

### Who Makes the Local Area Plan?

The responsibility for making the LAP rests with the Elected Members of the Newcastle West Municipal District of Limerick City and County Council, in accordance with planning legislation and published Ministerial guidance.

The key steps in making the plan are set out below:

#### 1. Pre-Draft Stage

Forming the issues to be addressed in the Plan and gathering information from consultation with relevant stakeholders and interested parties.

#### 2. Draft Plan Stage

Following a review of collated information a Draft Plan will be prepared by the Planning Authority. The Draft will afford the public the first opportunity to gauge the direction, that the final Plan is heading.

#### 3. Notice of Draft Plan

The Draft Plan will be available for inspection for at least 6 weeks. We will publish a notice in local papers letting you know that the Draft is available for inspection and inviting your submissions.

#### 4. Chief Executive's Report

A Chief Executive's Report will be prepared, based on the submissions received and containing the opinion of the Chief Executive and recommendations in relation to the Plan.

#### 5. Consideration by Elected Members

The Elected Members will consider the Chief Executive's Report and then make, amend or revoke the Plan as appropriate in accordance with the recommendations of the Chief Executive.

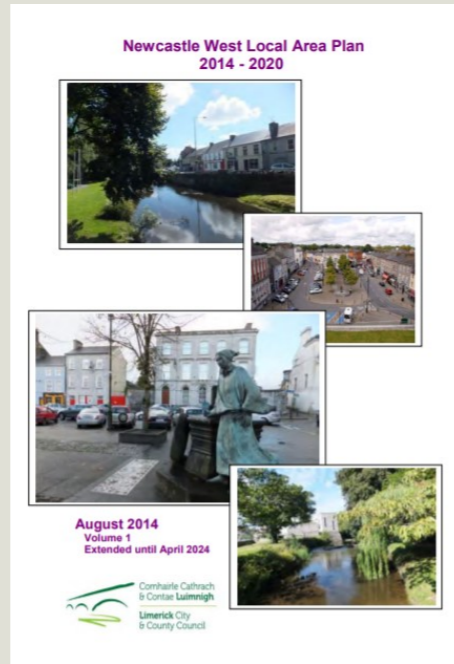
#### 6. Material Alterations

In the event of material alterations or amendments, we will publish notice of this and invite further submissions. A similar process to that outlined at stages 4 and 5 above is then repeated.

#### 7. Final Plan

Following consultation on Material Alterations, a further Chief Executive's Report will be prepared, to be considered by the Elected Members. The Elected Members will consider the report and adopt the Plan.

### Making a Submission on the Review of the Newcastle West Local Area Plan



Public consultation will take place until 5.00pm on 13 March 2023.

**A public meeting will be held in Newcastle West on Thursday 23 February 2023 in the Newcastle West Municipal District Office, Áras William Smith O'Brien, Newcastle West, Co. Limerick between 3pm and 7pm.**

This Issues Paper and the current Newcastle West Local Area Plan can be viewed on the Council's website [www.limerick.ie](http://www.limerick.ie)

Submissions titled "Newcastle West" can be made via:

- **Mypoint:** <https://mypoint.limerick.ie>
- **Email:** [forwardplanning@limerick.ie](mailto:forwardplanning@limerick.ie)
- **In writing to:** Forward Planning, Economic Development and Enterprise Directorate, Limerick City and County Council, Merchants Quay, Limerick

Submissions and observations should state the name, address and where relevant, the body represented.

All submissions received during this period will be considered by the Council, in the drafting of the new Newcastle West Local Area Plan. Submissions will form part of reports associated with the making of the LAP, which will be available online.

# NEWCASTLE WEST LOCAL AREA PLAN

## Pre-Draft Issues Paper

### Review of the Newcastle West Local Area Plan 2014—2020 (As Extended)



**Forward Planning  
28 January - 13 March 2023**



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City  
& County Council**

## Introduction

Limerick City and County Council intends to prepare a new Local Area Plan for Newcastle West. The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended). The existing Newcastle West LAP was extended, until 2024 under Section 19 of the Planning and Development Act 2000 (as amended), therefore a new plan is now required to replace the existing LAP. The LAP will set out a land use strategy for the proper planning and sustainable development of the area. The LAP will consist of a written statement and maps indicating objectives for zoning of land, residential development, delivery of community infrastructure, heritage and culture, open space and recreation, transport and environmental protection. The LAP must be consistent with the objectives of the higher order plans, including the National Planning Framework., the Regional Spatial and Economic Strategy for the Southern Region, which identifies Newcastle West as a Key Town, having regard of its proximity to Shannon Foynes Port and Shannon Estuary, its strong manufacturing base and availability of labour, and the Limerick Development Plan.

Public consultation is an important aspect of any plan making process in order to address issues and concerns which relate to the LAP area, and to ensure that the final LAP acknowledges community aspirations and concerns. This Issues Paper relates to the non-statutory “Pre-Draft” stage of the Local Area Plan preparation process. This “Pre-Draft” phase will be followed by the preparation of the Draft LAP when a further 6 week period of public consultation will be undertaken. This Issues Paper aims to encourage interest and debate and invites submissions or observations. The Local Area Plan can have an important bearing on all aspects of life with planning applications assessed against the zoning and other objectives in the plan. The content of submissions or observations are not limited to the issues outlined in this paper.

### Population and Housing



Newcastle West has displayed strong population growth since 1991 with a 54% increase to 6,619 (Census 2016). New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense of place and a high quality public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure, including childcare, schools, transport, water, wastewater, recreation and amenity.

**Q. How can the quality of existing residential areas be improved?**

**Q. Where should new housing be located? What type and scale should new housing be?**

**Q. How can the impact of population growth be managed?**

### Retail and Commercial Development



Newcastle West is home to a mix of retail and commercial developments. The development of retail and commercial services in the area and any expansion of existing facilities needs to be planned and managed to ensure the appropriate mix and location of facilities, while continuing to enhance the vitality and viability of the Town Centre. The new plan will need to examine and identify any shortfalls in the provision of services and allow for the adequate zoning of lands to facilitate this type of development.

**Q. What type of retail/commercial services are required to serve the population?**

**Q. Is there an absence of any type of activity on the retail/commercial zoned sites?**

**Q. Where should new retail/commercial developments be located?**

### Community, Amenity and Recreation



Community infrastructure plays a vital role in contributing to the quality of life for all. The physical environment should develop in such a way that it facilitates and does not obstruct the healthy functioning of community and cultural life. Services and amenities including crèches, schools, amenities, recreation and other community facilities should be provided in tandem with residential development.

**Q. What community infrastructure and facilities are lacking and where should these be located?**

**Q. Are there sufficient sports, amenity and recreation facilities?**

**Q. What natural features/routes can be developed or enhanced as walkways/greenways?**

### Built and Natural Heritage



Built and natural heritage make a positive contribution to the environment of Newcastle West. The area’s heritage is an important consideration for new developments in order to conserve the area’s character and to create a ‘sense of place’. Conservation and enhancement of the area’s heritage assets, including green infrastructure and biodiversity will contribute to the attractiveness of Newcastle West as a desirable place to live, shop and work and for communities to take pride in.

**Q. What features of the area’s natural and built heritage should be conserved and enhanced?**

**Q. How can key features of the area’s heritage be integrated into new developments?**

**Q. What objectives are required to protect and enhance our natural and built heritage?**

### Enterprise and Employment



Historically a town of fairs and butter markets, Newcastle West is now a large centre of employment with a strong business and enterprise culture. It is home to international companies, such as Filtertek and Ortec, local companies, such as Brian A Flynn, Brian Scully Services, PSE Power Systems, Hunt Office and Cahill’s Cheese. Pallas Foods is now part of the multinational Cisco empire and a major employer and Ballygowan the leader in Irish bottled water an iconic brand with an international reputation is located in the heart of the town. Many people who work in Limerick City live in Newcastle West and its environs and commute the 42 kilometres daily. However, a significant level of the population carry out their daily lives working in the vicinity of their homes. There are strong sub-regional interdependencies between Newcastle West, Listowel, Rathkeale and Abbeyfeale, which provides a strategic opportunity for further collaboration and enhanced economic growth, such as opportunities for joint projects.

**Q. What supports/services are required in the area to sustain and grow employment potential?**

**Q. How can the LAP assist in developing and enhancing synergies with adjoining settlements?**

**Q. Should tourism be targeted as an industry in Newcastle West building on the success of the Limerick Greenway?**

### Transport, Infrastructure, Utilities and Climate Action

Newcastle West is situated on a national primary road (N21), where it is joined by the R520, R521 and R522 road network connecting the wider rural hinterland. Newcastle West is located forty minutes drive from Limerick City and is within an hour’s drive



of Shannon, and Kerry International Airports, and two hours from Cork Airport. The potential for growth in Newcastle West will lead to additional demands on roads, water supply and sewerage treatment, energy supplies and telecommunication networks. The increased demand for services must be considered in the context of reducing carbon emissions and promoting a more sustainable way of living, travelling and working.

**Q. What are the key transport and infrastructure related issues facing Newcastle West?**

**Q. What infrastructure is required in Newcastle West?**

**Q. How can we encourage energy conservation and alternative sources of renewable energy?**

**Q. What objectives are needed to ensure that the Newcastle West Local Area Plan considers climate change as it develops?**

**Q. How can we increase awareness and reduce the impacts of climate change in Newcastle West?.**

### Surface Water Drainage and Flooding

Flood risk is a key consideration in preparing a Local Area Plan. The aim of the guidelines is to avoid flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, has identified Flood Risk within Newcastle West.

**Q. What measures can be taken to avoid or to prevent flooding?**

**Q. Has your area experienced flooding in recent years?**

