

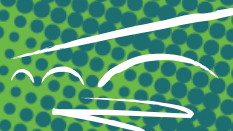
Volume 2

Level 5 - Small Villages

June 2021

ATLANTIC EDGE

LIMERICK
EUROPEAN EMBRACE



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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Level 5 – Small Villages

Introduction

Twenty-six settlements have been identified within Level 5 of the settlement hierarchy for Limerick. The following document outlines a brief profile of each settlement along with the associated settlement map for Ardagh, Athlacca, Athea, Ballyagran, Ballyhahill, Ballylanders, Ballyneety, Broadford, Carrigkerry, Castlemahon, Clarina, Croagh, Fedamore, Galbally, Herbertstown, New Kildimo, Kiltelly, Knocklong, Loghill, Oola, Montpelier, Mountcollins, Nicker, Shanagolden, Templeglantine, Tournafulla

Level 5 - Small Villages are generally within a population range of 120 – 500 people with a range of infrastructural, social and community facilities. These settlements have some essential infrastructure (i.e. Council water and/or sewage facilities) and a range of community infrastructure that provide for convenience and daily needs of the local population and surrounding area. They also provide some small-scale employment opportunities, local level residential and community functions.

Carefully managing the sustainable growth of Limerick’s villages will add value and create more attractive settlements in which people can live and work. Emphasis will be placed on overcoming the current challenges faced by these settlements, including strengthening and consolidating the settlement core, sustaining population and existing services and the expansion of services that support the upper tiers of the settlement hierarchy. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 5 Small Villages are within their existing built-up footprints.

The following settlement profiles should be read in conjunction with the high-level policies and objectives set out in Volume 1 of this Draft Development Plan to work towards achieving attractive and ‘liveable’, villages that offer a quality of life that more people are willing to choose in the years ahead.

Addressing vacancy and dereliction within these villages, as a means of addressing housing demand will also be a key consideration in the revitalisation of these settlements. Many of the villages have a strong social fabric and capitalising on these qualities will make these locations desirable places to live. This will be promoted throughout the Draft Plan.

Ardagh

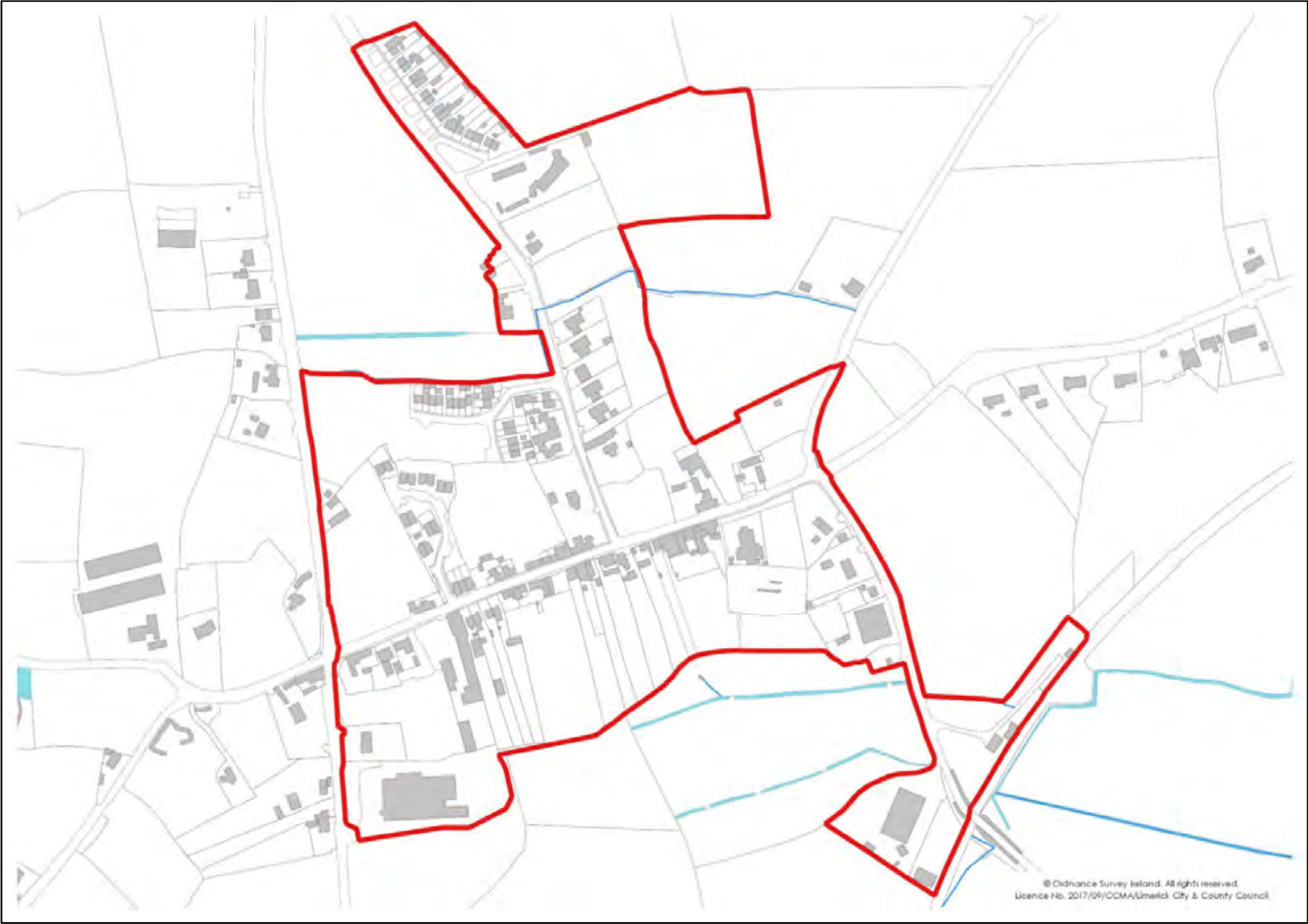
Ardagh is situated 40 km west of Limerick City, 3km from Newcastle West and is located off the R523 Regional Road. The Census 2016 shows that the population of Ardagh was 266 persons. It is estimated that Ardagh has 114 residential dwellings, of which 103 are inhabited with 9% vacancy. Commercial vacancy is at 50% presently with eight vacant commercial units.

The village provides a range of services including a primary school, a butcher shop, antique store and herb clinic, a leisure centre with community recycling facilities, a co - op store, pubs, Montessori school, community centre and church. Sports facilities are also available to the rear of the St Molua's National School.

Ardagh also benefits from being located along the Limerick Greenway, which is a 40km off-road walking and cycling route located along an old railway line that connects the three market towns of Rathkeale, Newcastle West and Abbeyfeale in West Limerick and which will link to Listowel, Co. Kerry in the near future. A successful application was made for funding under the Rural Regeneration Development Fund to support the redevelopment of the Old Station house in Ardagh. Presently work is underway renovating this building for amenity purposes to support the Limerick Greenway.

Water supply to the village is supplied from the Newcastle West scheme, there are constraints in terms of the supply from this scheme. In terms of wastewater treatment, it is envisaged that there is sufficient capacity to cater for development within the lifetime of the plan. The surface water network to the village is separated in the main.

The village has capacity to develop tourism and amenities to support the Limerick Greenway, having regard to its location.



Athea

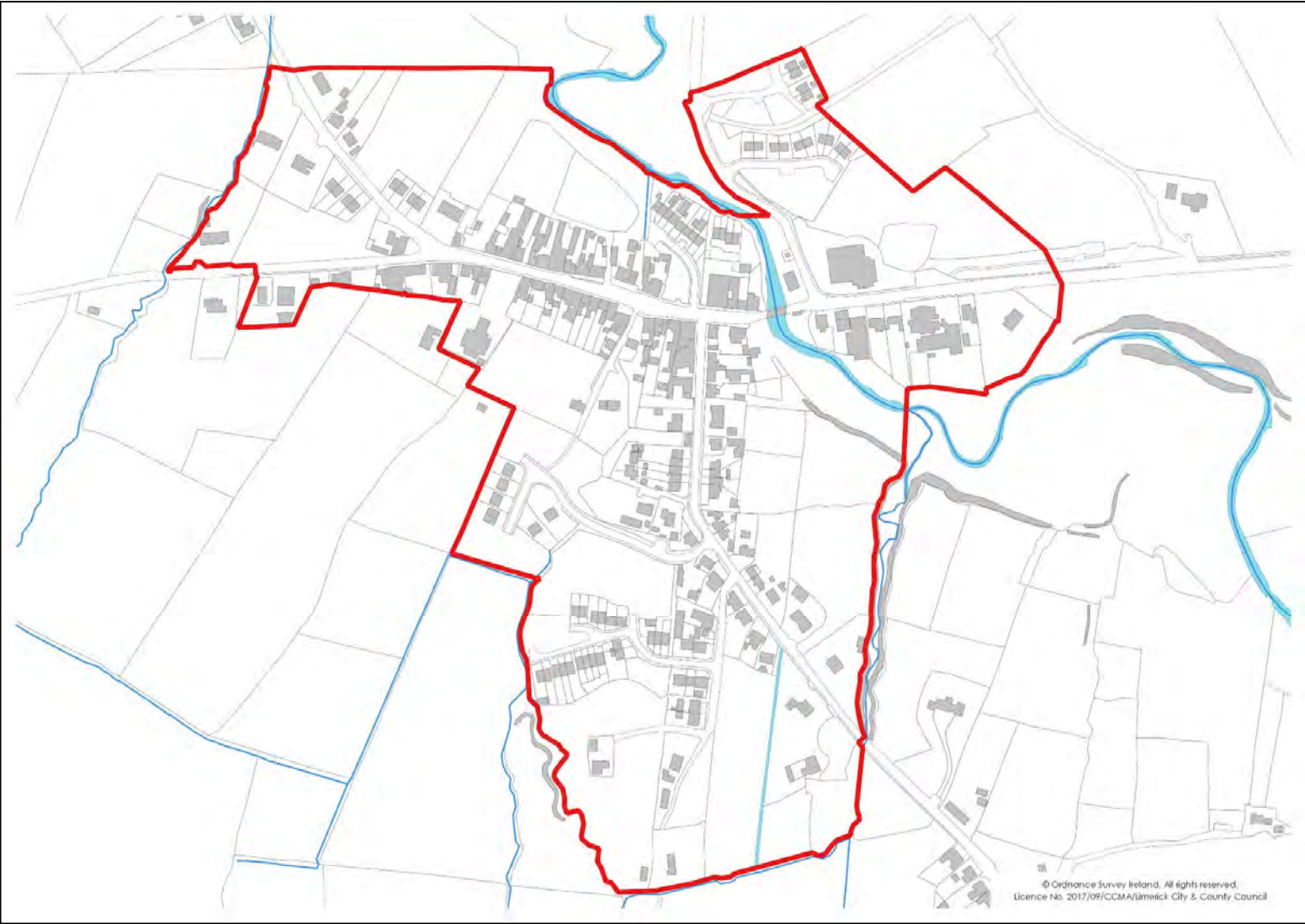
Athea is located 57 km west of Limerick City, in close proximity to the Kerry County boundary. The population of the village was 369 in 2016, representing a decrease of 4% since 2011. In 2016 there was 157 dwelling units in the village with the highest percentage of population (30%) in the 45-64 year old age cohort.

The settlement provides a wide range of services including a number of shops, pubs, health centre, pharmacy, credit union, commercial garages, undertakers, community hall, butchers and school. The River Galey runs through the village, separating the main housing and shopping area from the National School and Con Colbert Community sports and recreation hall. There are a number of housing schemes in the village, including Hillside Drive and Gaelside.

Water is supplied from the Abbeyfeale Water Treatment Plant. While there is spare capacity, it is envisaged that it will be upgraded within the lifetime of the plan. A new Waste Water Treatment Plant was completed in 2019 and has spare capacity.

There is an existing Surface Water system in Athea, which is mainly separated. This will be reviewed as part of the Athea Flood Relief Scheme feasibility study.

Lands adjacent to the River Galey have been identified as at risk from fluvial flooding. It is considered that these lands are not suitable for development and their use should remain for open space and recreational purposes. Currently a Flood Relief Scheme is being progressed for the village.

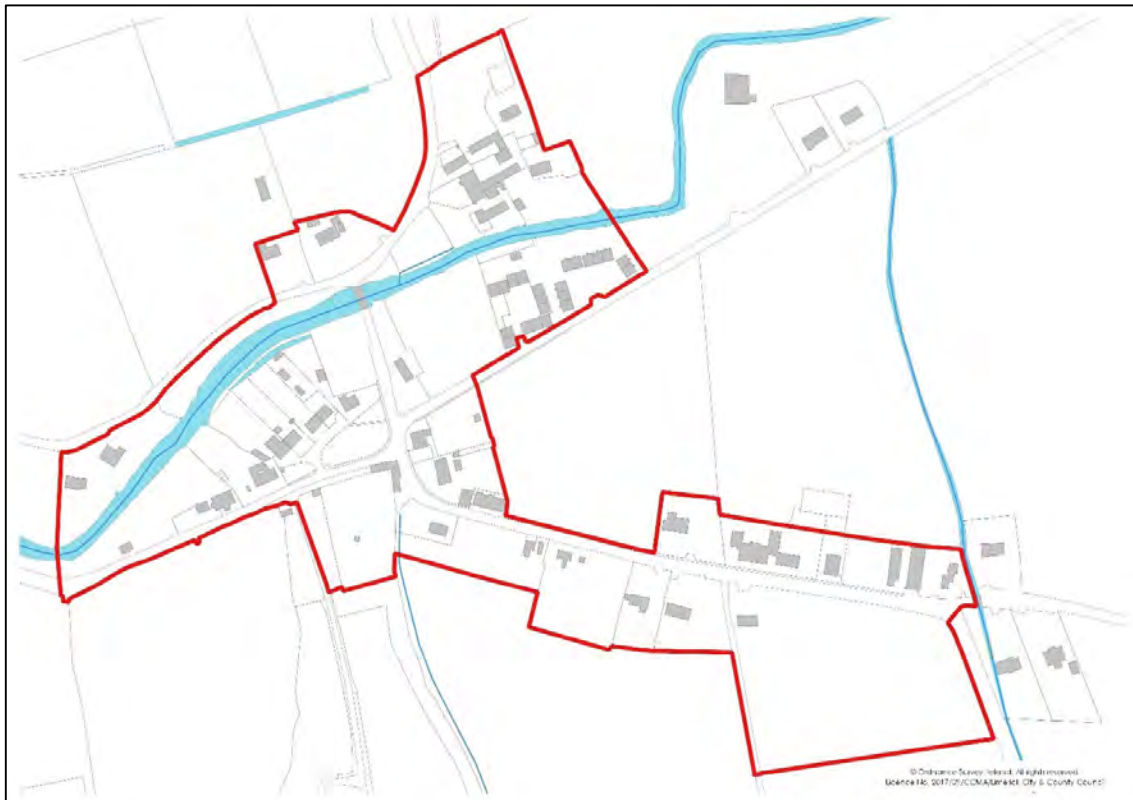


Athlacca

Athlacca is located 31km south of Limerick City. According to the Census in 2016, the population of Athlacca was 128 accommodated in a mix of individual dwellings and houses in residential estates, such as Cois Abhainn and Dawn Court. It is estimated that Athlacca has 48 residential dwellings at present, of which 98% are inhabited.

Its services include a primary school, community childcare facility, church, pub and sports grounds. The village is not served by a public sewerage scheme. There is modest spare water capacity within the settlement.

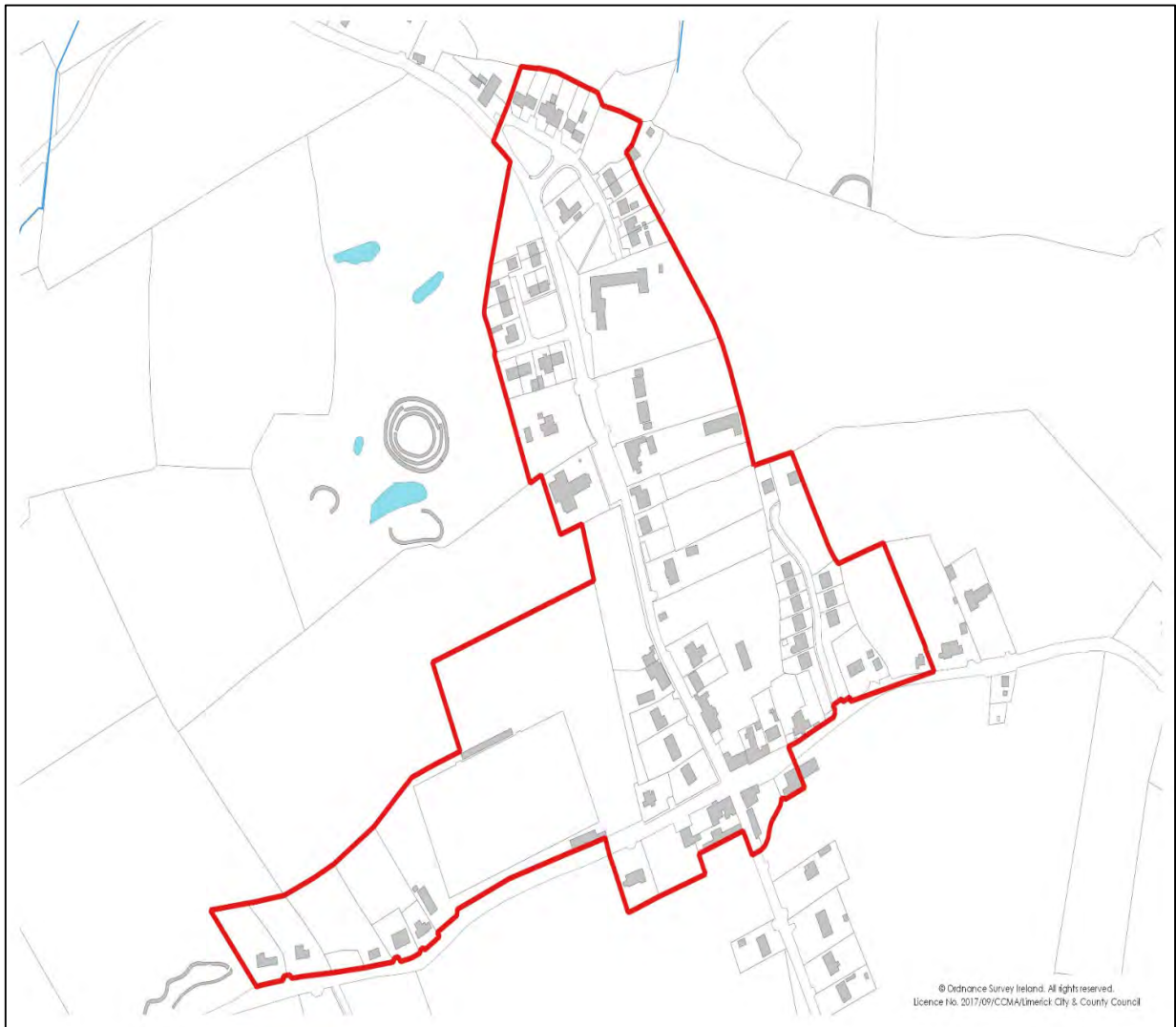
An extensive area of flood risk has been identified in the village centre along the path of the Morning Star River. Only development which complies with the relevant flood guidelines can be considered on these lands.



Ballyagran

Ballyagran is located 39km south of Limerick City in close proximity to the Cork County boundary and the town of Charleville. According to the Census in 2016, the population of Ballyagran was 179 accommodated in a mix of individual dwellings and houses in the residential estates of the Hawthorns, St. Michael's Place and Church View. It is estimated that Ballyagran has 76 residential dwellings at present, of which 99% are inhabited.

The settlement provides services including a primary school, shop, post office, funeral home, pubs, church, and community hall and sports grounds. Capacity exists in both the public water supply and the Waste Water Treatment Plant to cater for growth in Ballyagran within the lifetime of the Draft Plan.



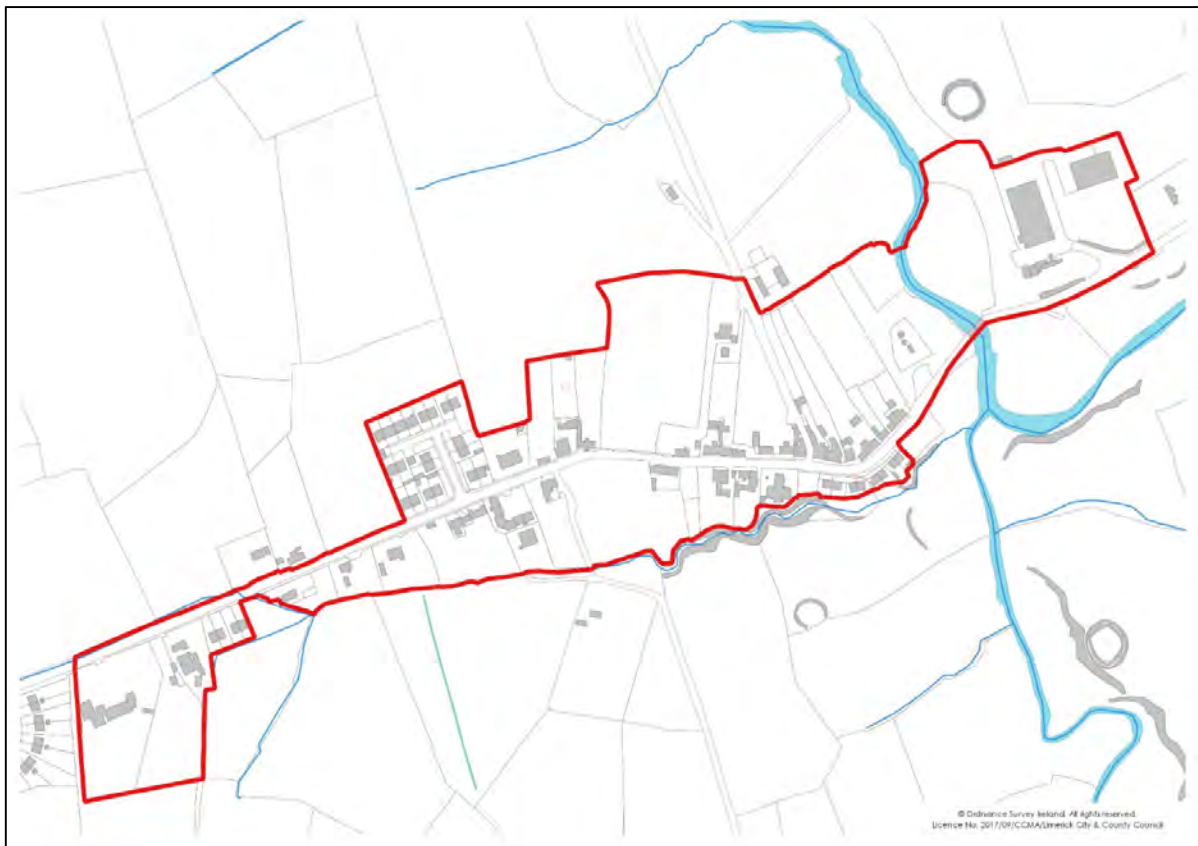
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Ballyhahill

According to the Census the population in Ballyhahill was 146 in 2016 accommodated in a mix of individual village centre dwellings and housing in the estates of Fortfield and Meadowlee. It is estimated that Ballyhahill has 75 residential dwellings at present, of which 90% are inhabited. No commercial vacancy has been identified in the village. The village provides a primary school, church, shop, pub, parish hall, riverside park with walkways and a community hall. A large industrial unit accommodating Greenspan is located at the eastern edge of the village.

Water is supplied from the Foynes/Shannon Estuary Water Treatment Plant and capacity issues have been identified in this network. The Wastewater Treatment Plant has spare capacity and the surface water network in the village is separated, with no headroom issues and an outfall to Abha Bhan River on eastern side of village taking all flows.

An extensive area of flood risk has been identified in the village centre along the path of the Abha Bhan River. Only development which complies with the relevant flood guidelines can be considered on these lands.



Ballylanders

Ballylanders is located 69 km southeast of Limerick. The most recent Census shows that Ballylanders recorded a population of 308 persons. The settlement provides a wide range of services include shops, pubs, primary school, church, nursing home, Garda station, credit union, post office, health centre, sports ground and a veterinary clinic. Services also include a number of takeaways, a pharmacy and a number of additional commercial and enterprise businesses. There is an estimated 128 dwellings in Ballylanders at present, with nine residential dwellings vacant (7% vacancy). In terms of commercial vacancy, 12% of all commercial units are vacant (4 units).

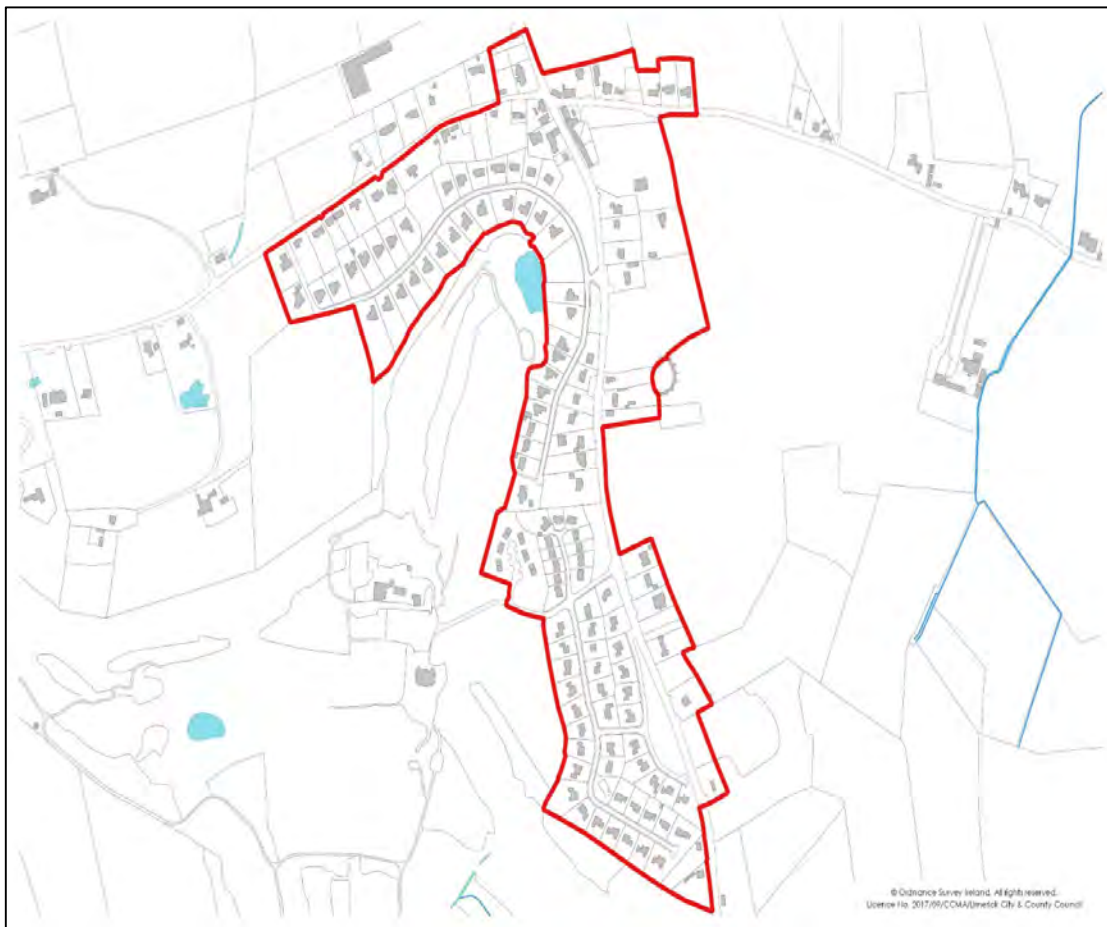
Water and wastewater capacity is available to cater for the projected growth within the lifetime of the Draft Plan. The surface water network to the village is separated with discharge to local stream.



Ballyneety

Ballyneety is located 10 km from Limerick City on the main Limerick – Kilmallock road. The village has growth substantially in recent years, with number of housing developments. Census 2016 shows that the population of Ballyneety was 450 persons. The services provided in the settlement include shops, petrol station, post office, pubs, commercial garage, co-op, credit union, church and funeral home. More recently, an indoor innovation hub, an all-weather Astroturf pitch, and a 3.2km walking track were developed within the grounds of Ballyneety Golf Course. Ballyneety has approximately 149 dwellings of which 96% are presently inhabited. In terms of commercial units, there is one commercial unit vacant.

Limerick City and County Council assumed responsibility for the waste water treatment plant in 2013, which continues to create issues. Provision of water is supplied from Limerick City with spare capacity.



Broadford

Broadford is located 59 km southwest of Limerick City and it recorded a population of 276 according to Census 2016. It is estimated that Broadford has 121 residential dwellings at present, which are 98% occupied. No commercial vacancy has been identified in the village. It has a broad range of services including a community childcare facility, a day care centre, shop, post office, credit union, pub, café, funeral directors, an enterprise centre, health clinic, community hall, church, school and a community recycling facility. Sporting amenities are catered for by way of Broadford Utd AFC pitch and club house, a playground, basketball court, handball alley and GAA pitch. Four serviced sites are available for development within the settlement boundary in proximity to the arboretum and potential exists along the Tullylease road for redevelopment of the 3 unfinished dwellings at this location.

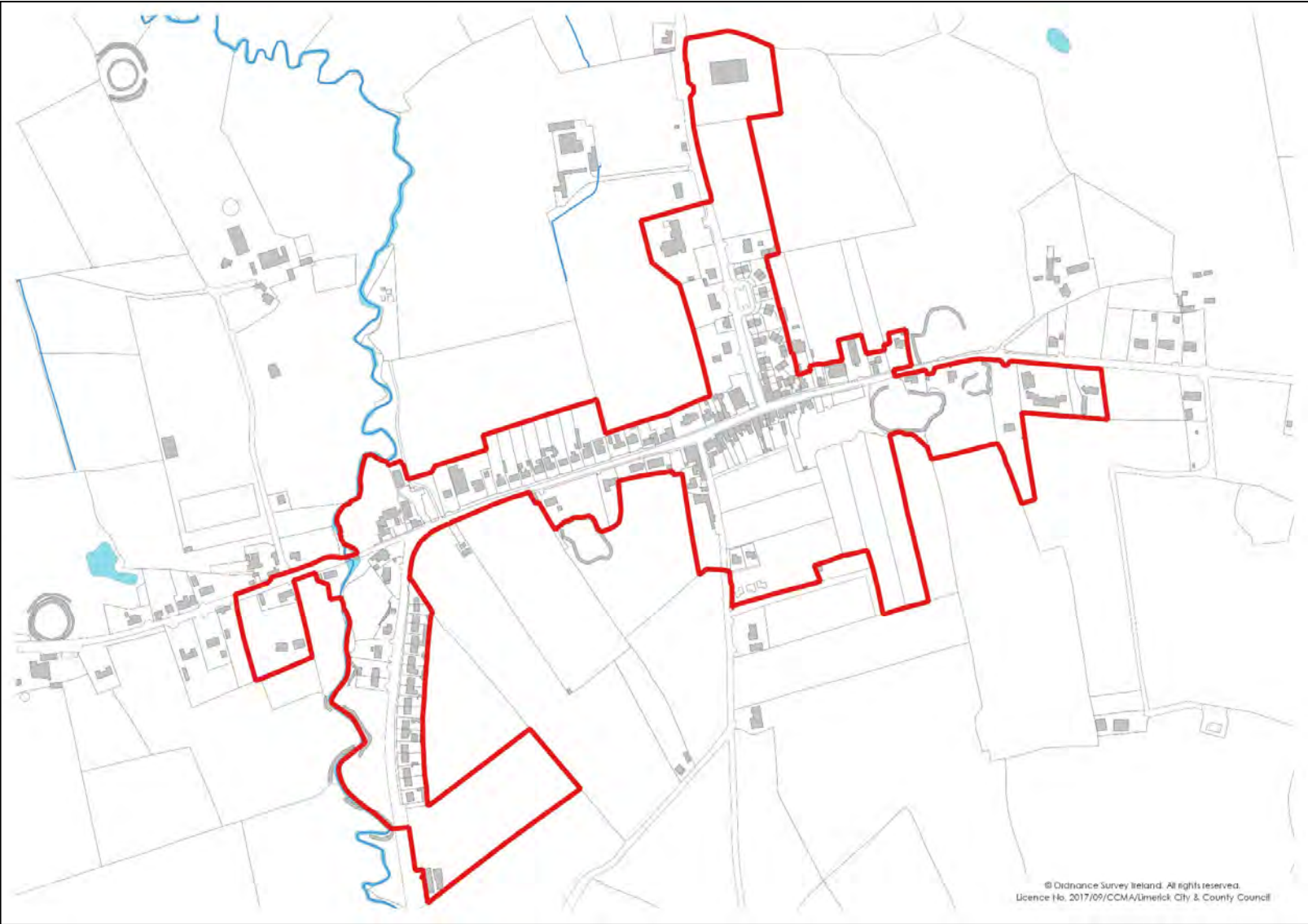
Public water is supplied via the South West Regional Scheme. This was impacted by the 2018 drought and has been identified as having little spare capacity.

Capacity has been identified in the Waste Water network and the surface water network is identified as mainly separated.

An area of flood risk has been identified along the western edge of the village and only developments which are compatible with the relevant flood guidelines will be considered appropriate in these locations.

The Community Council in Broadford work tirelessly to develop community facilities in the village and to enhance and develop the village.

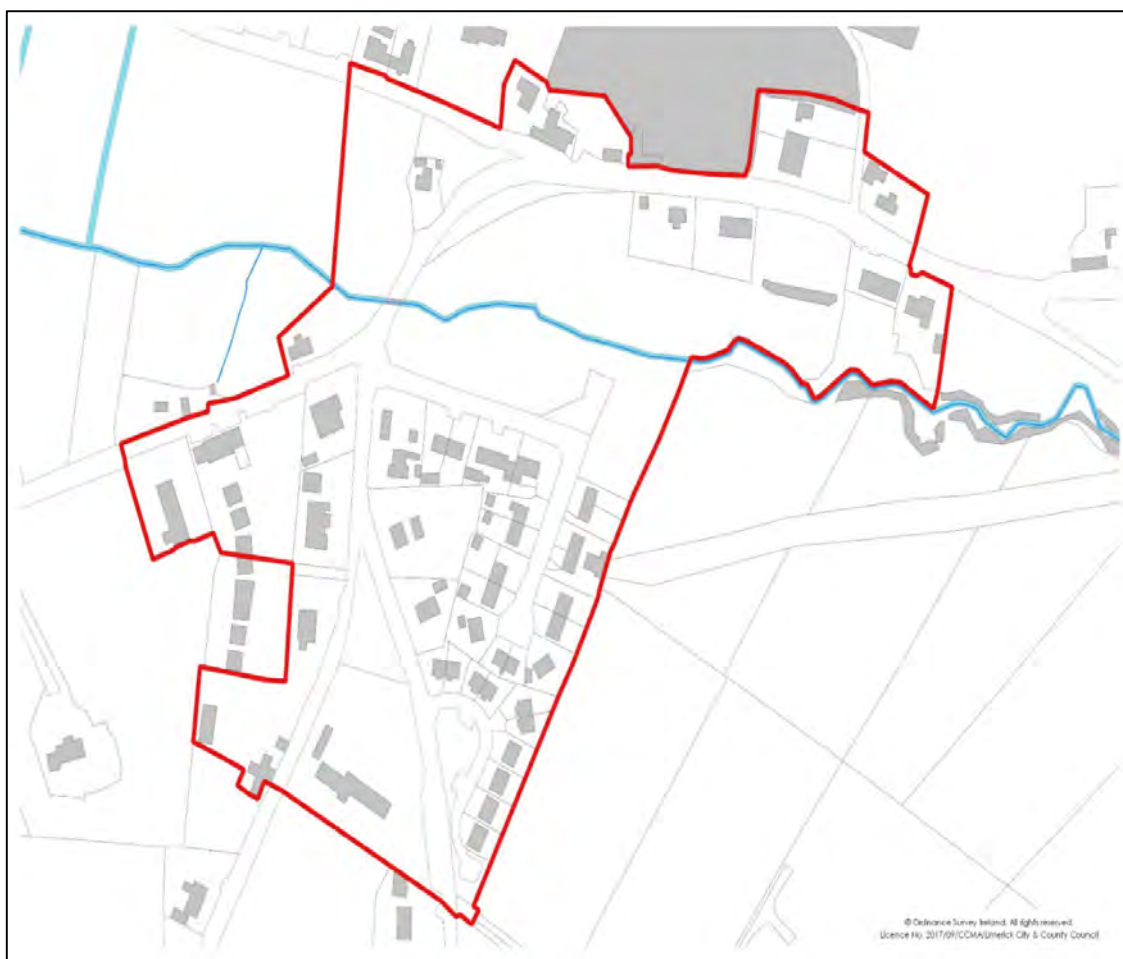
There are a number of walking trails in the immediate vicinity of Broadford and the adjoining settlement of Ashford. These traverse part of the Mullaghareirk Mountain range which are situated on the border of Cork and Limerick. This landscape of rolling hills and open farmland is ideal walking terrain and potential exists to enhance and develop the tourism offering of these amenities further.



Carrigkerry

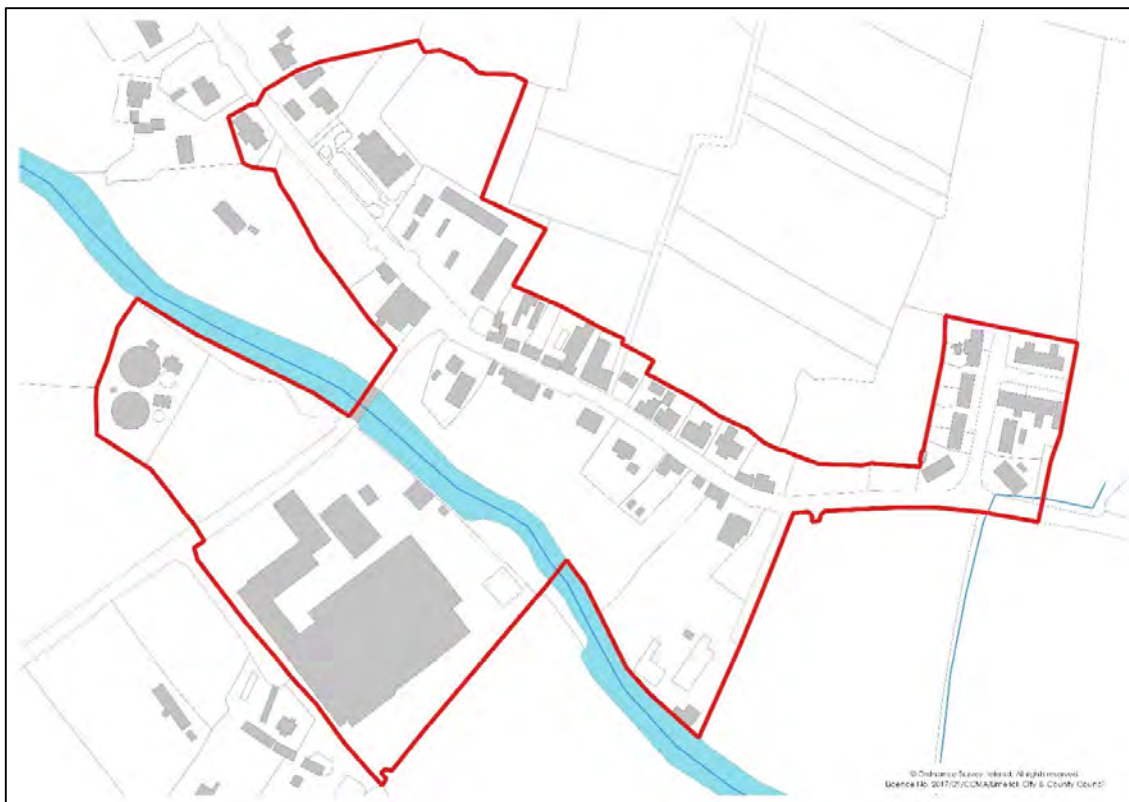
Carrigkerry is located 46 km west of Limerick City. According to Census 2016 the population of Carrigkerry was 184 and it is estimated that there are 57 residential dwellings in the village at present. Its services include a primary school, shop and petrol station, church, community centre and pub. The River Daar runs through the village in an east west direction with a park on the banks of the river. The treatment plant for the village is located in the easterly corner of this park. The Plant has spare capacity, however there are operational issues. Nonetheless, it is envisaged that there is sufficient capacity to cater for the proposed development. Water supply to the village is also problematic, however, there is sufficient spare capacity in the network. The surface water network in the village is mainly separated.

Flood risk has been identified along the path of the River and only development compatible with the relevant flood guidelines can be considered at this location.



Castlemahon

The population of Castlemahon was recorded as 123 in the Census of population in 2016. It has an estimated 46 dwellings, of which 3 are uninhabited (6% vacancy). Castlemahon is located approximately 4km southeast of Newcastle West and has a long history associated with chicken processing. The closure of Castlemahon poultry processing plant in the village resulted in many job losses and there are a number of buildings and structure within the village, some in poor condition, that are the remnants of this former thriving industry. The services in the village include a primary school, shop, garage, pubs and a business park, which is located outside the village and contains a number of businesses including logistics and engineering companies. There are currently two vacant commercial units in the settlement (12% vacancy). Water is supplied by the Newcastle West scheme, which has limited spare capacity. In terms of wastewater treatment, there is spare capacity, however the plant is in poor condition and needs replacement.

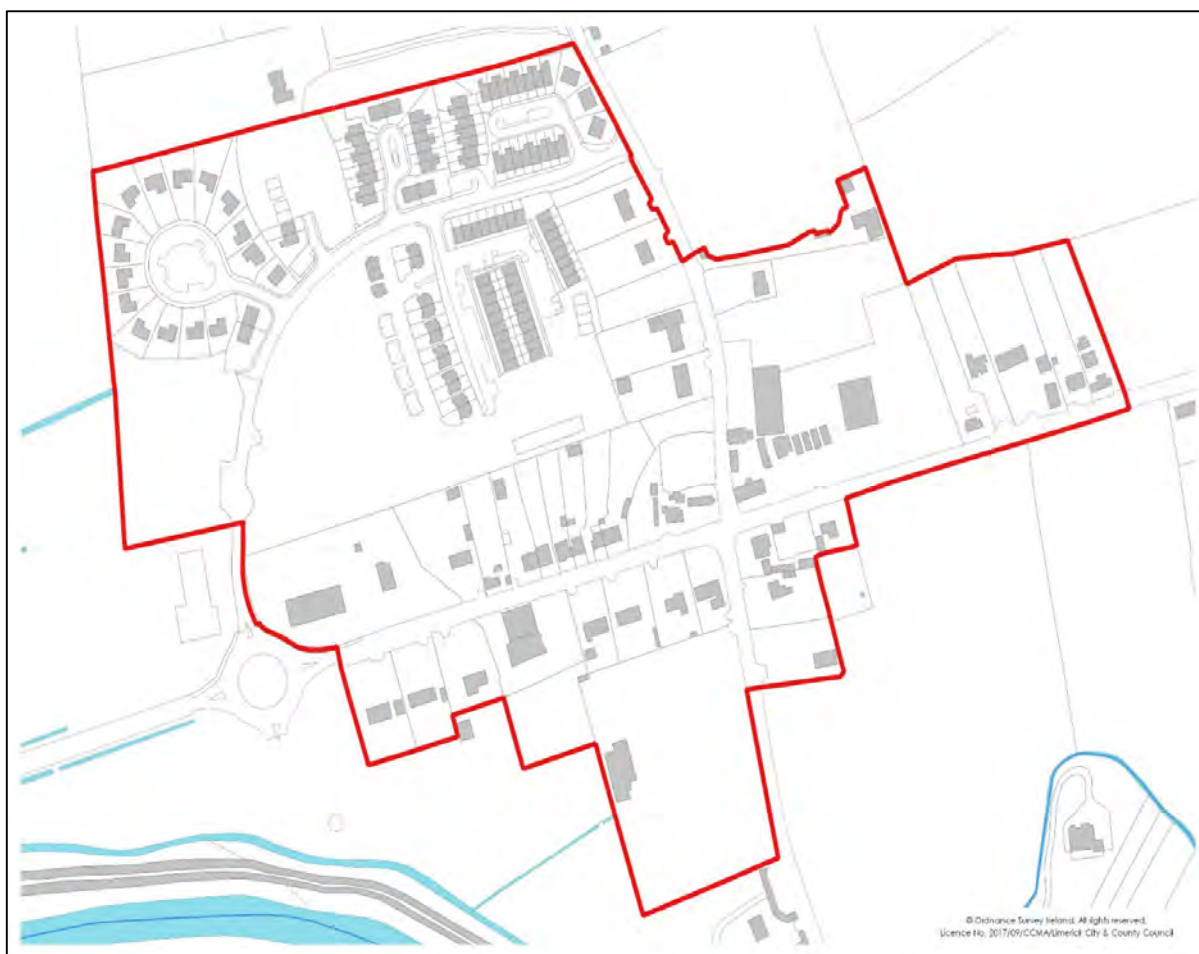


Clarina

Clarina is located 8km west of Limerick City on the N69 National Secondary route. Clarina had a recorded population of 294 according to Census 2016. The settlement is estimated to have approximately 157 dwellings, of which 1% are vacant. Services in the village include a petrol station and shop, garage and car centre, a hair salon, barbers, a pharmacy, an equestrian school and GAA sports grounds.

Water is supplied from Limerick City with spare capacity and wastewater is pumped to Bunlicky via Mungret, also with adequate capacity to cater for the growth projected within the lifetime of the Draft Development Plan.

Flooding has been identified as a potential threat in the village and any development proposals within such areas shall comply with the relevant flood guidelines. There will be a presumption against inappropriate development in these areas.



Croagh

Croagh is located off the N21 Limerick – Kerry Road, west of Limerick City. According to the Census 2016 the settlement of Croagh has a population of 216 people with 49 inhabited dwellings and an occupancy rate of 96%. No commercial vacancy has been identified in the village. Its services include a primary school, church, a school of music, childcare facility, nursing home, medical centre, pubs, garden centre, Ballycannon Lodge, a village park and sports ground. Housing in the village is in the form of one off units and a residential estate.

A Group Water Scheme serves the village as there is no public water supply. In terms of wastewater the plant is at capacity. Surface water is separated with discharge to a local stream. No headroom issues have been identified.

A large area running east to west through the village and along the northeastern boundary have been identified as falling within flood risk. Development proposals within these areas will be required to demonstrate compliance with the relevant flood guidelines.

An interchange for the proposed Limerick to Foynes Scheme, including Adare bypass has been identified in Croagh and has implications for new developments in terms of noise and appropriate siting and design.

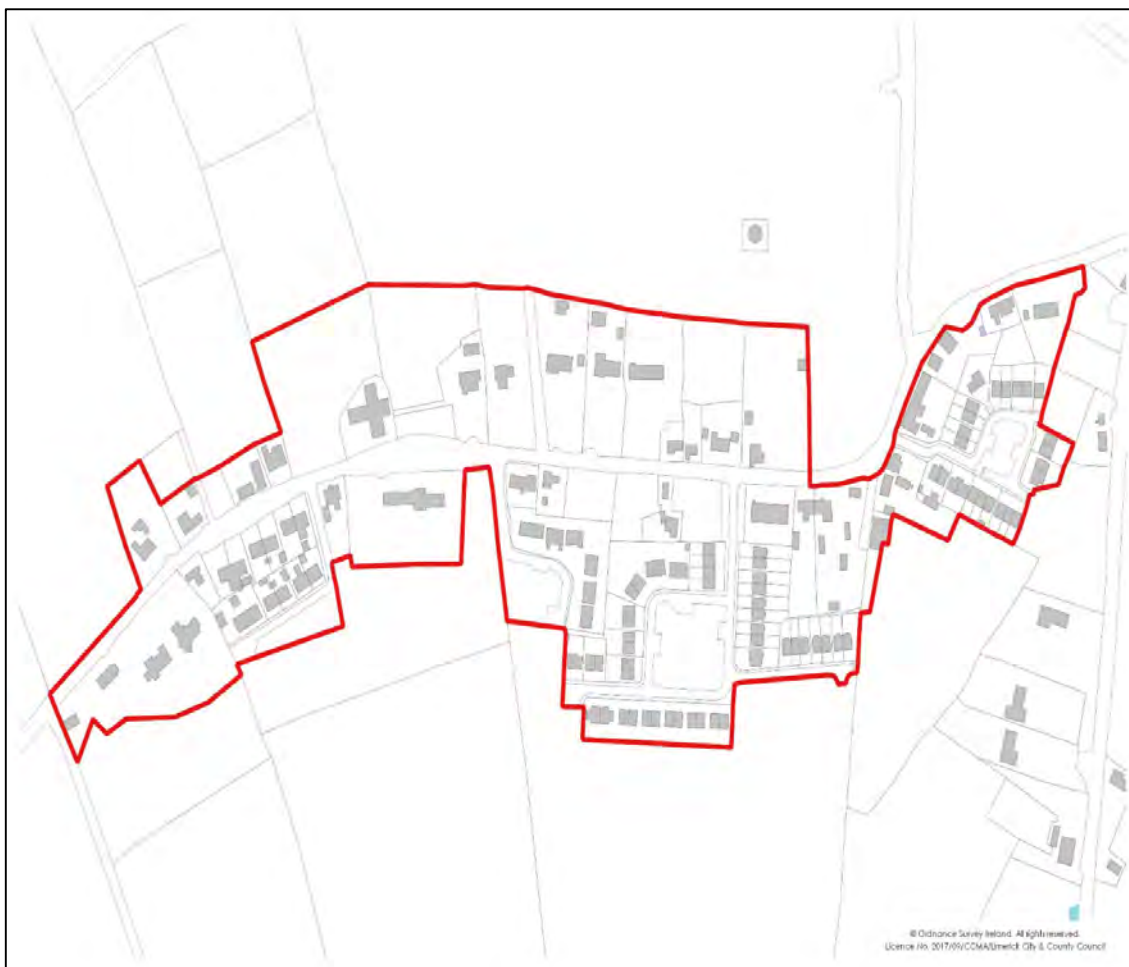


Fedamore

According to the Census the population of the village was 374 in 2016. Population growth in the order of 74% took place between 2006 and 2016 and 30% of the population are under the age of 14. It is estimated that Fedamore has 116 residential dwellings at present, with an occupancy rate of 98%. Five vacant commercial units have been identified in the village.

Fedamore is a linear settlement with four distinct pockets of housing, Castlequarter, Cluain Ard, Ballyea and Clohessy Park. One off type housing also characterises the village. The services in the village are clustered on the western end of the village where the church, school and local bring centre are located.

A new sewerage scheme was installed in the village in 2002, capacity is available to cater for the proposed growth. Water supply presently is problematic and works are ongoing to resolve water quality issues.



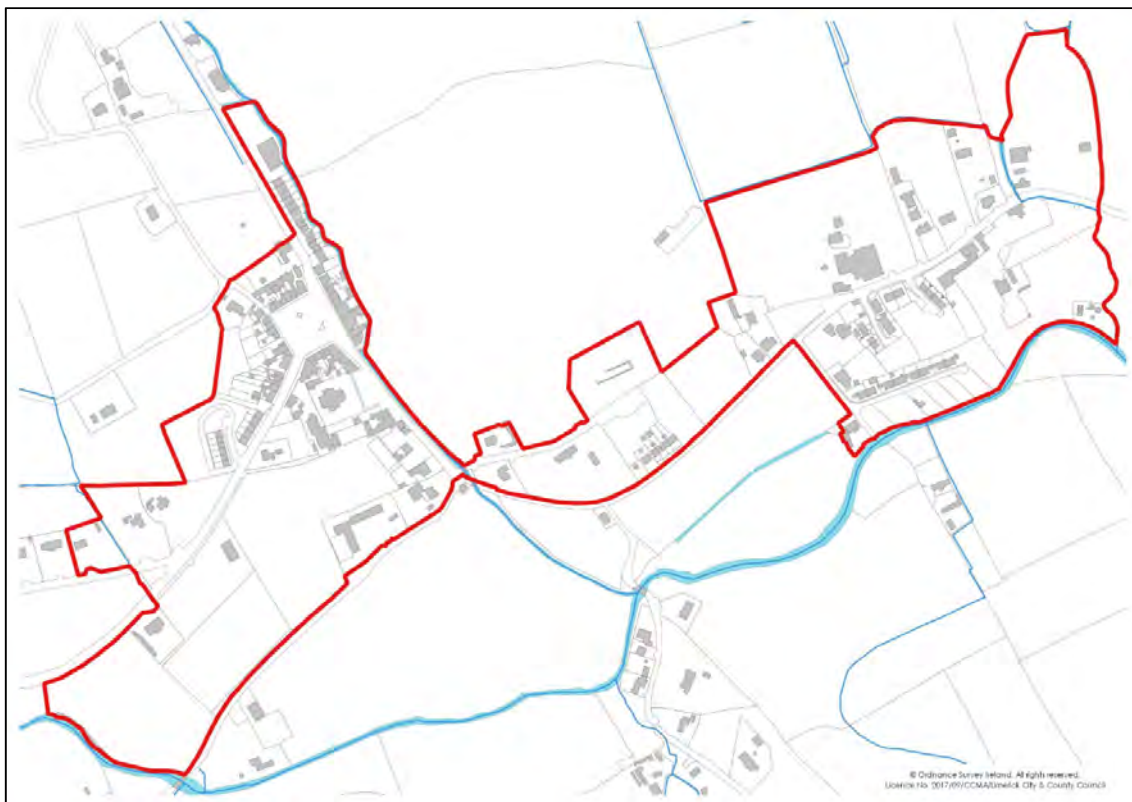
Galbally

Census 2016 shows that Galbally had a population of 251. It is estimated that Galbally has 101 dwellings of which 14 are uninhabited (12% vacancy rate). In terms of commercial vacancy, four units are currently vacant in the area.

Its services include a primary school, shops, pubs, church, community centre, library, health center, post office, takeaway, accommodation, GAA and Rugby sports grounds and a funeral home.

Galbally is served by a public treatment plant where primary treatment takes place. Presently there is limited capacity in the treatment plant. The surface water network to the village is separated in the main with discharge to Aherlow River. There are ongoing operations and maintenance issues associated with physical constraints on the River due to lack of river cleaning.

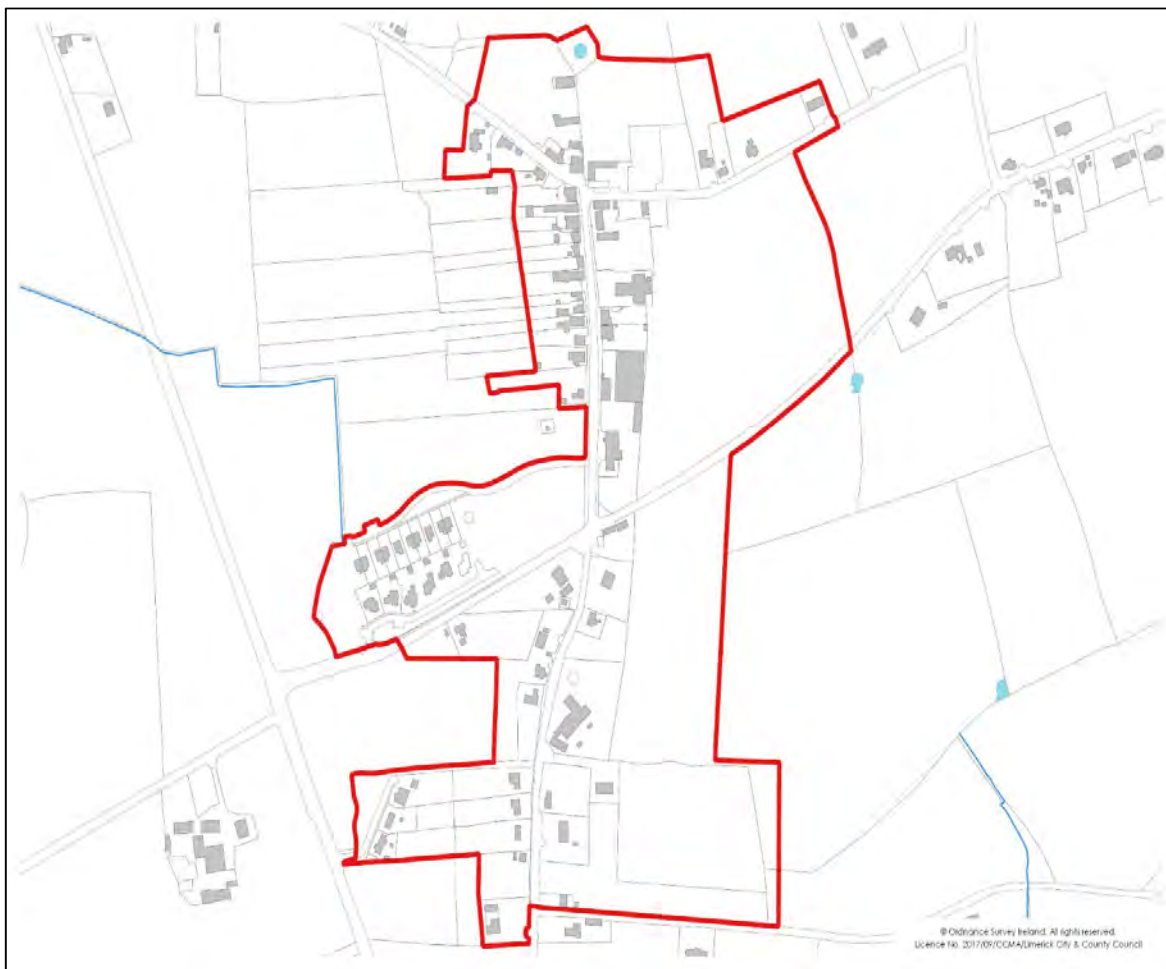
Flooding has been identified as a potential threat in the village and any development proposals within such areas shall comply with the relevant flood guidelines. There will be a presumption against inappropriate development in these areas.



Herbertstown

According to Census 2016, Herberstown had a population of 191. It has an estimated 57 dwellings with 54 of these inhabited (5% vacancy). In terms of commercial units, there is currently one unit vacant. Herberstown services include a primary school, shops, pubs, church, agri business and community hall and sports grounds.

The public treatment plant is a Bord na Mona package plant which has capacity. Public water supply is limited. The surface water network to the village is separated in the main with discharge to the Camoge River.

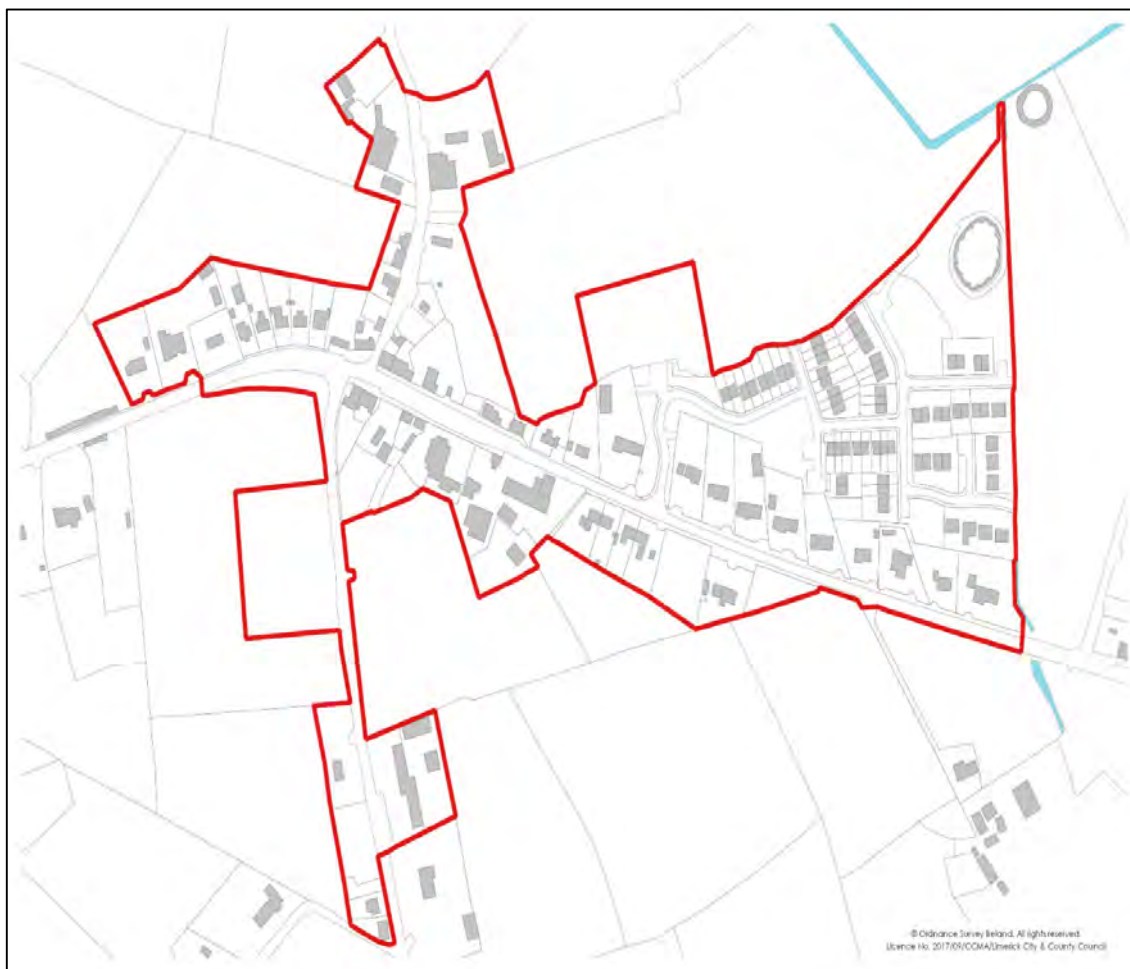


New Kildimo

New Kildimo had a population of 417 according to Census 2016. It has an estimated 170 dwellings with one of these uninhabited (1% vacancy). In terms of commercial units, there is currently four units vacant.

Services in the settlement include a primary school, shops, petrol station, post office, credit union, church, accommodation providers, childcare provider, takeaways and sport grounds. In 2018, a planning permission granted for a community center within the village core was extended.

Water is supplied to the village from the Foynes/Shannon Estuary plant with limited spare capacity. The waste water treatment plant is under the responsibility of the Local Authority and has limited capacity.



Kilteely

According to Census 2016 Kilteely had a population of 171. It has an estimated 80 dwellings with 77 inhabited (4% vacancy). In terms of commercial vacancy, two units are vacant. Its services include a primary school, community hall, church, a shop, pubs and community garden allotments. The GAA pitch is approximately 500m east of the settlement core.

Kilteely has a secondary treatment system with some spare capacity, discharge is to the Ballinamone River and there are some issues with discharge. Water supply in the village has spare capacity.

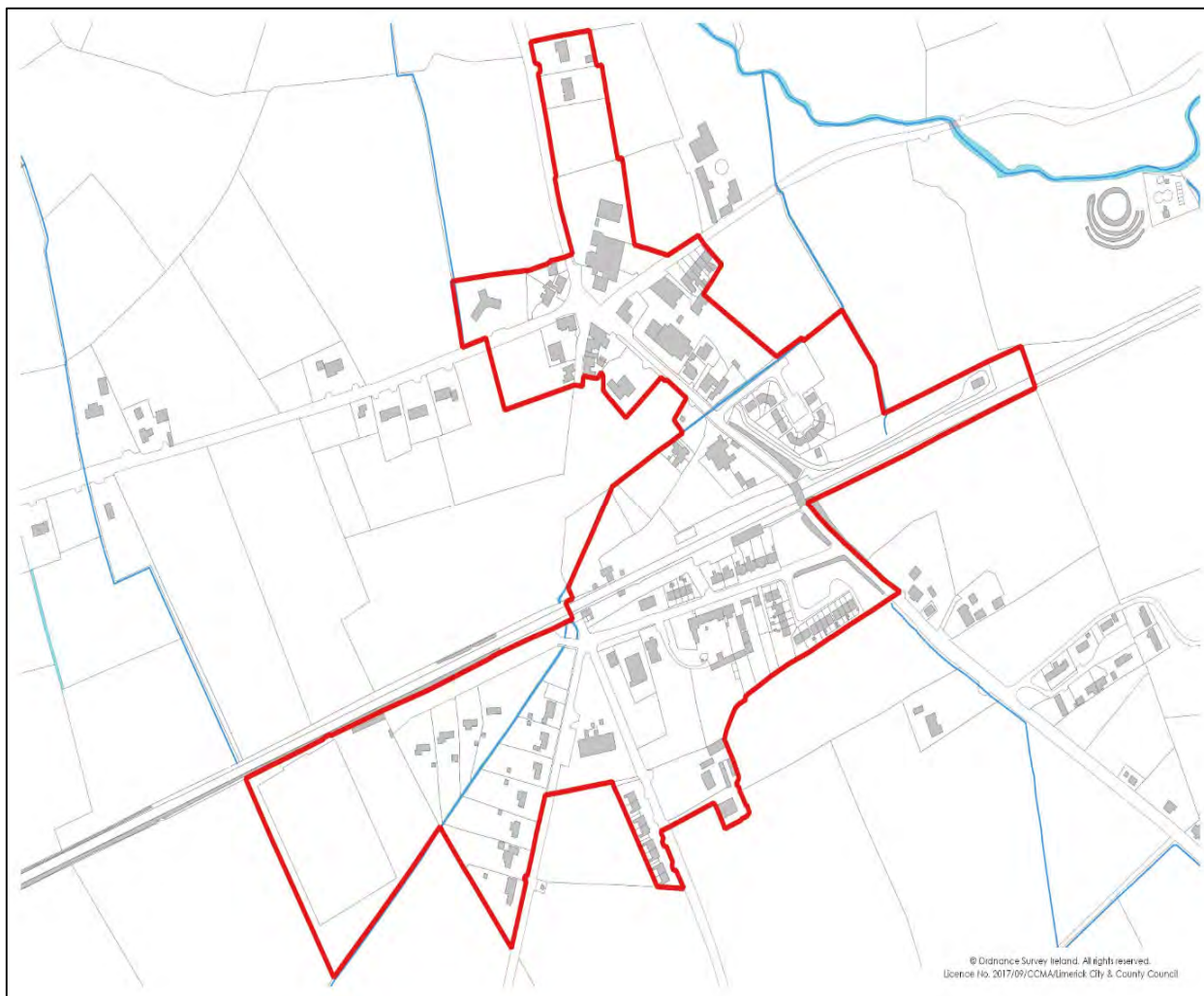


Knocklong

In 2016 Knocklong recorded a population of 256 according to the Census. It is estimated that Knocklong has 81 residential dwellings at present, of which five are uninhabited (6% vacancy). In terms of commercial vacancy, five units are currently vacant.

The village provides a range of services including a primary school, shop, post office, a credit union, petrol station, takeaway, bar and restaurant, sports ground, church and auto garage.

The wastewater treatment plant has limited capacity, with some operational issues. The public water supply has modest spare capacity. The surface water network to the village is separated in the main with discharge to the Camogue River.

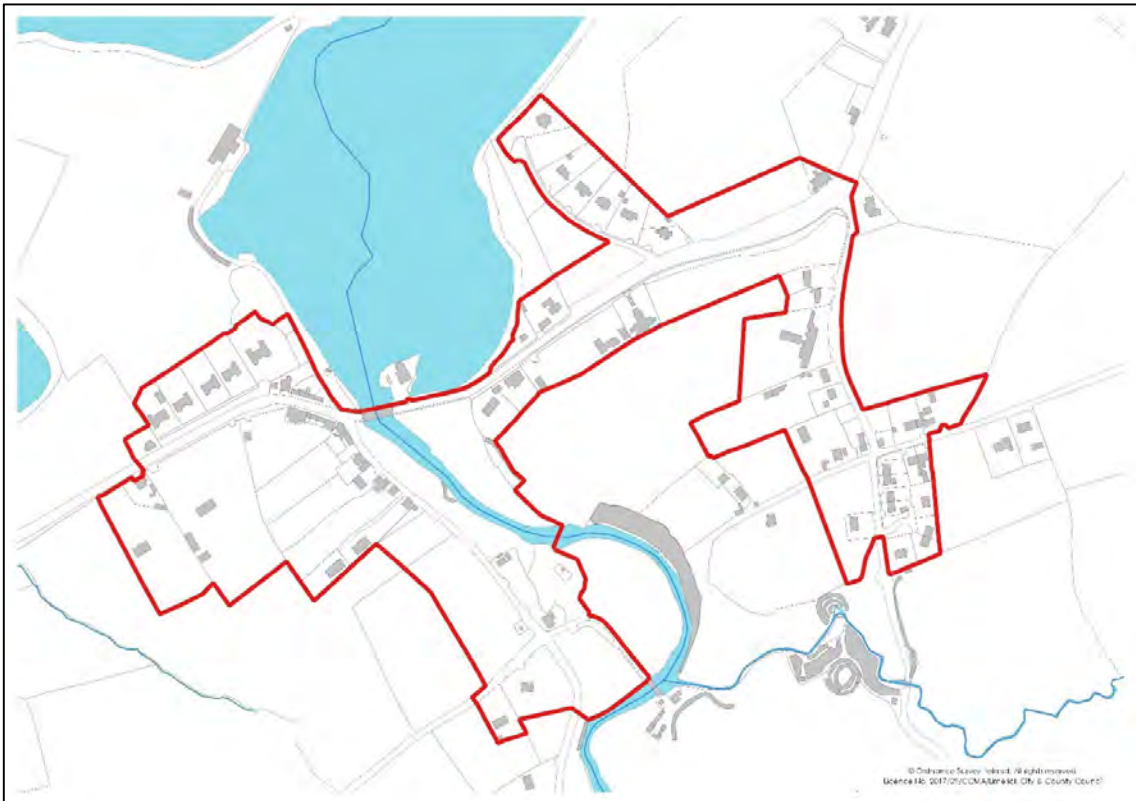


Loghill

Loghill is located approximately 7km west of Foynes on the Shannon Estuary along the N69 National Secondary road. There are 53 dwellings in the settlement, with a population of 174 persons, five of the existing dwellings are uninhabited (9% vacancy). Services within the settlement include a primary school, church, and community centre. There are four vacant commercial units in the settlement.

Loghill is served by two treatment plants with some spare capacity. Water is supplied from Foynes/Shannon Estuary Water supply with limited capacity.

The village is located on the Shannon Estuary and enjoys fantastic views out over the River Shannon.



Montpelier

Montpelier appears to have its origins with the larger village of O’Brien’s Bridge, which is located on the other side of the bridge in County Clare. Community facilities are located at St. Theresa’s Oratory, while O’Brien’s Bridge provides a playground and limited convenience and leisure services. Montpelier itself comprises approximately 68 no. occupied dwellings with a small number of vacant and derelict units.

Previous flood events have caused flooding of dwellings in Montpelier, including in the Brookhaven estate. Any proposals for development in areas at risk of flooding will need to demonstrate compliance with the relevant flood guidelines.

Infrastructure in terms of wastewater and water supply are both constrained in the village. Modest spare capacity has been identified in the water mains network.

With respect to surface water issues exist in the village relating to fluvial flooding. This has taken place through the embankment and into the septic tank.

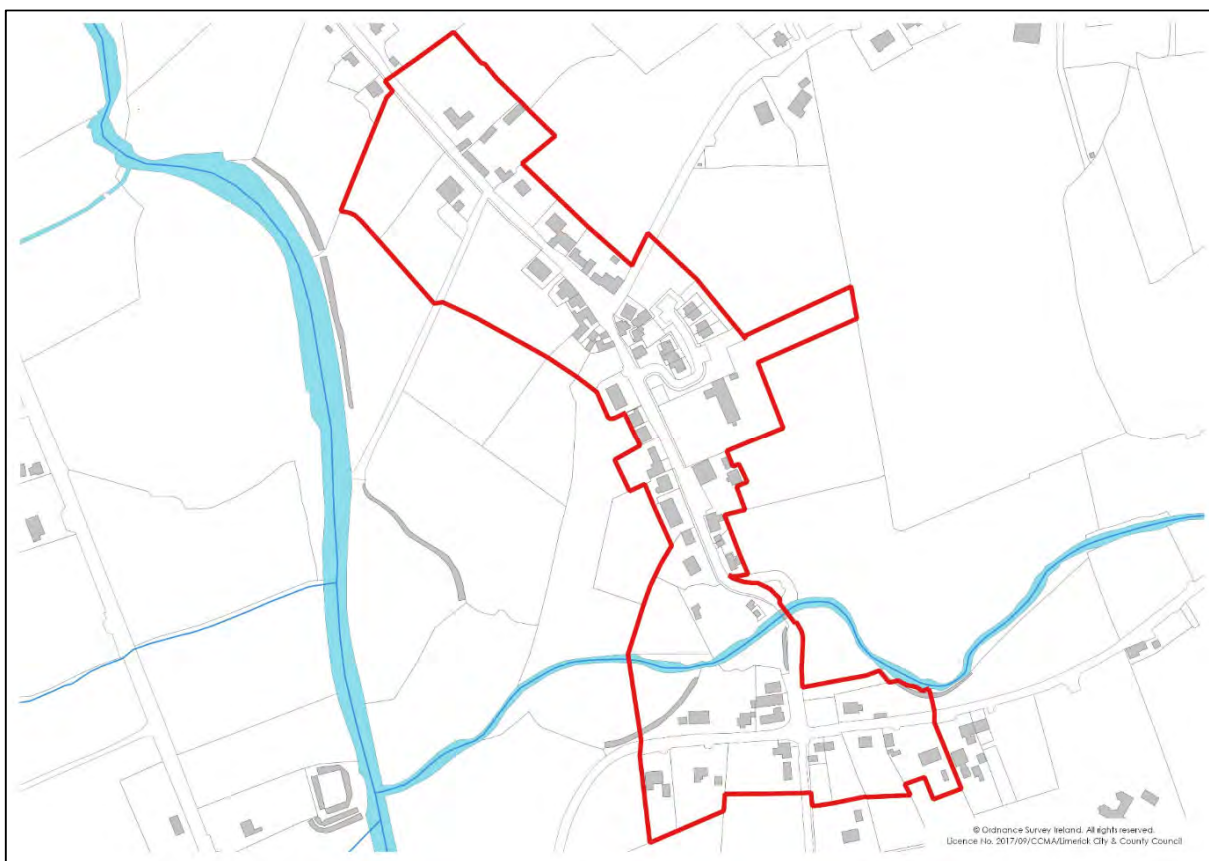


Mountcollins

Mountcollins had a population of 201 according to Census 2016, which was made up of 103 households with 13 unoccupied dwellings. No commercial vacancy has been identified in the village. Services in the settlement include a church, community hall, pub and fast food outlet. There is a primary school approximately 2km east of the village and a GAA grounds are located approximately 500m south of the core of the village.

In terms of wastewater the village is served by the Abbeyfeale wastewater treatment plant, which has some spare capacity. There is a public water supply to the village and the plant has some spare capacity. The surface water system is main separated.

The River Caher runs east to west through the village and the low-lying lands bounding it have been identified as under a threat from flood. Flood risk has also been identified as an issue in the vicinity of the GAA grounds.



Nicker

Nicker is located 23km east of Limerick City, in close proximity to Pallasgreen. The Central Statistics Office treat Nicker and Pallasgreen as the same settlement. It is a dispersed settlement as the primary school is located approximately 800 metres east of the church. The settlement has an estimated population of 134. There is an estimated 63 dwellings of which one is uninhabited (2% vacancy). There is one vacant commercial unit in the settlement.

Services in the settlement include a primary school and church. The public sewerage is connected to Pallasgreen, which is operating at capacity. Water supply is also from the Pallasgreen supply, which has no spare capacity. Surface water is separated and discharged to a local stream.



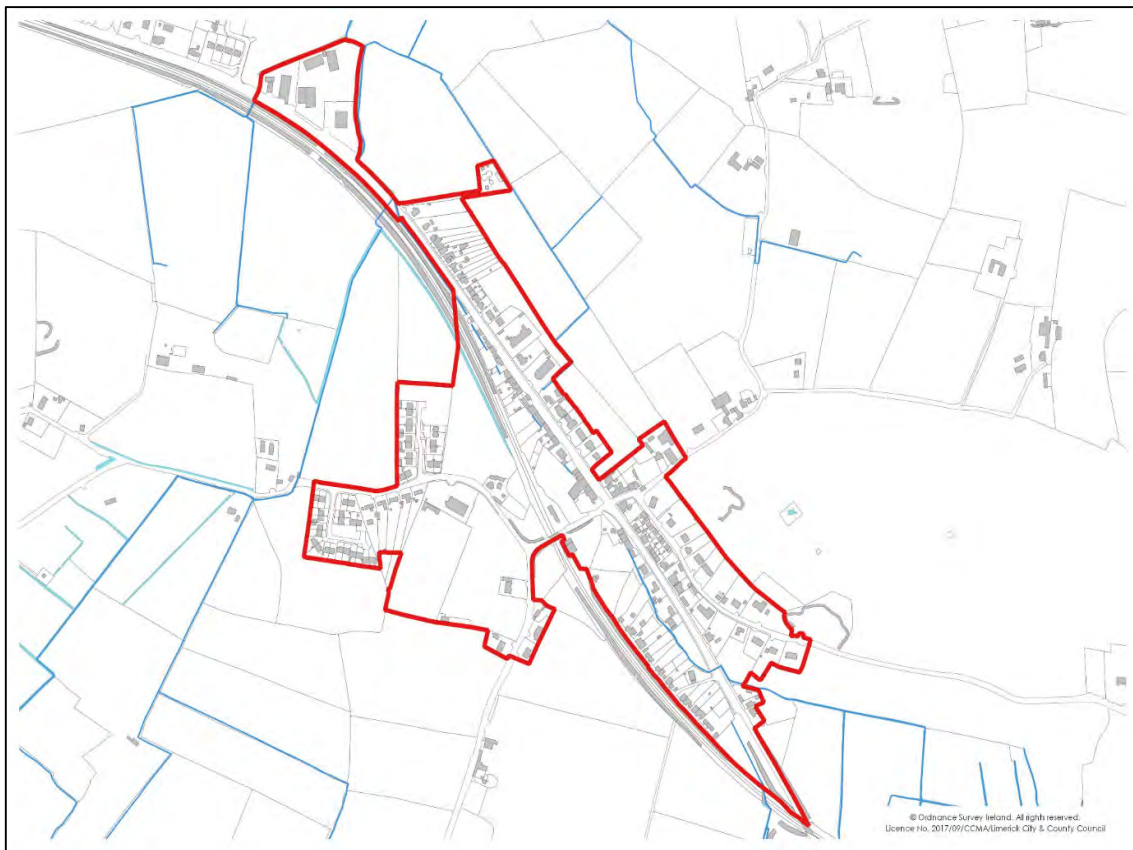
Oola

Census 2016 shows that Oola had a population of 324. There are seven vacant commercial units in the village. There are 160 residential dwellings in the village, of which 155 dwellings are inhabited (3% vacancy).

The village comprises a convenience store with petrol station, supermarket with post office, two public houses, GAA and soccer pitches, restaurant and takeaway, a betting shop, beauty salon, community hall, pharmacy, fuel supplier, church and a primary school. Oola also has a carpet and flooring retailer and an enterprise park.

In terms of sewerage treatment, the plant in Oola has limited spare capacity available. Water supply to the village was badly impacted by the 2018 drought and has limited capacity. The surface water network to the village is separated in the main, however the outfall stream flows under a number of structures which has resulted in network blockages and major flooding in the past.

Flooding has been identified as a potential threat in the village and any development proposals within such areas shall comply with the relevant flood guidelines.

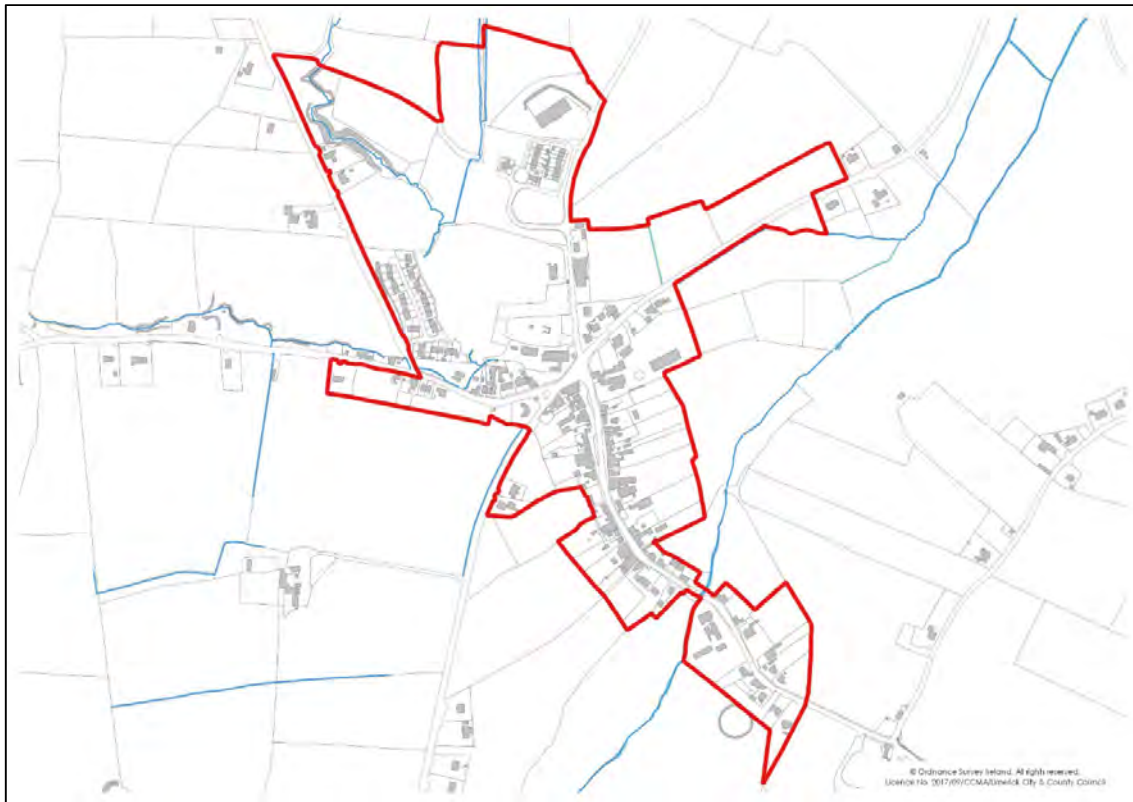


Shanagolden

Shanagolden recorded a population of 303, according to Census 2016. The settlement has 135 dwellings of which, 127 are occupied (6% residential vacancy rate). Thirteen commercial units have been identified as vacant. Services in the village include convenience shops, credit union, post office, petrol station, car sales, takeaways and restaurant facilities, funeral home and pubs. Community facilities include a primary school, church, community park complex including a playground, a Garda station and a VEC training centre. There is an industrial estate located north of the village adjacent to the community park complex.

There are capacity issues in relation to both water and wastewater in the settlement. The surface water network is separated with no headroom issues and it discharges to a stream. There is however regular backup of a Main Street culvert causing road damage and flooding to street and properties.

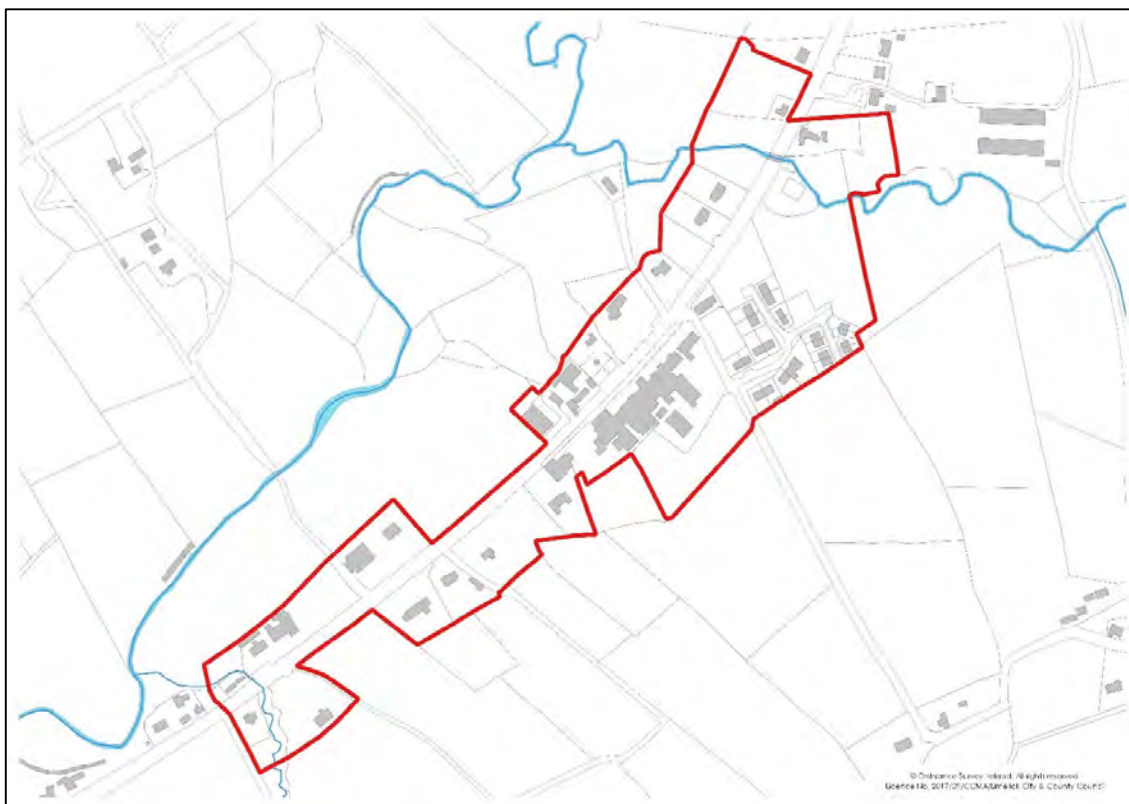
Flooding has been identified as a potential threat in the village and any development proposals within such areas shall comply with the relevant flood guidelines. There will be a presumption against inappropriate development in these areas.



Templeglentine

Templeglentine is located 57km west of Limerick City on the N21 National Road and 5km from Newcastle West. Templeglentine is estimated to have 45 dwellings, with a population of 120, two of the existing dwellings are vacant (4% vacancy). Services within the settlement include a primary school, shop, petrol station, post office, hotel, pub, church, and community hall and sports grounds. There are currently no vacant commercial units in the settlement. Water is supplied to the settlement from the Abbeyfeale scheme with some spare capacity. With regards wastewater, the treatment plant has limited spare capacity.

The village is located just off the Limerick Greenway and has a direct connection onto the Greenway. Opportunities for the development of amenities to support the Greenway should be supported in the village.



Tournafulla

The population of the village according to the Census 2016 was 144 people accommodated in approximately 63 residential dwellings. Seven residential units (10%) and four commercial units (29%) have been identified as vacant in the village.

Community facilities serving Tournafulla are dispersed over a distance of approximately 1.5km on the L1324. Its services include a primary school, church, community hall, pub, grocery shop, vehicle scrap yard and sports ground.

Tournafulla is served by two public sewerage treatment plants, one located at the western end of the village opposite the Local Authority housing estate and the other at the entrance to the GAA pitch. Spare capacity has been identified in the plant however, persistent emission failures in the plant suggest it is overloaded.

Public water is available in the village and is supplied from the Abbeyfeale scheme. Presently there is some spare capacity in the system. Surface water is dealt with through a separated system.

Flooding in the village follows the path of the River Allaghan, which for the most part is outside the settlement boundary with the exception of the lands used by the GAA.

