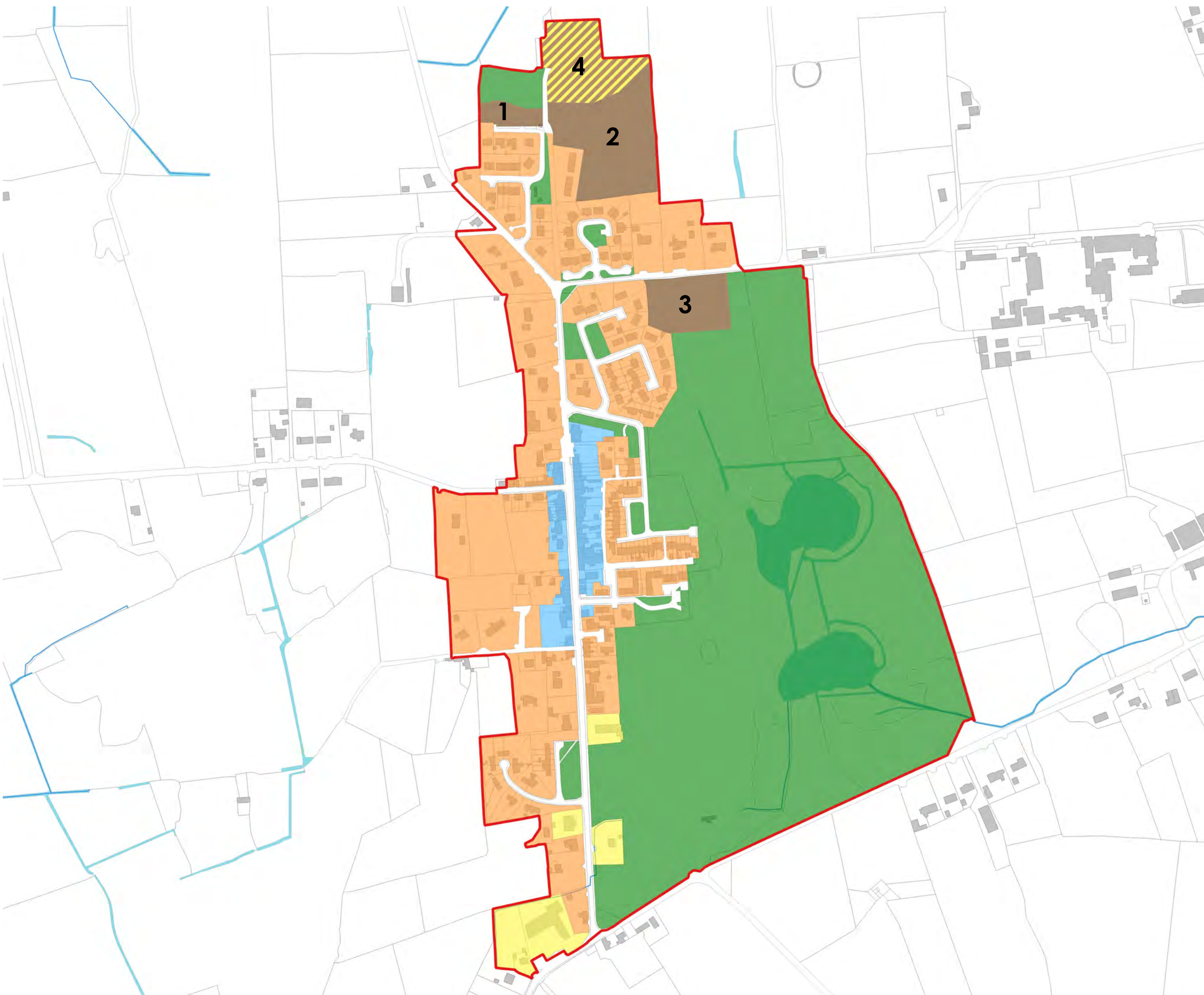
In terms of public transport the village is served by public buses with a number of daily bus services to Limerick and the adjoining towns.

According to the National Broadband Plan, 79% of Pallaskenry is covered by high speed broadband.

Pallaskenry Specific Settlement Objectives:

Objective PAL O1 – Eco/Biodiversity Park – It is an objective of the Council to support the development of an Eco-Biodiversity Park and associated walkways on lands to the rear of Cluan Mhuire.

Objective PAL O2 – Public Realm upgrades – It is an objective of the Council to support public realm works within the village and at Nash’s Cross and enhance linkages to Salesians College, as resources permit.

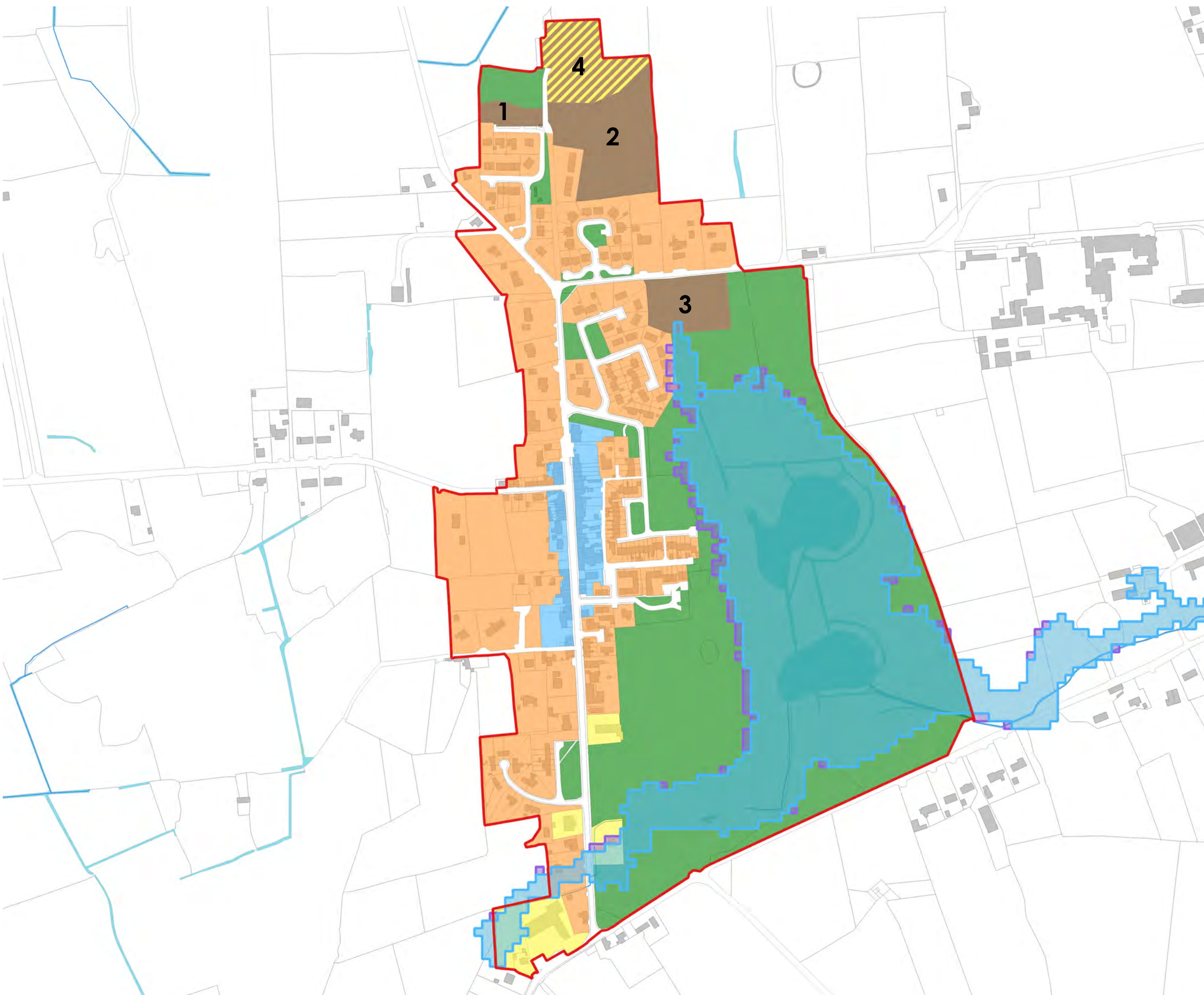


LEGEND









-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Open Space & Recreation
-  Settlement boundary

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Open Space & Recreation
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

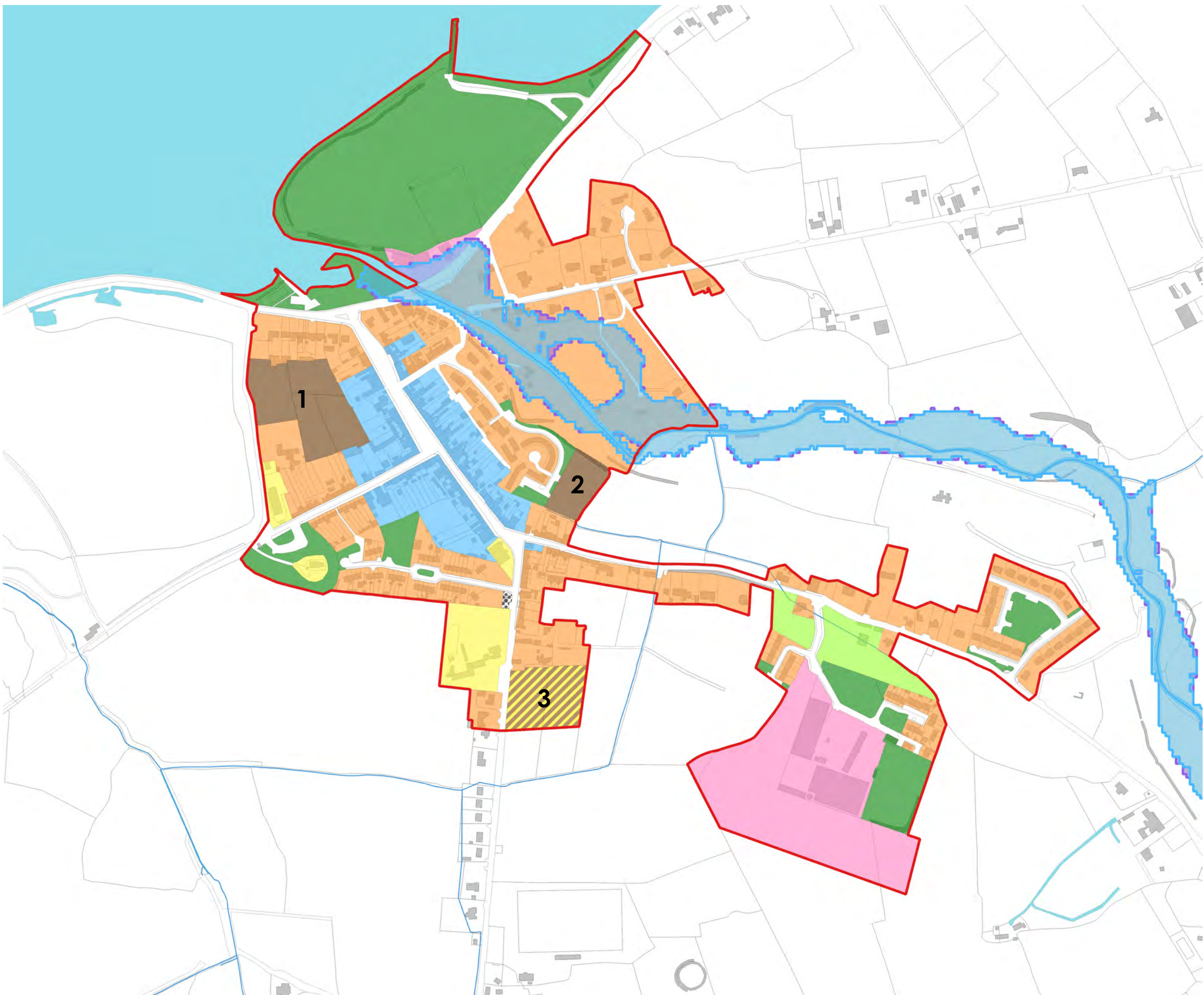
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Tiered Approach to Zoning – Pallaskenry

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	0.224	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		Permission granted for 30 units between sits 1 & 2 18/958	1
2.	New Residential	1.619	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		As above	1
3.	New Residential	0.753	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		Committed Local Authority development	1
4.	Residential Serviced Sites	1.002	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗			1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the life time of the plan	L



LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-GL-02

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Tiered Approach to Zoning – Glin

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	1.613	22 units /ha	✓	!	✓	✓	✓	!	✓	✗	✓	N/A		1
2	New Residential	0.527	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗	N/A		1
3	Serviced Sites	0.965	10 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗	N/A		1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Hospital

Settlement Context

Hospital is located approximately 30km south of Limerick City. The road between Limerick and Cork via Mitchelstown and Fermoy (R513) runs north south through the village and forms the Main Street. The Mahore River, a tributary of the River Maigue flows through the north of the village in an east – west direction which confluences with the Camog River approximately 12km downstream. The central core of the village is concentrated along Main Street. There are distinctive districts in the village defined by their built form, natural settings and history. The oldest part of the village is around the ruins of the Abbey of Knights Hospitallers and incorporates the grounds of Kenmare Castle.

Hospital developed as a service and market village serving a wide rural area with some small-scale industry based on the economy of its rural hinterland. Most of the fabric of the village centre dates from the mid to late nineteenth century with a few Georgian buildings. The economic functions which accounts for the built fabric of the centre, owes much to the village's nodal position in east Limerick and the regional road network, the most important road of which is the R513 from Limerick.

The village is predominately linear in nature with a noted absence of any other streets of significance in the core of the village. The commercial core in the nineteenth century grew up to the south of an older loose cluster of buildings around the ruins of the medieval abbey (Knights Hospitallers) after which the village got its name, and in the estate of the Earls of Kenmare. The original part of the settlement lies here, where the Limerick road crosses the Mahore River

Population growth current and future

The population of Hospital was 653 in 2016 and a modest growth rate of 2.6% was recorded between 2011 and 2016. Central Statistics Office figures from 2016 identified that 26.2% of the population of the village are under 20 years of age with 20% over 65 years. The state average for those 65+ is 13%. This has implications for the type of services, which will be needed to support the community.

Year	Population
2006	628
2011	636
2016	653

The core strategy provides a housing allocation of 64 units to the village over the plan period. A review of extant planning permissions within the village has determined that there are no committed units. Having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
64	44	2	11	1.1	15% = 10

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. The development of houses with individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged in the short to medium term due to the infrastructural constraints within the village on lands zoned for serviced sites.

Housing

Housing in the village comprises of a mix of village centre terraced houses, housing schemes off Main Street, which include Presentation Close and Bank Place and the residential estates of Galtee View, Glenview Drive, Glenview and Cluain Faoise. Residential areas are dispersed throughout the settlement, with the main residential estates located to the east of the village centre and other areas along the approach roads and within the core. According to the 2016 Census, 61% of the houses were owner occupied, above the national percentage for urban areas (59.2%).

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of mix, house types and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure. In Hospital, a combined 3.1 hectares of lands are required for residential development.

Village Centre and Economic Development

Hospital plays an important role in the daily life of the people of the village and wider hinterland. This includes the provision of employment, educational, civic, trade/market and service functions to the people of the village and those within its wider catchment. This is evident by the diverse range of services and businesses operating in the village with a concentration of civic amenities including a church, a national school and secondary school, GAA grounds, health clinic, family resource centre, and a community centre. The village also provides retail services including shops and filling station, pharmacy's, hardware stores, hairdressing salons, betting shop, off-license and a cafe. Businesses such as the Credit Union and solicitor's office are located along Main Street.

Munster Packaging and the Hospital Food Centre are located in the Enterprise Centre with a Transport and Logistics business located across the road. A current planning application seeks permission for two additional manufacturing units in the Enterprise Park. It is imperative that new developments compliment and make an addition to the viability and health of the village.

The tourism potential of the village must also be recognised with focus put on key features such as the Knights Hospitallers Abbey. Potential exists to capitalise further on the medieval features of Hospital and the economic benefits, such heritage can bring.

Education

The village is served by a mixed gender national school with an enrolment of 182 pupils in 2019/20 and a large Community School, John the Baptist, that serves the village and surrounding hinterlands. The enrolment in the school in 2019/20 was 1,095 pupils. In addition, the village has a community pre-school and an education service for young school leavers (Youth-reach).

Community and Recreation

Hospital has a vibrant voluntary community with numerous local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. Since the preparation of existing Development Plan, a number of community developments have taken place in the village, including a new playground, a hurling wall, extension to the school and new changing rooms at the school. Additional sporting groups include a football club, handball club and tennis club. The Family Resource Centre in Hospital includes adult education programmes, family programmes, counselling services, men's shed and services for older people. Additional community facilities include a primary health care clinic and community crèche.

Regeneration and Renewal

Hospital has a number of vacant and derelict sites throughout the village. Opportunities for the re-use and re-purpose of vacant and derelict buildings provides the context for a better and more vibrant business environment, additional housing opportunities and improves the visual appearance of the settlement and in doing so consolidating the village centre.

Hospital's potential include the opportunities that exist to enhance the setting of the Recorded National Monument no LI 1032-047, the ruins of the Knights Hospitaller Abbey. This site forms part of the Norman foundation from which the village derives its name. The Abbey, located next to the Roman Catholic Church and a public car park, which serves it, and the GAA grounds would benefit from landscaping to soften the appearance of the car park and enhance the view to the Abbey. Opportunities for further improvements in the village exists at the rear of the VEC and library building, where lands could be developed for public open space amenity with potential for allotments.

Heritage

There are twenty-seven Protected Structures within the village. In addition to these protected structures there are four structures listed in the National Inventory of Architectural Heritage (NIAH). Hospital is recognised as a medieval settlement and the cluster of monuments around the bridging point on the River Mahore is testament to the village's heritage. Hospital Church (RMP LI032-147002) is a National Monument in state ownership. The core of Hospital along the Main Street is defined by a terrace of buildings most of which date back to the nineteenth century. The collective arrangement of these building is considered of significance to the built heritage of the village and contributes to the character and established street and villagescape. To preserve the character of this area it has been designated an Architectural Conservation Area within the Draft Development Plan.

Flood Risk

A Strategic Flood Risk Assessment has been prepared to support the zoning of land and the area in the vicinity of the GAA grounds is identified as at risk of flood. This has implications for land use zoning and the Council has adopted a precautionary approach to vulnerable developments on lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands will be zoned for open space and agricultural use only.

Infrastructure

The Waste Water Treatment Plant in the village has issues in relation to capacity and has been identified as being overloaded. Minor upgrade works are planned, which will improve quality in the outfall, however these works will not increase capacity. The Council have identified Hospital for upgrade works on the Small Towns and Villages Programme, administered under Irish Water, which could be delivered within the lifetime of the Plan.

Limited spare capacity has been identified in the public water supply, some upgrade works have recently carried out to enhance capacity. Surface water is catered for in a separated system with discharge to the Mahore River and local streams.

The village is well served by public transport including a Bus Eireann service three times daily Monday to Friday, twice daily on Saturday and once on a Sunday. The previous Local Area Plan for Hospital made provision for a Distributor Road network around the village. It will be an objective of this Plan to explore the potential and need for this network over the lifetime of the Plan.

According to the National Broadband Plan, 100% of the village is covered by high-speed broadband.

Hospital Settlement Objectives:

Objective HO O1 – Wastewater Treatment Plan Upgrade – It is an objective of the Council to support the upgrade of the Wastewater Treatment Plan in conjunction with Irish Water.

Objective HO O2 – Tourism Development – It is an objective of the Council to support and enhance the tourism potential of the village and work with relevant stakeholders to improve the settings of key features in particular, that of the Knights Hospitallers Abbey and the approaches into the village from the north.

Objective HO O3 – Traffic Management and Public Realm – It is an objective of the Council to support:

- a) The delivery of projects for improvement of the public realm in the village, subject to resources;
- b) The preparation of a Traffic Management Plan for Hospital and explore the potential for the development of a public carpark within the village, subject to resources;
- c) Proposals to improve parking provision for John the Baptist Secondary School, subject to resources; and
- d) Facilitate improvements to the junction at the R513 and the R516 at the south end of the village, subject to resources.

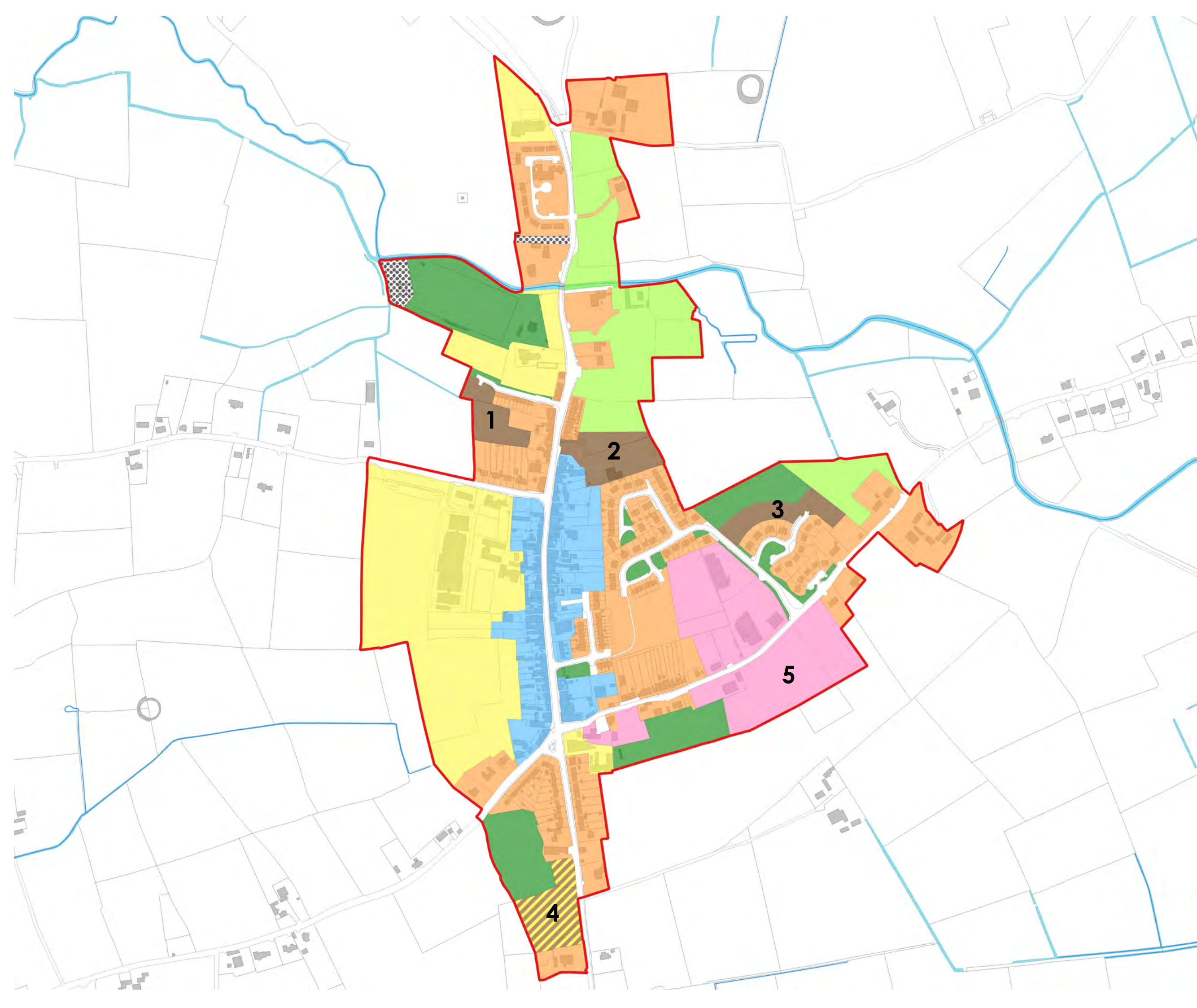
Objective HO 04 – Distributor Road -- It is an objective of the Council to explore the potential for the development of a distributor road in Hospital, subject to an appropriate level of environmental and ecological assessment and to resources becoming available.

LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

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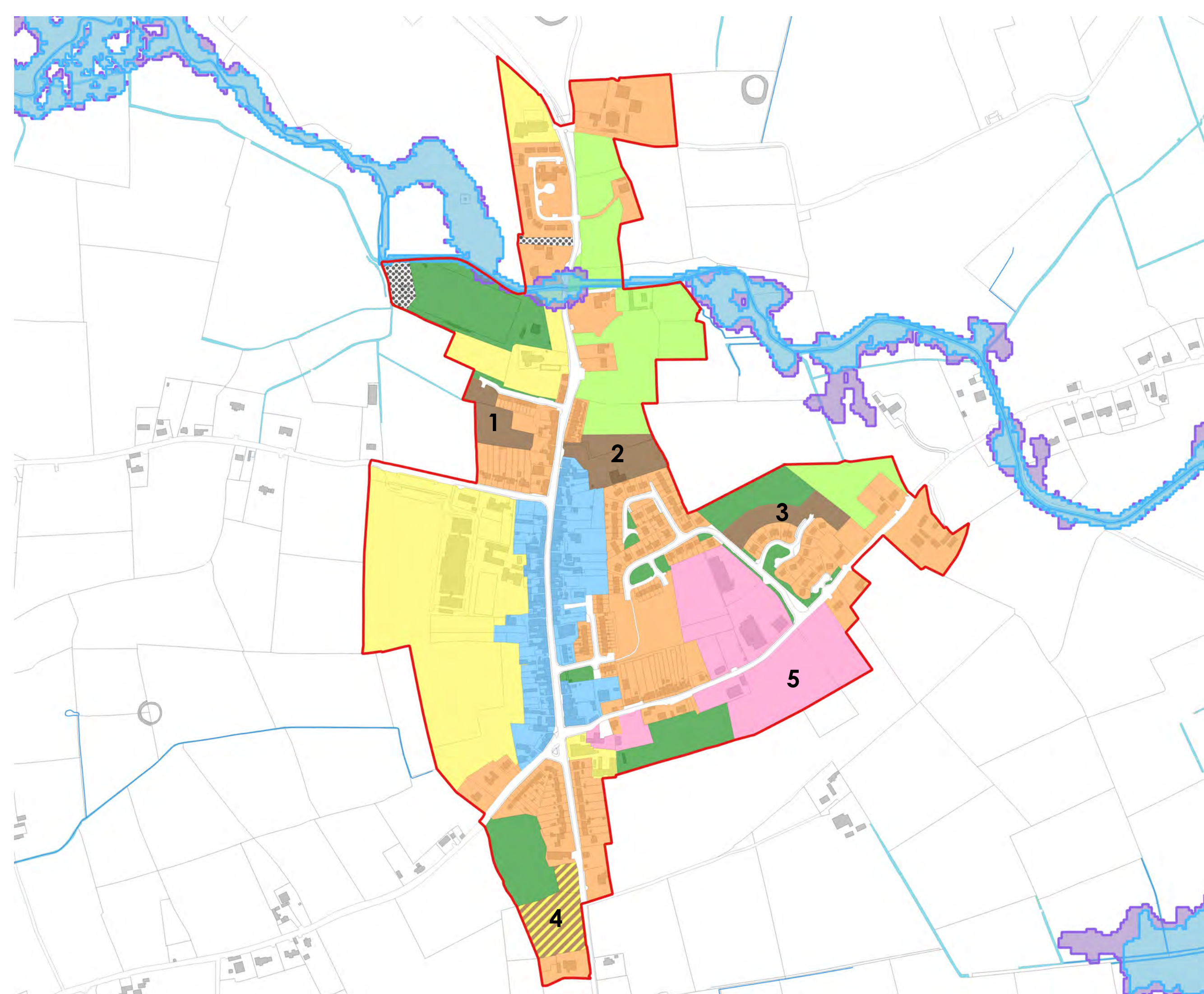


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-HO-02

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Tiered Approach to Zoning – Hospital

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	0.627	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
2.	New Residential	1.001	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
3.	New Residential	0.674	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗			1
4.	Residential Serviced Site	1.019	10 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
5.	Enterprise & Employment	2.378		✓	✓	✓	✓	✓	!	✓	✗	✓			1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 - 2 year delivery	S	Medium term – 3 -5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Kilfinane

Settlement Context

Located on an elevated plateau south of the Ballyhoura mountains, at an elevation of over 150 metres, Kilfinane is the highest village in County Limerick. It is located approximately 50km southeast of Limerick city, is 11km from Kilmallock and 14km from Mitchelstown.

To the east of the village are the Galtees and Slieve Reagh Mountains. North of Kilfinane is the low land pastoral region known as the "Golden Vale" that runs through Counties Limerick, Cork, and Tipperary. The Glenduff stream flows through the south west of the village and is a tributary of the River Loobagh to the north east of the village. The River Loobagh in turn flows into the Lower Shannon estuary approximately 40km downstream from Kilfinane.

The village has a generally compact form with a well-defined core from Market Square, along Main Street. This streetscape consists mainly of eighteenth and nineteenth century terraced two and three storey buildings with some fine examples of traditional shopfronts on Main Street. Religious establishments of the eighteen and nineteenth century are clustered at Chapel Lane and Church Lane with the exception of the former Boys School, which is located outside the core near Ballyhoura Heights.

The village performs as an important civic, trade / market and service function for the resident population and surrounding hinterland. This is evident by the diverse range of services and businesses operating in the village. Capitalising on its location on the slopes of the Ballyhoura Mountains and associated outdoor recreational activities, the village has become increasingly important as a service provider for tourism.

Population growth current and future

The population was 789 in 2016. Population growth in the village has been modest with a growth rate of 1.4% recorded between 2011 and 2016. The village has a relatively young population with 14% below the age of 19.

Year	Population
2006	727
2011	778
2016	789

The core strategy provides a housing allocation of 81 units to Kilfinane over the plan period. A review of extant planning permissions within the village has determined that there are no committed units. Having regard to the quantity of underutilised back land sites and the level of dereliction, it is considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
81	55	2.5	13	1.38	15% = 12

Housing

In 2016 there were 328 dwellings in the village with 61% of these owner occupied, which is above the state average of 59%. According to Geo Directory data there has been limited new development built since then. There are a number of housing schemes in the village, including Radharc Cillin, Cois An Sruthain, Mountain View, Ballyhoura Heights and Treda na Ri.

Village Centre and Economic Development

There is a diverse range of services and businesses operating in the village, including a credit union, a butchers, a convenience retailers (Centra), a pharmacy, a number of pubs, a restaurant, take-away, hair dressers/barbers, funeral home, service station, post office, farm supply store and farm machinery sales, car repair service, home interior store, furniture maker, and an upholstery service. Professional services in the village include an auctioneering and valuation office. A health clinic also offers an important service within the village.

Reflecting the importance of the tourist function of the village, there is B+B accommodation, a hostel, self-catering cottages and a tourist information office. Kifinane houses the headquarters of the local development company Ballyhoura Development Ltd. that serves east County Limerick and East County Cork.

There is also an Enterprise Centre located in the middle of the village, which is home to Ballyhoura Apple Farm since 2015. This has gone from strength to strength and has formed the nucleus for a growing artisan food and traditional craft sector in the village.

Kilfinane has huge potential for a tourism offering given its location at the foothill of the Ballyhoura Mountains and its recreational forest amenities, access to the walled town of Kilmallock, Lough Gur and the village's many historic buildings and local heritage. In 2019 under a Coillte and Failte Ireland led proposal, a grant of €400,000 was awarded for investment into the Ballyhoura Mountain Bike Trail. This will result in the upgrading of the existing trails to a standard that will attract visitors from home and abroad and will bring economic benefits to the local community.

The Kilfinane Outdoor Education and Training Centre further enhances the tourism draw of the village. The centre provides high quality outdoor education courses and adventure experiences on a residential and non-residential basis for school, youth, further education and training, adult groups and summer camps.

Potential exists to capitalise further on these amenities and to create new attractions in the village. For example in 2017 funding was secured under the Adopt a Monument scheme for mentoring, training and specialist expertise for the Anglo - Norman Motte on the site of a ringfort in village. The provision of tourism accommodation is another way in which this resource can be expanded upon. This plan supports the provision for tourist accommodation including chalet, caravan and camping accommodation within the boundary of the village.

Education

The village is served by a mixed gender national school with an enrolment of 143 pupils in 2019/20 and a Secondary School, Scoil Pol that serves the village and surrounding hinterlands. The enrolment in the school in 2019/20 was 509 pupils. Since the adoption of the Development Plan, a number of developments have occurred in the vicinity of Scoil Pol including an extension to the school to provide for a construction studies room and additional classrooms, sports facilities and car parking. There is also a community pre-school operating in the village.

Community and Recreation

There are a number of community facilities in the village, including a GAA grounds, soccer pitch, playground and a part-time library. St. Andrew's Church of Ireland, which was restored and refurbished by the local community council, offers a space for arts, cultural and heritage activities. The primary and secondary schools are also used by various community groups.

Regeneration and Renewal

There is a high level of vacancy and dereliction throughout the village. Some of these buildings are highly visible due to their scale having large street frontages, or their location at junctions and thus collectively the vacant buildings contribute to a neglected appearance to the village. Market House, which was acquired by the Council under the Derelict Sites Act in recent years, offers an opportunity for redevelopment of a focal building at an entry point to the village.

Heritage

There are forty-four Protected Structures within the village that are considered to have architectural, historic or technical value and have been entered into the Record of Protected Structures. In addition to these protected structures there are seven structures listed in the National Inventory of Architectural Heritage (NIAH). In recognition of the unique and distinctive built heritage of the village an Architectural Conservation Area has been designated throughout a substantial part of the village. There are eight recorded monuments in the village, including Kilfinane Motte, which is a 30ft high earthen mound, which dates back to the 13th Century.



Flood Risk

A Strategic Flood Assessment has been carried out to support the Draft Development Plan and an area running north-westerly to south easterly along the western periphery of the village is identified as being at risk of flood. This has implications for land use zoning and the Council has adopted a precautionary approach to vulnerable developments on lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands will be zoned for open space and agricultural use only.

Infrastructure

The Waste Water Treatment system in the village has spare capacity, however, there are ongoing issues with compliance. The water supply in the village is currently constrained, Irish Water is progressing upgrade works which will enhance the supply and these works will be complete in 2022.

Surface Water is catered for through some combined sections, within the village. There are ongoing operation and maintenance issues, but upgrade works have commenced in the last two years. These have been constrained due to run off from the rear of the village.

Bus Éireann provides a twice-daily service between Limerick City and the village, Monday to Saturday and a local link service is available from Mitchelstown to Killmallock.

According to the National Broadband Plan, between 95% and 97% of Kilfinane is covered by high-speed broadband.

Kilfinane Settlement Objectives:

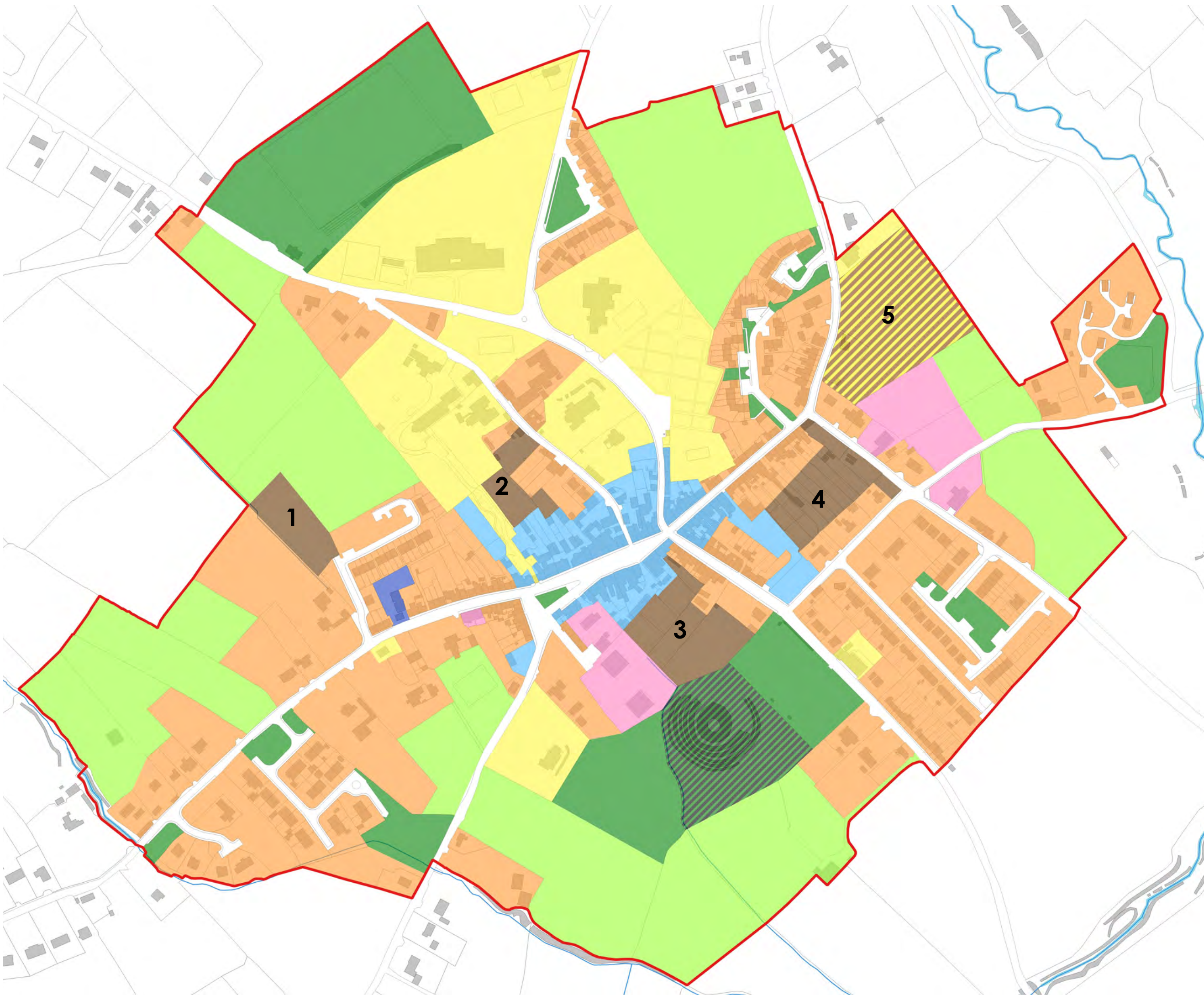
Objective KI O1 – Market Square – It is an objective of the Council to encourage the restoration and re-use of the Market Square building for community and enterprise use subject to funding opportunities. Opportunities should be considered to open the opes on the façade subject to making the structure safe and consider the possibility of public seating and market pitches.

Objective KI O2 – Special Control Area – It is an objective of the Council to protect and maintain the integrity of the Special Control Area at Kilfinane Motte. Developments within this area shall contribute to or enhance the environment and character of the Special Control Area and shall not detract from the special amenity value of the SCA area.

Objective KI O3 – Tourism Development – It is an objective of the Council to enhance the tourism potential of the village by promoting the development of tourism infrastructure and facilities, including tourist accommodation, in an environmentally sustainable manner within the village boundary.

Objective KI O4 – Pedestrian/Cycling Connectivity – It is an objective of the Council to improve and create additional facilities for pedestrians and cyclists as opportunities arise as part of new developments, including the provision of a pedestrian link from Radharc Cillin housing estate to the secondary school.

Objective KI O5 – Linkage to Ballyhoura Way – It is an objective of the Council to seek the provision of an off road route to link the Ballyhoura Way into the village, as resources permit.

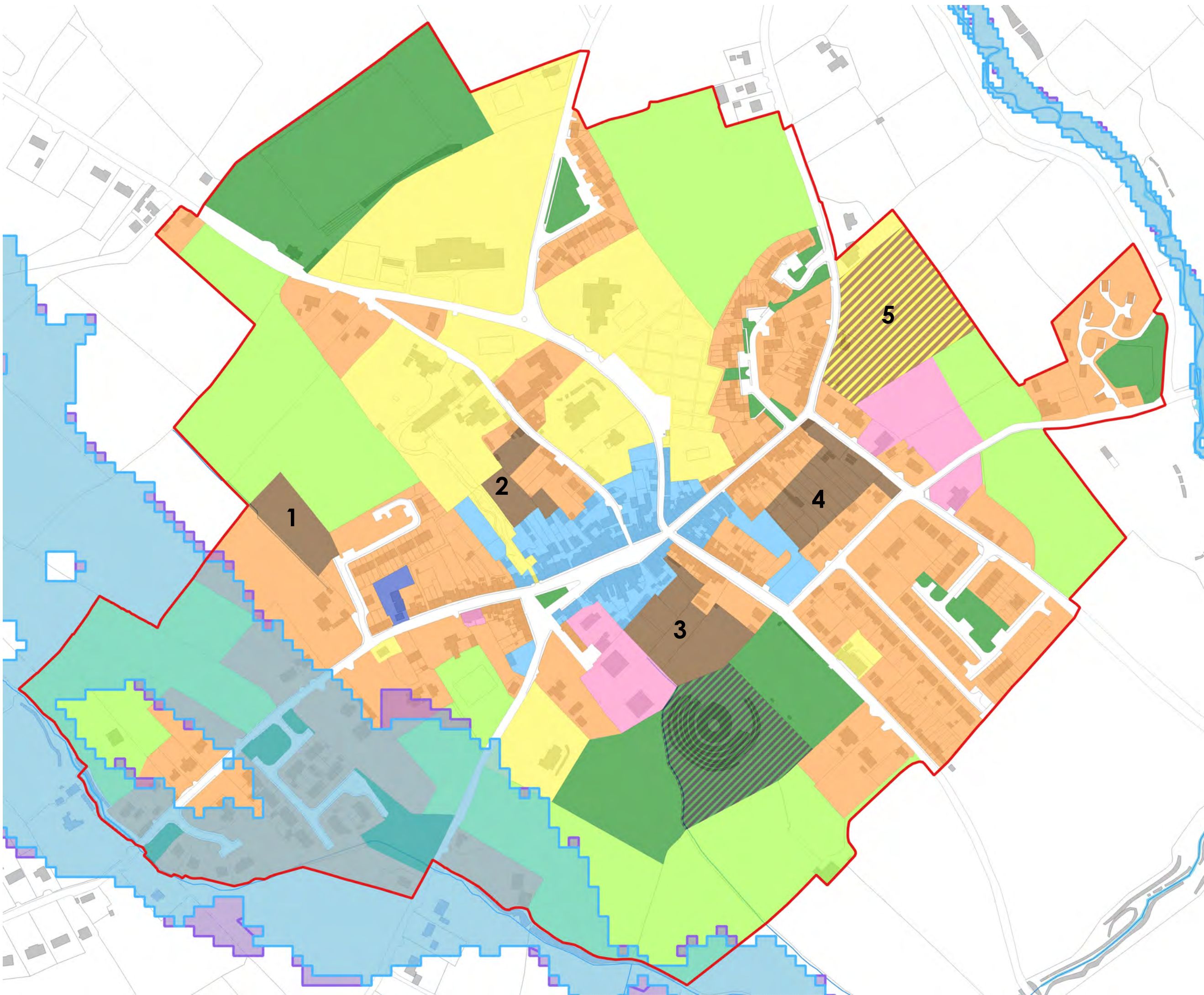


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Special Control Area
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-KL-01

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Enterprise & Employment
-  Agriculture
-  Open Space & Recreation
-  Special Control Area
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

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Tiered Approach to Zoning – Kilfinane

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	0.415	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
2.	New Residential	0.317	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
3.	New Residential	0.821	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
4.	New Residential	0.713	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓			1
5.	Residential Serviced Sites	1.547	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✓			1

Legend

Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Murroe

Settlement Context

Murroe is located in a hilly wooded region at the south-west extremity of the Slieve Felim mountain range, 16 kilometres east of Limerick City on the R506 Limerick – Cappamore road. Located close to Glenstal Abbey, it is a dispersed linear settlement with buildings concentrated along Main Street and finishing at a four cross roads. Beyond the traditional village centre of Main Street lies the primary school and expansive new housing estates.

Murroe village is home to the renowned Glenstal Abbey, and is well serviced with local facilities and amenities, including shop, restaurant and sports clubs. Nearby attractions, include Slieve Felim Way, Glenstal Pitch & Putt and Murroe Woodland Park.

Proximity to and employment opportunities in Limerick City and its suburbs resulted in the rapid expansion of the village from considerable development pressure since 2006 and it is now home to a large commuter population.

Population growth current and future

Murroe is a designated settlement in the Census and situated within three Electoral Divisions – Glenstal, Clonkeen and Abington. The settlement had a population of 1,377 persons in 2016 and 511 occupied dwellings. There is a young population within the village with 77% of the population below the age of 44 in 2016. The population of the village grew dramatically between 2006 and 2016 with a 120% increase.

Year	Population
2006	624 *
2011	1,271
2016	1,377

*Estimate population

The core strategy provides a housing allocation of 117 units over the plan period. There is one extant planning permission within the village for 27 committed units on a total area of 1.46 hectares, which was granted permission in 2020. This will form part of the residential zoned land requirement. It is also considered that there are opportunities for the development of residential units within the village centre.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
117	88	4 ha	22	2.2ha	7

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. The development of houses with individual treatment systems, in line with Objective SS O11 in Chapter 3 will be encouraged on lands zoned for serviced sites in the short to medium term due to the infrastructural constraints within the village.

Housing

Housing in the village comprises a mix of housing estate developments, individual dwellings and limited apartment development (10 in total in 2016). 62% of the houses in 2016 were owner occupied; this is in excess of state average of 59%. The main housing areas are located to the south of the village. The village experienced considerable development pressure since 2006 with the addition of the new housing estates of Ros Farna, Glenstal Gate, The Oaks and Garranbawn. Planning permission for the completion of development within Glenstal Gate, was granted in October 2020 for 27 units.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure and the avoidance of repetitive 3-bed semi-detached 'starter-homes' that tend to dominate the existing estates.

Village Centre and Economic Development

Services in the village are limited to convenience business, community, and educational facilities. Proximity to Limerick City and a good road network means that services are readily found outside the village.

Education

The village is served by a mixed gender national school Scoil Mhuire National School, with an enrolment of 182 pupils in 2019/20 and a private second level boarding school, Glenstal Abbey with pupil numbers of 228. There is one registered childcare service within the village

Community and Recreation

The village enjoys well-developed community facilities and has a range of services including, Holy Rosary R.C. Church, Garda Station, Post Office, Medical Centre, playground and GAA pitch. Murroe Wood Park, which is a six-acre community recreation and sports facility in the middle of the village, also offers an excellent community service. It has a 4G All Weather Pitch, a walking track and plans for a skate park and multi-use building. This development benefited from funding of €3.8m which was secured under the Rural Regeneration and Development Fund. The village also adjoins Glenstal Woods, which provides ample opportunity for leisure pursuits for the resident and wider population.

Regeneration and Renewal

Opportunities for regeneration and renewal exist in the village. For example the Old Forge site and the adjoining lands which are zoned village centre offer an opportunity, for the likes of small retail units to front, with a refurbished Forge as focus of a new public square and potential for a small number of residential units to the rear.

Heritage

Murroe has a rich built heritage with eight structures included in the Record of Protected Structures and six structures identified on National Inventory of Architectural Heritage.

Flood Risk

No flood issues were identified in the Strategic Flood Risk Assessment for Murroe.

Infrastructure

There are infrastructural constraints in the village, which will impact on the potential for the village to grow into the future. In terms of sewerage there is no capacity in the sewerage treatment plant. Under the Small Towns and Villages Programme administered by Irish Water,

Murroe was submitted for funding consideration to upgrade the wastewater treatment plant. It is anticipated that infrastructural deficits will be addressed during the lifetime of the Plan. Water is supplied through a public water mains. This supply was impacted in the 2018 droughts and recent upgrades have added some capacity.

Surface water in the village is catered for in a separated system, where some water is discharging to a local stream and some through the existing drainage network. It has been identified that this network is at capacity with historical drainage issues recorded in Gilmartin Park.

In terms of public transport the village is served by public buses with a daily Bus Eireann Service to Limerick and also a Local Link service between the village and the City.

According to the National Broadband Plan, 90% of village is covered by high speed broadband.

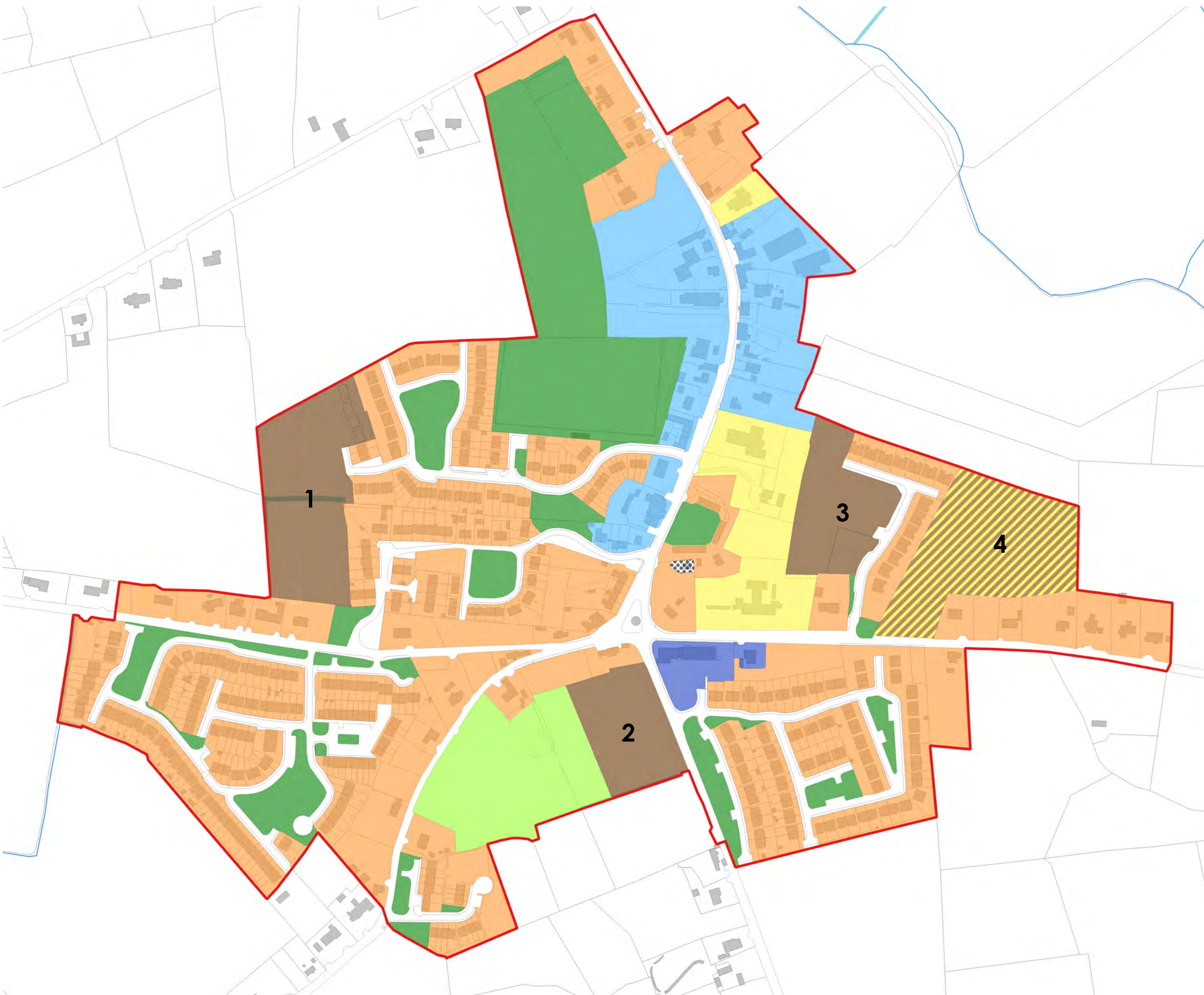
Murroe Settlement Objectives:

Objective MU O1 – Infrastructure Upgrades – It is an objective of the Council to support the expansion and improvement of water and sewerage public infrastructure in the village.



Objective MU O2 – Community Facilities – It is an objective of the Council to support the development of community facilities and services in the village.

Objective MU O3 – Lands Reserved for Expansion of the School – It is an objective of the Council to ensure land is reserved for school use, with possible pedestrian link through to Main Street.

Objective MU O4 – Public Realm Works – It is an objective of the Council to support provisions for public realm works within the village to include footpath upgrades, traffic calming, pedestrian crossings, tree planting, provision of seating area, litter bins etc. as resources permit.



LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Local Centre
-  Agriculture
-  Open Space & Recreation
-  Utilities
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-MU-01

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Tiered Approach to Zoning – Murroe

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	1.808	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1
2.	New Residential	0.997	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✗			1
3.	New Residential	1.082	22 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓		Permission granted for 27 units 19/1298	1
4.	Serviced Sites	1.938	10 units /ha	✓	✓	✓	✓	✓	!	✓	✗	✓			1

Legend

Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Pallasgreen

Settlement Context

Pallasgreen is a settlement in east County Limerick situated on the Limerick–Tipperary N24 Road, 20km southeast of Limerick City and approximately 8km from the Tipperary border. The name means "the Stockade of Grian," referring to an ancient Irish Goddess of Love, whose is associated with the nearby hill called Nicker. Just a short distance down the road is the related settlement of Old Pallas. The rise of the new village of Pallasgreen can be dated back to 1815 when a new line mail coach road was constructed from Limerick to Waterford. New Pallasgreen benefited even more from the opening of the Waterford-Limerick railway in 1848 when an important railway station for goods and passengers was established.

The settlement is traversed by the N24 Limerick to Waterford Road with a number of local services located on each side of the national route, including a service station, a butchers, a post office, a credit union, takeaways and a hairdresser. Taking centre position within the village is the former military barracks; Pallasgreen Barracks was originally built in 1874 and played an important part in local history from 1874 – 1984.

The village developed in the 1970's following the purchase of Godfrey Estate by Limerick County Council and a dedicated community council. Since then, community resources have expanded in the village to include: Pallasgreen GAA Club field and clubhouse, two tennis courts, Pallasgreen Community Centre and Pallas Utd Soccer Pitch and a children's playground.

While the population of the village is relatively low, its position as a local service centre coinciding with its location on a busy national route, has allowed the village to develop an important civic and service function for the resident population, its surrounding hinterland and those passing through.

Population growth current and future

Pallasgreen is a designated settlement in the Census and situated within the Electoral Division of Grean. The settlement had a population of 568 in 2016, as identified within the CSO boundary, however, this includes the settlement of Nicker, which is identified, as a Tier 5 Settlement on the Limerick Settlement Hierarchy. The actual population of Pallasgreen in 2016 identified excluding Nicker, was 518. For the purposes of statistical analysis on population, the figures include the CSO boundary analysis. Pallasgreen has experienced a population decline of 3.4% during the 2011 – 2016 inter-census period, while in the 2006 – 2011 period the village had experienced an overall increase in population of 39%. While 60% of the population within the village is under 44, the village also has an older population- 21%

of the population are above the age of 65 in comparison to the state average of 13%. The figures below include Nicker for comparison purposes.

Year	Population
2006	359
2011	589
2016	568

The core strategy provides a housing allocation of 54 units to the village over the plan period. A review of extant planning permissions within the village has determined that permission exists for a three five-bedroom dwellings adjoining The Grove residential estate, which will form part of the residential zoned land requirement.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
54	41	1.83ha	10	1ha	5%=3

The primary focus of the development strategy is to support the proportionate growth of and to strengthen and consolidate the village. Having regard to the number of vacant or derelict sites within the settlement, it is considered that there are opportunities for the development of residential units within the village centre; accordingly, 5% of the growth over the plan period is allocated to development in the village centre zoning.

Housing

Housing in the village comprises of one retail/mixed use unit on the main N24 that comprises of two dwellings and three apartments. In addition, the settlement includes a number of clustered individual houses, terraced housing and two small-scale residential estates – Garraun Beg and The Grove to the south of the village centre. 67% of the houses in 2016 were owner occupied. The main housing areas are located both north and west of the L1135/L1152 and Tipperary Road junction and along the Main Street on the N24.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development

Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure. In Pallasgreen, a combined 2.83 hectares of lands are required for residential development.

Village Centre and Economic Development

Pallasgreen is a busy service centre for the village and surrounding area, including those passing through the settlement. The role of the village for the provision of services, social and community infrastructure for the surrounding area is recognised. The village in its service function for the surrounding area generates small-scale employment in the services provided. The village centre includes a filling station, a butcher, a post office, a credit union, two takeaways and an additional sit in takeaway/restaurant, a hair and nail salon, a post office and three pubs.

The Pallasgreen/Templebraden Community Plan 2019-2023 was undertaken in conjunction with the local community and Ballyhoura Development CLG. The plan highlighted the tourism potential within the area. Pallasgreen/Templebraden has a strong built heritage and has several archaeological/heritage sites such as Nicker Hill, Basalt Columns, Sarsfield Rock, Kilduff Castle and the Mulkear River. While tourism was not a significant aspect of the community plan, the consultation process highlighted some areas of potential that merit some exploration in light of its location within Ireland's Ancient East and with the potential to create walking areas that enhance the amenity value to locals and visitors alike.

Education

There is no primary school located within the zoned settlement, however Nicker National School is located less than a kilometre from the settlement centre on the L1152 (Old Pallas Road) and has a pedestrian footpath linking Pallasgreen to the school. The school is mixed gender with an enrolment of 137 students in 2019/20.

Community and Recreation

The village has an established voluntary sector, which has carried out substantial developments over the years. Pallasgreen and Templebradon Development Association has been the driving factor behind the community facilities available within the village today. The range of facilities include a GAA Pitch, tennis courts, soccer pitch, Community Centre and a

playground. Pallasgreen has an active Tidy Towns Committee, Pallasgreen GAA, Pallasgreen Ladies Club, Drama Group, Youth Club, Residents Association and Historical Society.

Limerick City and County Council have submitted a proposed walking loop application under the Sustainable Transportation Measures Scheme in 2021 for Pallasgreen. The proposal, which is approximately 2.2km in length, includes the provision of new footpath, drainage and public lighting linking Pallasgreen village to St Anthony's Nursing Home to provide a safe amenity on an existing popular walking loop within Pallasgreen.

Regeneration and Renewal

The settlement of Pallasgreen is relatively small in nature with the village centre located north and south of the N24. There are three sites identified as Derelict/Vacant within the village with potential for reuse. One of these buildings is the former nineteenth century military barracks. The barracks has an unusual design being built in the genre of the 14th-15th century tower house. The barracks is highly visible due to its scale and location on the main N24 opposite the filling station. The building contributes to a neglected appearance to the village and opportunities exist for its reuse.

Heritage

Pallasgreen has a strong built heritage with four Protected Structures within the settlement boundary and eleven structures listed in the National Inventory of Architectural Heritage.

Flooding

The Strategic Flood Risk Assessment identify lands at risk of flooding, including an area running north to south traversing the N24 on the western periphery of the village centre and west to east to the north of the N24. This has implications for land use zoning and the Council has adopted a precautionary approach to vulnerable developments on lands at risk of flooding and the zoning of these lands will reflect this approach. Accordingly, these lands have been zoned for agricultural use only.

Infrastructure

There is wastewater capacity in Pallasgreen in the wastewater treatment plant. There is available capacity in the water supply to cater for the proposed development within the lifetime of the Plan, however there are issues in drought conditions. There is an issue with

storm overflow in wet weather condition, however, a new drainage network has been proposed to be constructed under the N24, subject to funding.

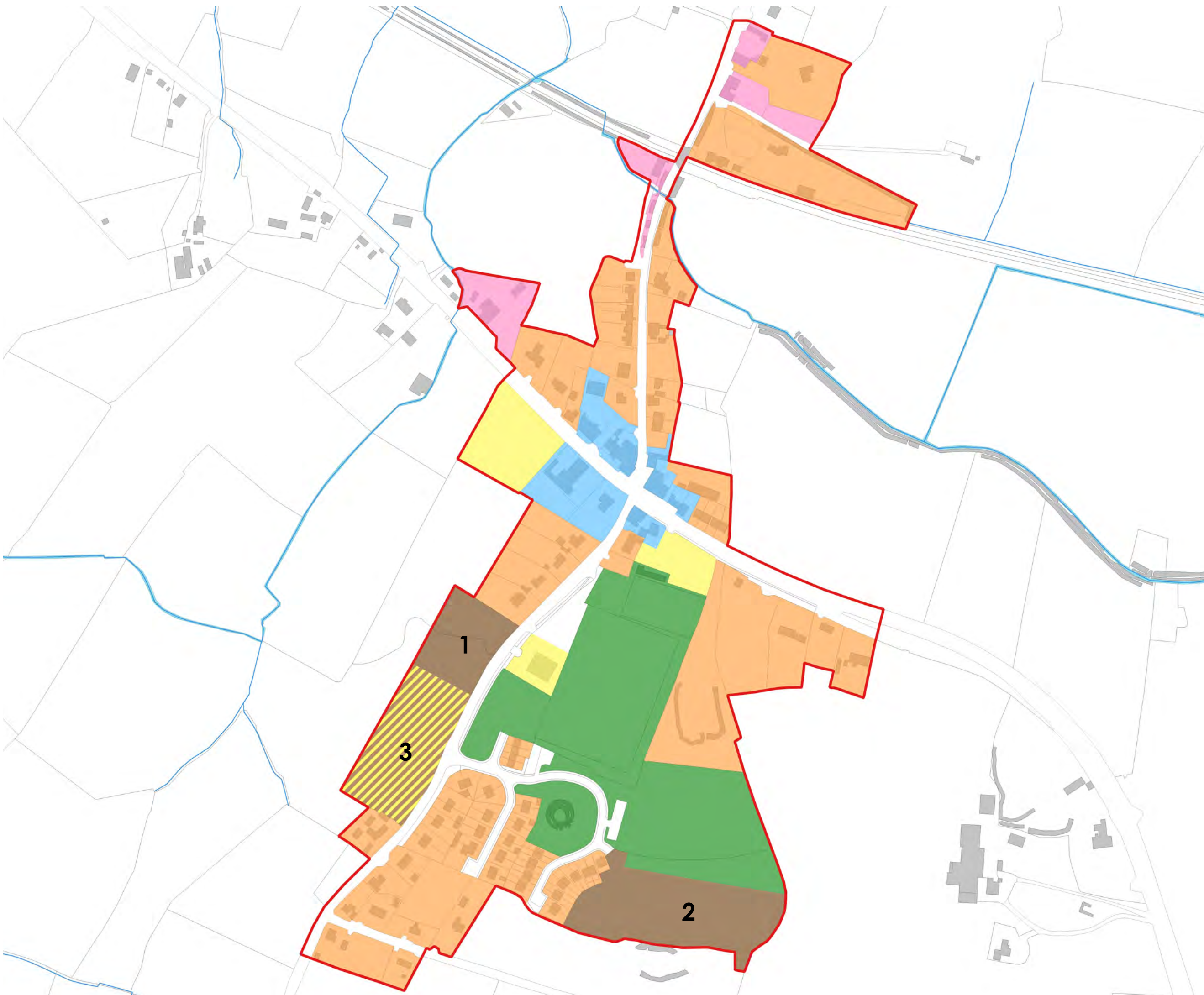
Concerning transport, Bus Eireann operate a daily service from Limerick City to Waterford, which stops in the centre of Pallasgreen outside Harty's Butchers. In addition, Bus Eireann service operates from Limerick City to Tipperary Town three times daily Monday to Friday, which also stops on the main N24 to service Pallasgreen. Kelly Bus Service operates a return service from a Tuesday to a Saturday from Limerick City to Barna/Kilduff which has a number of stops in Pallasgreen and Nicker.

According to the National Broadband Plan 96% of the settlement is covered by high speed broadband.

Pallasgreen Settlement Objectives:

Objective PA O1 – Recreational Facilities – It is an objective of the Council to support the establishment of recreational activities within the village, including the Pallasgreen village to St. Anthony's Nursing Home looped walking route.

Objective PA O2 – Redevelopment of Derelict Sites – It is an objective of the Council to support the redevelopment of vacant and derelict sites, within Pallasgreen, particularly the former Military Barracks building in the village.

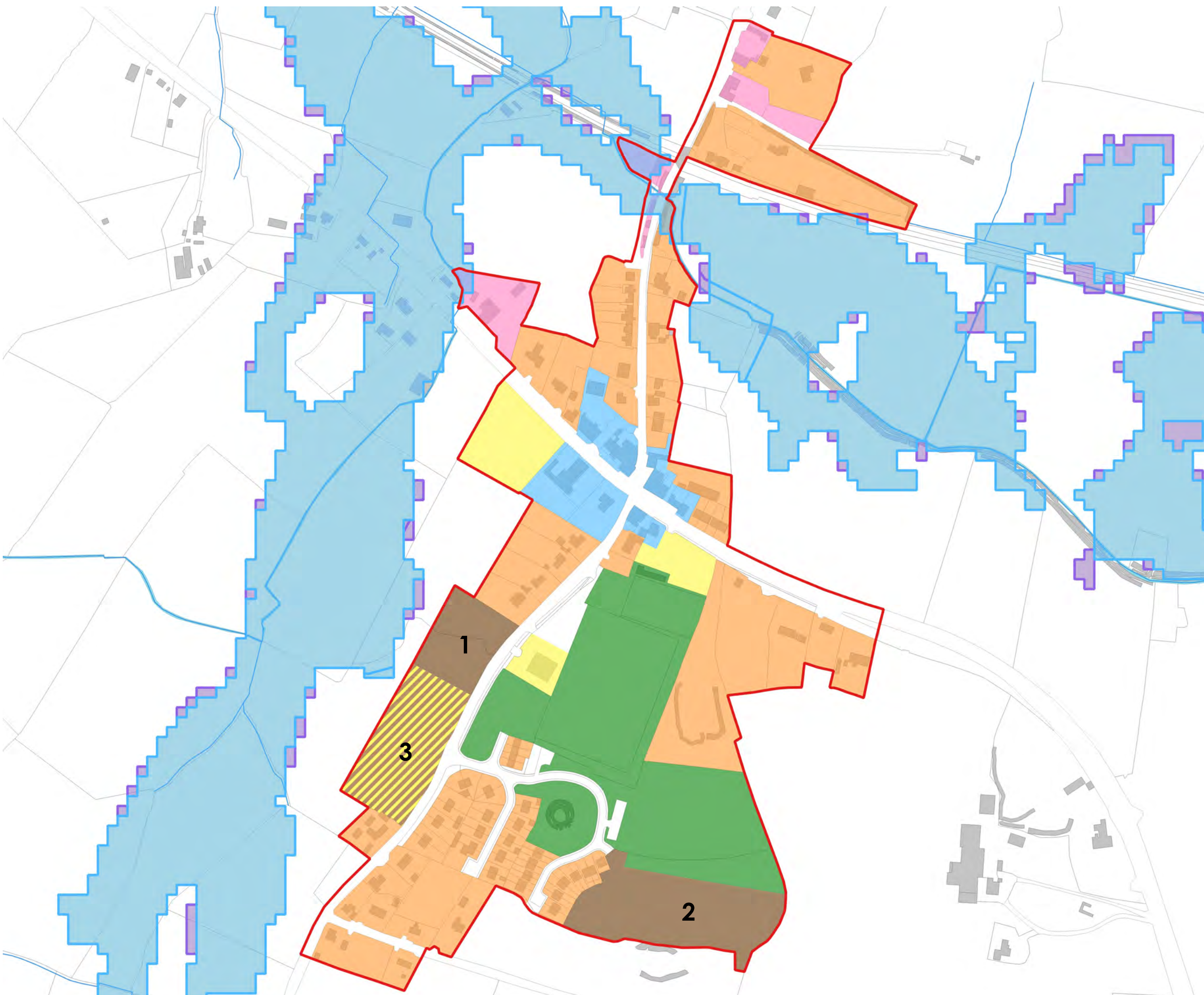


LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Enterprise & Employment
-  Open Space & Recreation
-  Settlement boundary

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LEGEND

- Existing Residential
- New Residential
- Residential Serviced Sites
- Education & Community Facilities
- Village Centre
- Enterprise & Employment
- Open Space & Recreation
- Flood Zone A
- Flood Zone B
- Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-PG-02

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Tiered Approach to Zoning – Pallasgreen

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1	New Residential	0.613	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓	N/A		2
2.	New Residential	1.424	22 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓	N/A		2
3.	Residential Service Sites	1.069	10 units /ha	✓	✓	✓	✓	!	✓	✓	✗	✓	N/A		2

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the lifetime of the plan	L

Pallaskenry

Settlement Context

Pallaskenry derives its name from Kenry Castle, which was one of the ancient castles of County Limerick. The village is surrounded by rural agricultural hinterland, close to the Shannon Estuary and is 16km west of Limerick City. The village is set out in a linear pattern with new housing developments at the northern end.

Population growth current and future

Pallaskenry is a designated settlement in the Census and the settlement had a population of 651 persons in 2016 and 268 occupied dwellings. The village has a relatively young population profile with 31% in the 0-19 years of age category according to the Census 2016. This is higher than the state average of 28%. The population of the village grew between 2006 and 2016 with a 22% increase.

Year	Population
2006	534
2011	664
2016	651

The core strategy provides a housing allocation of 62 units to Pallaskenry over the plan period. A review of extant planning permissions within the village has determined that there are 30 committed units at An Curran in the village. This will form part of the residential zoned land requirement.

Total Housing Units Required 2022 to Q2 2028	Housing Units required on Residential zoned land	Total Residential Zoned land required (ha)	Housing Units required on Serviced Sites zoned land	Total Serviced Sites zoned land (ha)	Proposed residential units within village centre zoned lands
62	47	2.14	12	1.2	5%=3

The primary focus of the development strategy is to support the proportionate growth of Pallaskenry and to strengthen and consolidate the village. It is considered that there are opportunities for the development of residential units within the village centre; accordingly, 5% of the growth over the plan period is allocated to development in the village centre zoning.

Housing

Housing in the village comprises a mix of village centre terraced housing, and a number of housing estates including An Curran, Roschoill, the Limeyard and Cluan Mhuire. 68% of the houses in 2016 were owner occupied which is higher than the state average of 59%. The main housing areas are located at the northern end of the village. There has been some planning activity in the village since the last Development Plan with the addition of 16 new houses along the Main Street, which are currently under construction and four new replacement single storey dwellings just off the Main Street along the L1201. There is extant residential planning permission for 30 units in the village and a committed Local Authority owned residential development within the town boundary.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 Settlement and Housing Strategy and Chapter 11 Development Management Standards. New built form should aim to avoid the monotony of earlier housing schemes by ensuring an attractive environment with a local identity. A greater variety of house types, mix and densities should be achieved, including provision of serviced sites for individual houses, social, affordable and sheltered housing. In this way, the full range of housing needs can be provided, leading to a more balanced community structure.

Village Centre and Economic Development

Services in the village include convenience services such as grocery stores, pubs, beautician, Chinese restaurant, fast food outlets, post office, credit union, barbers and funeral home. The village acts as a service hub for the surrounding locality and the Agricultural College located on the grounds of the Salesians Secondary school provides a training facility for students nationwide.

Education

The village is served by a mixed gender national school Pallaskenry NS, with an enrolment of 137 pupils in 2019/20. Salesian's Secondary School is located outside but adjacent to the village and serves both the local community and those in the hinterland. Student numbers recorded for 2019/20 were 708. Pallaskenry After School club provides a childcare offering for the village.

Community and Recreation

The village enjoys well-developed community facilities and has a range of services including, St Marys RC Church, a Garda Station, Post Office, Playground and a large GAA pitch with permission granted for a ball wall. There is also a large Secondary School located outside the village boundary.

Funding has been secured under the Town and Village Renewal scheme for a walkway along the eastern boundary of the village, which will be completed in 2021.

Heritage

Three structures in the village are afforded protected structures status. These include the Church, the Community Hall and Methodist Church.

Flooding

The Strategic Flood Risk Assessment identifies a threat of flood in the southern area of the village. Land use at this location is largely for community and recreation purposes.

Infrastructure

In terms of sewerage the existing plant has adequate capacity, to cater for the projected growth in the lifetime of the plan. Water is supplied from the Foynes/Shannon Estuary Water Treatment Plant. Spare capacity exists in the separated surface water network and discharges to the lake at the rear of Cluan Mhuire Estate.

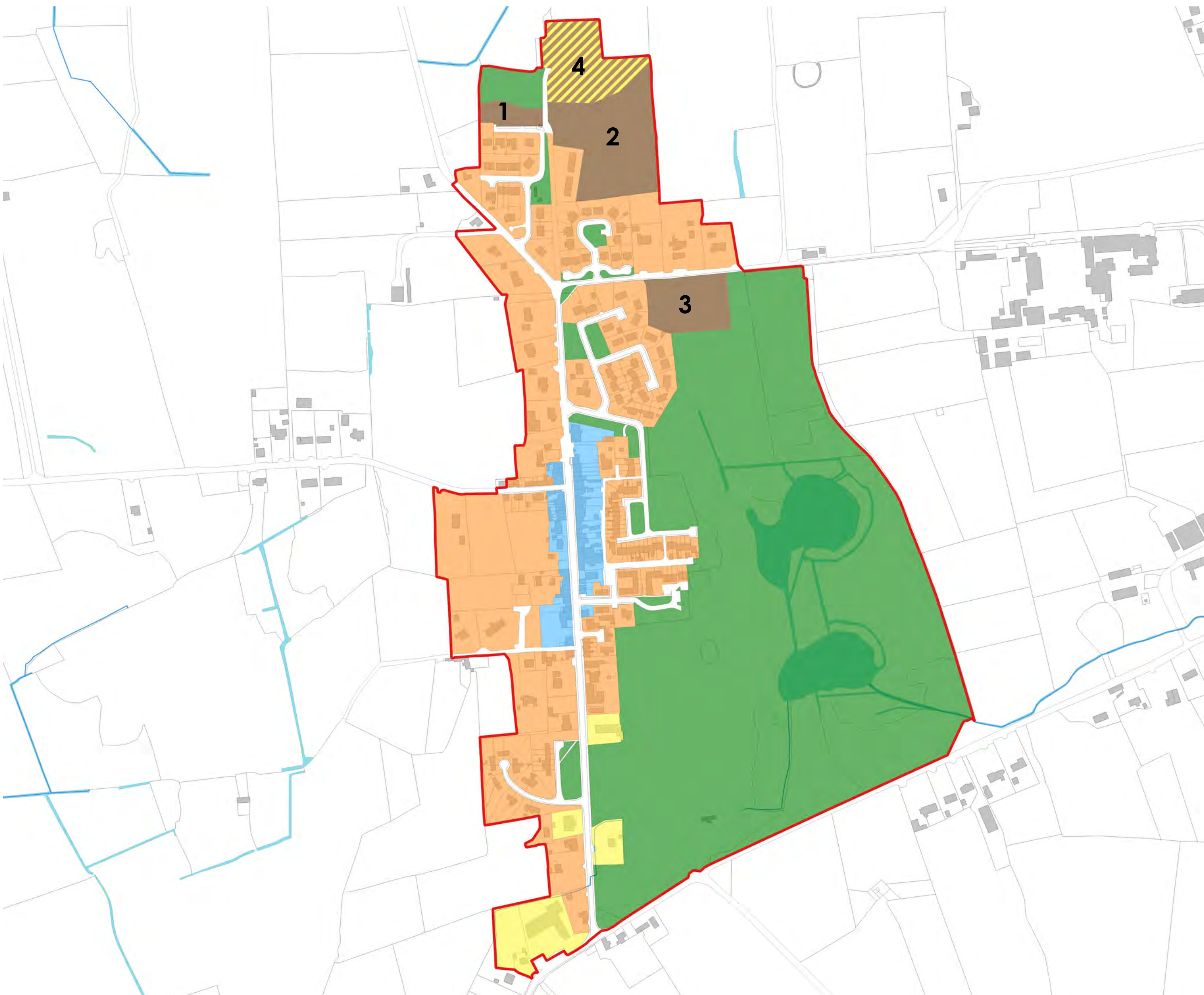
In terms of public transport the village is served by public buses with a number of daily bus services to Limerick and the adjoining towns.

According to the National Broadband Plan, 79% of Pallaskenry is covered by high speed broadband.

Pallaskenry Specific Settlement Objectives:

Objective PAL O1 – Eco/Biodiversity Park – It is an objective of the Council to support the development of an Eco-Biodiversity Park and associated walkways on lands to the rear of Cluan Mhuire.

Objective PAL O2 – Public Realm upgrades – It is an objective of the Council to support public realm works within the village and at Nash’s Cross and enhance linkages to Salesians College, as resources permit.

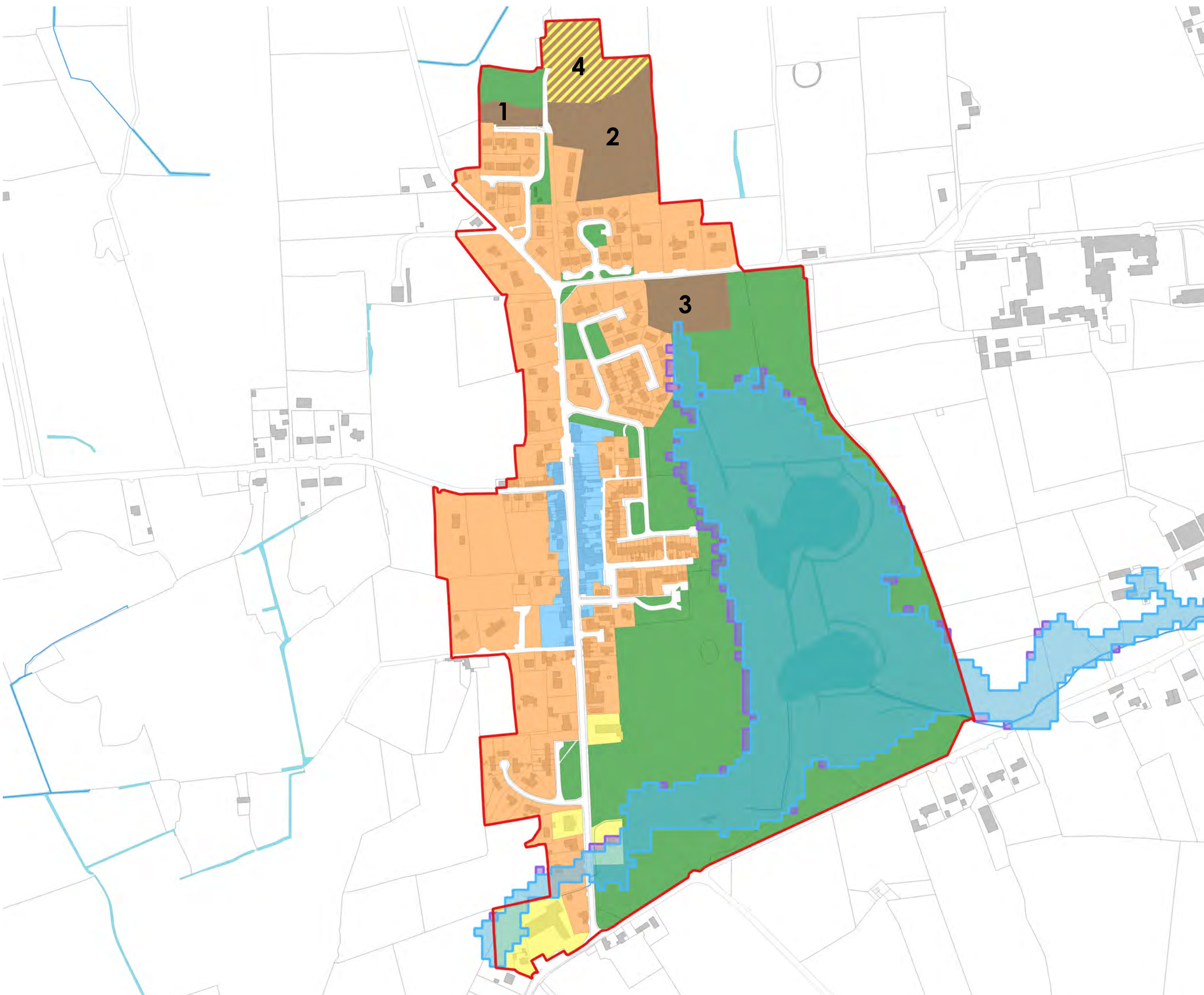


LEGEND










-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Open Space & Recreation
-  Settlement boundary

DATE: June '21 Dwg. No.: CDP-V2-L4-PK-01

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LEGEND

-  Existing Residential
-  New Residential
-  Residential Serviced Sites
-  Education & Community Facilities
-  Village Centre
-  Open Space & Recreation
-  Flood Zone A
-  Flood Zone B
-  Settlement boundary

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Tiered Approach to Zoning – Pallaskenry

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Time Line / Cost	Comments if applicable	Tier
1.	New Residential	0.224	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		Permission granted for 30 units between sits 1 & 2 18/958	1
2.	New Residential	1.619	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		As above	1
3.	New Residential	0.753	22 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗		Committed Local Authority development	1
4.	Residential Serviced Sites	1.002	10 units /ha	✓	✓	✓	✓	✓	✓	✓	✗	✗			1

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Short term – 1 – 2 year delivery	S	Medium term – 3 – 5 year delivery	M	Long Term – beyond the life time of the plan	L

