

14th June 2023

To: the Cathaoirleach and each Member of the Municipal District of Newcastle West

Re: Chief Executive Report to Elected Members on the submission received as part of the public consultation on the Draft Abbeyfeale Local Area Plan 2023 - 2029

A Chomhairleoir, a chara,

I enclose herewith a copy of the Chief Executive's Report on the submissions received as part of the public consultation on the Draft Abbeyfeale Local Area Plan 2023 - 2029.


The proposed Local Area Plan was placed on public display from Saturday 15th April 2023 - 29th May 2023 inclusive. A total of 18 no. submissions were received within the statutory timeframe, with one late submission received outside the statutory period. A report consisting of a summary of the submissions received together with the Chief Executive's responses and recommendations are attached as required by Section 20 of the Planning and Development Act 2000 (as amended). The submissions can be inspected on <https://mypoint.limerick.ie> or in the Forward Planning Section of Limerick City and County Council during normal office hours and copies of the original submissions will be available for inspection at the July Meeting of the Municipal District of Newcastle West.

The Members of the Municipal District of Newcastle West at their July Meeting shall consider the Chief Executive's Report and decide whether to make or amend the Draft Abbeyfeale Local Area Plan. If the Council decide to amend the Draft Local Area Plan, any material alterations will be put on public display for a further 4 weeks.

A briefing meeting on Chief Executive's Report will be held Tuesday 22th June 2023 at 9am in the Newcastle West Municipal Office, Aras William Smith O'Brien, Newcastle West to brief the Elected Members on the contents of the Report.

If you have any queries on the report please contact Maria Woods, Senior Planner, on 061 557228.

Mise le meas,



Vincent Murray

Director of Services – Planning, Environment and Place – Making

Draft Abbeyfeale Local Area Plan 2023 – 2029

Section 20 (3)(c) Chief Executive's Report to the Elected Members on Submissions received during the Draft Local Area Plan Public Consultation

14th June 2023

**Limerick City and County Council
Forward Planning
Planning, Environment and Place – Making Directorate
Merchants Quay
Limerick**



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1.0 Introduction

This Chief Executive's Report outlines the submissions made following publication of the Draft Abbeyfeale Local Area Plan 2023 - 2029. The report sets out the Chief Executive's responses and recommendations to the issues raised and proposed amendments to the Draft LAP. The report is part of the statutory procedure for preparing a new Local Area Plan (LAP) as set out in Section 20 of the Planning and Development Act, 2000 (as amended).

The Draft Local Area Plan was placed on public display for a six week period from the 15th April 2023 to 29th May 2023 inclusive. A public drop in information session was held between 3pm and 7pm on the 27th of April in the Abbeyfeale Workbase, Former Provincial Bank on Main Street, Abbeyfeale. Eighteen written submissions were received within the statutory timeframe.

1.1 Structure of this report

Part A addresses each of the written submissions received within the statutory public display period. It includes the names of the individuals or bodies who made submissions, a summary of the issues raised, a response and recommendation of the Chief Executive on issues raised.

Part B outlines the proposed amendments recommended to the text of the Draft LAP in response to the Chief Executive's recommendations on the submissions received. Any paragraph, policy or objective to be amended in the Draft LAP is reproduced in full with additional new text shown underlined in green and text to be deleted shown ~~struck through in red~~.

Part C incorporates updates to the Environmental reports including Strategic Environment Assessment, Appropriate Assessment and updates to the Strategic Flood Risk Assessment prepared in line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), to support the plan making process.

1.2 Progress to date and next steps

The steps in the process of preparation of the Local Area Plan for Abbeyfeale are shown in the following table:

Date	Stage
14 th October – 5 th December 2022	First issues stage: Submissions were invited

15 th April 2023 – 29 th May 2023	Draft Plan on public display: Public submissions invited during statutory period
The remaining stages of the Plan are as follows:	
12 th June 2023	Chief Executive's Report issued to the Elected Members of the Newcastle West Municipal District for consideration
July 2023	Elected Members of the Newcastle West Municipal District shall consider this report and make or amend the Draft Plan.
July/August 2023	Screening for SEA and AA and, if required, full SEA/Stage 2 AA
July/August 2023	Material Alterations will be placed on display for a further 4 weeks. Public submissions can only be made on the proposed alterations
September 2023	Chief Executive's Report on submissions received on the Material Alterations issues to Elected Members for consideration.
October 2023	Final adoption of Plan by Elected Members, having considered the Chief Executive's Report on the submissions received on the Material Alterations
November 2023	Plan comes into effect 6 weeks from the date of adoption

Following receipt of the Chief Executive's Report, the Members of the Newcastle West Municipal District have up to 6 weeks in which to consider the contents of this report and the Draft LAP. Members may then accept the Draft LAP and adopt it or amend the Plan. Should amendments be proposed which, would constitute material alterations to the Draft LAP, there is a further public display period (4 weeks) giving the public an opportunity to comment on the proposed amendments only. This is followed by the preparation of a second Chief Executive's Report to the Elected Members on any submissions received on the proposed amendments.

Members may then decide to make the LAP with or without the proposed amendments or with modifications to the proposed amendments, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Newcastle West Municipal District. During the LAP process the Council must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

Part A Submissions, Responses and Chief Executive's Recommendation

2.1 Persons/ Bodies who made Submissions within the Statutory Timeframe

Submission No.	Submission received from
Prescribed Bodies	
1	Office of the Planning Regulator (OPR)
2	Department of Agriculture, Food and the Marine – Environmental Co-Ordination Unit
3	Environmental Protection Agency (EPA)
4	Office of Public Works (OPW)
5	Uisce Éireann
6	Transport Infrastructure Ireland (TII)
7	Department of Education
8	Department of the Environment, Climate and Communications
Other	
9	Noreen Cotter
10	Aoife Keogh
11	Brendan Nolan
12	Hillary Collins
13	Brendan Nolan
14	Abbeyfeale Community Council
15	Kenneally, Murphy and Associates, on behalf of Tom and Billy O'Rourke
16	Kenneally, Murphy and Associates, on behalf of Padraig and Mary Fitzgerald
17	Padraig Fitzgerald
18	Paul Stack, Thomas and Helen Mann

2.2 Persons/Bodies who made Submissions outside the Statutory Timeframe

Late Submission:
Pat Fitzgerald

2.3 Submission Summaries, Chief Executive's Responses and Recommendations

1	Name/Group:	Office of the Planning Regulator (OPR) Ref: LCC – C213 – ABB02 – 12
	Submission:	Response
	<p>1. General: The Office of the Planning Regulator (the Office) wishes to acknowledge the considerable and evident work your authority has put into the preparation of the draft LAP against the backdrop of an evolving national and regional planning policy and regulatory context and the need to balance competing pressures within an increasingly complex system.</p>	<p>1. Noted.</p>
	<p>2. Overview: The Draft LAP provides a comprehensive strategy for the future development of Abbeyfeale and is generally consistent with the Development Plan, National Planning Framework (NPF) and Regional Spatial and Economic Strategy. The Office welcomes the approach taken in the Strategic Flood Risk Assessment, Stage 3, which informs the zoning, in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and is consistent with NPO 57.</p> <p>The Office welcomes the identification of several regeneration opportunity sites. The development framework provides clear guidance, which will assist in attracting future investment and support urban regeneration in line with the Town Centre First: A Policy Approach for Irish Towns (2022), NPO 6 and RPO 34.</p>	<p>2. Noted.</p>

	<p>3. Consistency with Regional, Spatial and Economic Strategy</p> <p>The Office considers the draft LAP to be generally consistent with the regional policy objectives of the RSES for the Southern Region.</p> <p>4. Consistency with Development Plan and Core Strategy</p> <p>The Office is satisfied that the population and housing growth targets for the plan period to 2029 are consistent with the Core Strategy of the Development Plan. The OPR is satisfied that the Draft LAP, includes a sufficient supply of zoned land to meet the housing supply target and ensure sufficient choice for development appropriate to a town of the scale and nature of Abbeyfeale.</p> <p>5. (a) Compact Growth, Zoning and Infrastructural Services</p> <p>The proposed residential land use zonings are generally consistent with NPO 3c and RPO 35 in relation to compact growth. The location of the existing residential and new residential are located within or adjacent to the built up footprint of the town.</p> <p>The Office notes that a Settlement Capacity Audit has been prepared. Site No. 1 is identified as being within an area of flood risk, notwithstanding that these lands do not appear to be within Flood Zone A and/or B. Sites No. 2, No. 3, No. 4 and No.11 are located in Flood Zone A and/or B but have not been identified as being impacted by flood risk. The Planning Authority should</p>	<p>3. Noted.</p> <p>4. Noted.</p> <p>5. (a) Noted, the Settlement Capacity Audit Table will be amended to address concerns raised.</p>
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	<p>review the Settlement Capacity Audit and amend as necessary in this regard.</p> <p>5. (b) Abbeyfeale’s public water supply is served by the Abbeyfeale Water Resource Zone. A Water Resource Plan is currently being finalised. Uisce Éireann have not raised concerns with regard to water supply.</p> <p>5. (c) The wastewater treatment plant has capacity to cater for an additional 370 population, this has been identified as insufficient to cater for growth of 566 people by Uisce Éireann. The Office welcomes inclusion of Objective IU O1 and IU O2 relating to public water infrastructure. Several of the criteria listed under IU O1 could also apply to wastewater infrastructure, such as ensuring development proposals provide adequate water infrastructure to facilitate development. The Planning Authority should consider updating Objective IU O2 accordingly.</p> <p>The Office is satisfied that the provisions under proposed Objective IU O2, subject to the minor modifications suggested, adequately manage the wastewater constraints, subject to agreement with Uisce Éireann.</p> <p>Observation 1 – Wastewater Infrastructure: The Planning Authority is advised to review the relevant points, particularly (a), (b), (c) and (d) of Objective IU O1 and integrate into Objective IU O2.</p>	<p>(b) Noted.</p> <p>5. (c) Objective IU O2 shall be amended to include additional criteria listed under IU O1, including (a), (b), (c) and (d) which seeks to ensure development proposals have adequate waste water infrastructure to facilitate further growth in Abbeyfeale.</p>
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<p>6. (a) Town Centre Regeneration: The Office welcomes the strategy for implementation of the Town Centre First Plan in Section 4.1. It would be appropriate for Policy TCF P 1(a) to seek to support the implementation of the Town Centre First Plan, rather than (or in addition to) the Town Centre First programme.</p> <p>6 (b) The Office welcomes proposals under Policy TCF P3 to address the town centre vacancy through re-use of vacant lands or buildings, funded through the Town Centre First Plan. This is further supported by framework plans for seven opportunity sites, consistent with NPO 6 and RPO 34 in relation to regeneration, brownfield and infill development and with RPO 37 in relation to active land management and is considered best practice. To assist in the implementation of the regeneration strategy, the Office advises that the proposed Regeneration Sites and Areas should be identified on the land use zoning map.</p> <p>Observation 2: Regeneration Sites: The Planning Authority is advised to clearly identify the boundaries of all Regeneration Sites identified in Section 4.5 of the Draft LAP on the land use zoning map.</p> <p>7. (a) Economic Development and Employment: The Office welcomes the identification of employment zones and supportive Policy ED 1 and Objective ED O1, which seeks to promote economic opportunities in Abbeyfeale and further</p>	<p>6. (a) Amend Policy TCF P 1(a) to include support for the Town Centre First Plan.</p> <p>6 (b) The Planning Authority had considered including all of the Regeneration Sites on the Land Use Zoning Map, however, given the location of the sites, in the town centre zoning and the scale of the mapping, it was considered, it would create clutter on the Zoning Map. Therefore, an additional map will be included highlighting the Regeneration Sites.</p> <p>7. (a) Noted.</p>
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<p>partnerships with adjoining towns, which is consistent with RPO 22.</p> <p>7. (b) The assessment of the Enterprise and Employment lands in the Settlement Capacity Audit is generally consistent with NPO 72 and RPO 151 and the evidence based approach required under the Development Plan Guidelines.</p> <p>7. (c) The Office welcomes Policy RL 3 and Objective RL O1, in accordance with RPO 55 which seeks to improve the physical appearance, vitality and vibrancy of the town centre and apply a sequential approach to development.</p> <p>8. (a) Transport and Accessibility: The Office welcomes the chapter on sustainable mobility, including Policy SMT P1 to integrate land use and transport, including delivery of a sustainable compact settlement that can be served by active modes and focuses on reducing the need to travel in accordance with RPO 151, RPO 152 and RPO 174. Regarding Policy SMT P2, it would be appropriate to reference current sustainable transport policy of Government, namely the National Sustainable Mobility Policy (2022) (NSMP).</p> <p>8 (b) The Office notes Objective SM O2, which seeks to encourage, promote and facilitate a modal shift to sustainable travel and support and facilitate implementation of a multi modal public transport network, consistent with RPO 91 and modal shift targets. The proposed interventions to the</p>	<p>7. (b) Noted.</p> <p>7. (c) Noted.</p> <p>8 (a) Amend Policy SMT P2 to include reference to the National Sustainable Mobility Policy (2022), to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Abbeyfeale, including public transport, cycling and walking.</p> <p>8. (b) Noted.</p>
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<p>transport network identified on the Amenity and Sustainable Transport Map and the provisions under Objectives C O2 and C O3 regarding greenways, will help to achieve modal shift.</p> <p>8. (c) The Office also supports Objective SM O1 in relation to the implementation of movement and accessibility measures, including a Traffic Management Scheme and the progression of the N21 Abbeyfeale Road Scheme, in accordance with RPO 167 and the protection of the capacity of the national and regional road network. However, measures providing for and safeguarding the strategic function of the N21 Abbeyfeale Road Scheme should be included in the draft LAP. The indicative alignment of the future road scheme should also be indicated on the draft LAP zoning map.</p> <p>-Observation 3: N21 Road Scheme - Having regard to RPO 140 and RPO 167, the Planning Authority should consider including the indicative alignment of the N21 Abbeyfeale Road Scheme on the land use zoning map and including measures providing for and safeguarding the strategic function of the N21 Abbeyfeale Road Scheme in the Draft LAP.</p> <p>9. (a) Climate Action, Environment and Heritage: The Office welcomes Policy CH1 and Objective CH O1 in relation to combating climate change. The Office supports the actions set out under Table 6 LAP Climate Action Opportunities, which sets out a series of actions in relation to</p>	<p>8 (c) Progress for this scheme is ongoing and while a preferred route has been identified, it is considered premature to include this route at this stage in the plan – making process as it is located a considerable distance from the town centre on the Land Use Zoning Map.</p> <p>In relation to the request to include measures to safeguard the N21 road scheme, objective SM01 (e) in the draft LAP supports the progression of the N21 Abbeyfeale Road Scheme.</p> <p>9. (a) Noted.</p>
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	<p>support biodiversity, landscape and recreation, access and connectivity, blue infrastructure, health and wellbeing, tourism and the economy, which is consistent with NPO 52 and NPO 54.</p> <p>9. (b) The Office welcomes Objective CH O6 to protect the special character of protected structures and Objective CH O7 which supports protection of Architectural Conservation Areas, in accordance with RPO 206 and Objective CH O8 which seeks to safeguard sites, features and objectives of archaeological interest.</p> <p>9. (c) The Office notes the approach in relation to biodiversity and Blue Green Infrastructure as set out under Objective CH O2, consistent with RPO 124, RPO 125 and RPO 126.</p> <p>9 (d) The Office also welcomes Policy CH 2 in relation to the implementation of the Water Framework Directive, in accordance with RPO 112 and RPO 121 and Objective IU O4 in relation to the inclusion of a riparian zone along the Glórach stream consistent with objective RPO 174.</p> <p>10. (a) Flood Risk Management: The Office notes the detailed SFRA prepared and the carrying out of detailed modelling of the Glórach stream, consistent with the requirements for a Stage 3 assessment under the Flood Guidelines and with NPO 57 and as an example of best practice.</p>	<p>9. (b) Noted.</p> <p>9. (c) Noted.</p> <p>9. (d) Noted.</p> <p>10. (a) Noted.</p>
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<p>The identification of Flood Zones A and B, within the context of the proposed land use zoning objectives, is in accordance with RPO 114, RPO 115 and RPO 116. This better facilitates management of flood risk at the plan making stage and will assist decision making on planning applications. The Office welcomes Plan Making Justification Tests for relevant flood risk sites.</p> <p>10. (b) The Office supports Objective IU O4, setting out the strategy for the management of flood risk and welcomes the requirement to integrate Sustainable Drainage Systems into the design of all new developments under Objective IU O3, consistent with NPO 57, RPO 116, RPO 122 and RPO 218.</p> <p>11. (a) Education, Social and Community The Office welcomes Objective C O1, which supports the provision of community and educational facilities, consistent with NPO 18a and RPO 182.</p> <p>11. (b) The Office notes the proposed Community and Education zoning to the north of the greenway, reserved for a new cemetery. Although a relatively peripheral location may be justified for such a facility, it is important that it is accessible by active modes having regard to RPO 151(e), which provides that land use development in smaller rural towns will optimise public transport and sustainable travel integration within settlements. The site is not accessible by a public footpath along Railway Road, which terminates c. 120m to the south. No footpath is proposed in the draft LAP and the</p>	<p>10. (b) Noted.</p> <p>11. (a) Noted.</p> <p>11. (b) The Local Authority are currently progressing options to link the Greenway with the town centre, which adjoins the proposed cemetery. This link will have a focus on a safe, sustainable connection from the Greenway and the proposed cemetery to the town centre. The development of the cemetery is a long term objective for the Local Authority and was identified following extensive examination of suitable sites throughout the town. Any future development proposal will include a sustainable link for walking and cycling to the town centre.</p>
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	<p>potential to provide a footpath is limited by the former railway embankments.</p> <p>Observation 4: Education, Social and Community: Having regard to RPO 15(e) and Government’s National Sustainable Mobility Policy (2022), the Planning Authority is requested to review the provisions of the draft LAP to ensure that the future development of the community and education zoning for a cemetery to the north of the greenway is safely accessible by pedestrians from the center of the town prior to coming into operation.</p>	
	<p>Chief Executive Recommendations</p> <p>1. – 4. – No Change.</p> <p>5. (a) Amend the Settlement Capacity Audit Table to accurately reflect the flood information, on Site No. 1, No. 2, No. 3, No. 4 and No. 11.</p> <p>5. (b) No Change.</p> <p>5. (c) Amend Objective IU O2 to include the following:</p> <p>(b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Éireann, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of separate networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body’s ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. – evidence to this effect may include correspondence from Uisce Éireann <u>Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.</u></p> <p><u>(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.</u></p> <p><u>(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.</u></p> <p><u>(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.</u></p>	

	<p>6. (a) Amend Policy TCF P 1(a) as follows: It is a policy of the Council to support the implementation of the Town Centre First Programme <u>Plan</u> in <u>for</u> Abbeyfeale.</p> <p>6. (b) Provide an additional Map outlining the Regeneration Site overlaid with the Land Use Zoning – just highlighting the area of the Opportunity Sites.</p> <p>7. No Change.</p> <p>8. (a) Amend Policy SMT P 2 to include reference to the National Sustainable Mobility Policy (2022).</p> <p>8. (b) No Change.</p> <p>8. (c) No Change.</p> <p>9. – 10. – No Change.</p> <p>11. – No Change.</p>
	<p>SEA/AA Response:</p> <p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive’s Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently, Stage 2 AA will not be required to be undertaken on the Proposed Alterations.</p>

2	<p>Name/Group:</p> <p>Department of Agriculture, Food and the Marine - Environmental Co-Ordination Unit</p> <p>Ref: LCC – C213 – ABB02 – 1</p>	
	<p>Submission:</p> <p>The Unit have no further observations to make on the Draft Abbeyfeale Local Area Plan, as no significant effects on Fishery Harbour Centres, Aquaculture sites or Sea Fisheries are anticipated.</p>	<p>Response</p> <p>Noted.</p>
	Chief Executive’s Recommendations:	

	No Change
	SEA/AA Response: N/A

3	Name/Group:	Environmental Protection Agency (EPA) Ref: LCC – C213 – ABB02 – 2
	Submission:	Response
	<p>1. The Environmental Protection Agency (EPA) promotes the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocates that the key environmental challenges for Ireland are considered and addressed, as relevant and appropriate to the Plan.</p> <p>2. The EPA's guidance document "SEA of Local Authority Land Use Plans – EPA Recommendations and Resources", assists Local Authorities to incorporate relevant recommendations as relevant and appropriate to the Plan.</p> <p>3. The Council should ensure that this Local Area Plan is consistent with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Southern Regional Spatial and Economic Strategy.</p> <p>4. The Council should be cognisant of the SEA Regulations, which set out the information to be contained in an Environmental Report, under the following subheadings: <i>Assessment of Alternatives</i></p>	<p>1. Noted.</p> <p>2. SEA of Local Authority Land Use Plans – EPA Recommendations and Resources has been used to inform the SEA process.</p> <p>3. Noted, the Draft LAP has been prepared and aligns with the relevant policies and objectives of higher-level plans, including the recently adopted Limerick Development Plan.</p> <p>4. The Draft LAP has been prepared in accordance with all relevant legislation, including the requirements of the SEA Regulations.</p>

<p>Description of the alternatives considered and how the selection of the preferred alternatives has been reached.</p> <p>Assessment of Environmental Effects Document the full range of likely significant environmental effects of implementing the Plan, including potential for cumulative effects and in combination effects with other plans and programmes.</p> <p>Mitigation Measures Ensure that the Plan includes clear commitments to implement mitigation measures if it has been identified that there is potential for likely significant effects.</p> <p>Monitoring The Monitoring Programme should be flexible and consider the possibility of cumulative effects. The monitoring of both positive and negative effects should be considered. The Council should ensure that suitable and effective remedial action is taken if it is identified that adverse impacts will occur during the implementation of the Plan.</p> <p>5. The recommendations, challenges and key of the State of the Environment Report <i>Ireland's Environment – An Integrated Assessment 2020 (EPA, 2020)</i> should be taken into account in preparing the Plan and SEA.</p> <p>6. Any future amendments to the Plan should be screened for likely significant effects, using the same method as applied to the environmental assessment carried out to inform this plan.</p>	<p>5. Noted.</p> <p>6. Any future amendments will be screened for SEA as part of the preparation process.</p>
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	<p>7. Upon adoption of the Plan, the EPA has outlined that the Council should prepare a SEA Statement that summarises:</p> <ul style="list-style-type: none"> - How environmental considerations have been integrated into the Plan; - How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; - The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and, - The measures decided upon to monitor the significant environmental effects of implementation of the Plan. <p>A copy of the SEA Statement should be sent to any environmental authority consulted during the SEA process.</p> <p>8. Under the SEA Regulations, the Council should consult with: the Environmental Protection Agency; Minister for Housing, Local Government and Heritage; Minister for Environment, Climate and Communications; Minister for Agriculture, Food and the Marine; and any adjoining planning authority, whose area is contiguous to the area of the Planning Authority, which prepared the proposed plan, proposed variation or local area plan.</p>	<p>7. The Planning Authority intends to prepare a SEA Statement following the adoption of the Abbeyfeale Local Area Plan – this document will be made available to view on the Council’s website.</p> <p>8. Noted.</p>
	<p>Chief Executive’s Recommendation:</p> <p>1. – 8. – No Change</p>	
	<p>SEA/AA Response:</p> <p>N/A</p>	

4	Name/Group:	Office of Public Works Ref: LCC – C213 – ABB02 – 3
	<p>Submission:</p> <p>1. The OPW welcomes the acknowledgment of the Flood Guidelines and the preparation of the Strategic Flood Risk Assessment and the inclusion of a number of policies and objectives within the draft LAP, in particular Objective IU 04 (a), which relates to managing flood risk, (c), which relates to limiting development in flood prone areas and (f), which relates to the provision of riparian buffers.</p> <p>2. (a) There are some differences in the flood zone mapping contained within the draft LAP and the National CFRAM maps. The Local Authority should review the mapping and ensure the flood zones are based off the National CFRAM present-day extents or confirm if other sources of data have been used to edit the extents.</p> <p>2 (b) The OPW welcomes that a detailed hydraulic model has been carried out for the Glórach Stream, which was not included in the National CFRAM Study. Along with the National CFRAM extents, this mapping has been used to produce the flood zone mapping and can be used to inform planning decisions and policy.</p> <p>3. (a) The OPW welcomes Objective IU 04 (c) in the Draft Plan, which sets out the precautionary approach in terms of development of lands, which is in line with the Flood Guidelines. In line with the sequential approach, zoning should only be assessed against the criteria of the Plan –</p>	<p>Response</p> <p>1. Noted.</p> <p>2. (a) Flood zone mapping will be amended to align with the National CFRAM maps.</p> <p>2. (b) Noted.</p> <p>3. (a) The SFRA sets out Justification Tests to support the plan making process and justifies lands, which are identified as being at flood risk, where avoidance or substitution is not possible.</p>

<p>Making Justification Test, where avoidance and substitution are not possible.</p> <p>3. (b) The submission further outlines that each criterion of the Plan – Making Justification Test must be satisfied to be considered justified. It is outlined that only lands in the core or adjoining the core can pass the Justification Test. Justification Tests for peripheral locations are not applicable, in this regard, a number of Justification Tests have been submitted that cannot meet the criterion, where avoidance or substitution for a peripheral location is not possible and all criterion of the Justification Test cannot be satisfied, a policy objective should be included in line with Section 5.28 of the Flood Guidelines and PL 2/2014.</p> <p>4. The OPW welcomes that one off dwellings will only be considered on lands outside of Flood Zones A and B as contained in the Agriculture Zoning Objective and Purpose. The OPW requests that the Council consider including that ‘for flood risk areas, further development in existing developed areas is limited to minor development, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014, and new development is limited to water compatible development in Flood Zone A.</p> <p>5. (a) The OPW welcome the Climate Change Extents Map, however, have identified that there are some differences between the Climate Change Mapping and the National CFRAM mid-range future scenario mapping. The OPW have requested the Council to</p>	<p>3. (b) Justification Tests for Knockbrack West (Appendix A.1) Abbeyfeale Mart (Appendix A.2) Killarney Road North (Appendix A.5) Killarney Road South (Appendix A.6) Dromtrasna (Appendix A.7) and Clash (Appendix A.8) will be removed. The recommendations from the application of the Justification Test will remain the same, these generally seek to limit development in Flood Zone A and B in any case (as per Section 5.28). Section 8 of the SFRA Report will be updated to reflect this change in approach. Objective IU O4 addresses the policy context in the Draft LAP.</p> <p>4. Objective IU O4 limits development on lands identified at flood risk and addresses this issue.</p> <p>5. (a) The Climate Change Mapping will be reviewed to ensure consistency with the CFRAM Maps.</p>
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	<p>review and ensure the correct scenario mapping is been used.</p> <p>5. (b) It is recommended that Figure 4-5 should be cross-referenced in the discussion on the allowances applied to the 1% AEP flood event within Section 7.7 of the SFRA. It is also recommend that the SFRA makes reference to the ‘Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019’ and the guidance on potential future scenarios contained therein.</p> <p>6. The OPW welcomes Objective IU 03 (c) which requires all new developments to include SuDS measures – however it is considered that the Council shall include specific objectives in relation to nature-based type solutions. Also, the Guidelines recommend that the SFRA provide guidance on the likely applicability of different SuDS techniques, for managing surface water run – off at key development sites, the Council should examine this in the context of the Opportunity Areas identified in the Draft LAP.</p> <p>7. The Settlement Capacity Audit Table is unclear under the flood risk category – the field is populated with information for another category.</p>	<p>5. (b) Noted, the SFRA will be updated to reflect these recommendations.</p> <p>6. The application of nature based solutions will be considered on a case by case based and implemented in conjunction with development proposals at development management stage.</p> <p>7. The Settlement Capacity Audit Table will be updated as required.</p>
	<p>Chief Executive’s Recommendations:</p> <ol style="list-style-type: none"> 1. No Change. 2. (a) Amend the flood zone mapping to be consistent with the CFRAM Mapping. (b) No Change. 3. (a) No Change. 	

	<p>(b) - Remove Justification Tests for Knockbrack West (Appendix A.1) Abbeyfeale Mart (Appendix A.2) Killarney Road North (Appendix A.5) Killarney Road South (Appendix A.6) Dromtrasna (Appendix A.7) and Clash (Appendix A.8).</p> <p>- Update Section 8 of the Strategic Flood Risk Assessment Report to reflect this change in approach.</p> <p>4. No Change.</p> <p>5. (a) Update the Strategic Flood Risk Assessment to amend Climate Change Mapping to ensure consistency with the CFRAM Mapping.</p> <p>(b) Update the Strategic Flood Risk Assessment to include reference to the Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019.</p> <p>6. No Change.</p> <p>7. Amend the Settlement Capacity Audit Table to accurately reflect the flood information, on Site No. 1, No. 2, No. 3, No.4 and No. 11.</p>
	<p>SEA/AA Response:</p> <p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive’s Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.</p>

5	<p>Name/Group:</p> <p>Uisce Éireann</p> <p>Ref: LCC – C213 – ABB02 – 4</p>	
	<p>Submission:</p> <p>1. Wastewater Treatment Plant - The 2021 Wastewater Treatment Capacity Register indicates that there is potential spare capacity of approximately 360 population</p>	<p>Response</p> <p>1. Noted, the Council will continue to engage with the Uisce Éireann in regard to the preparation of the Capital Investment Plan 2025 – 2029 and strongly advocate for the</p>

<p>equivalent. This is insufficient for the 566 projected population growth for the town. An upgrade of the Abbeyfeale Wastewater Treatment Plant is not included in the current Investment Plan (2020 – 2024). Statutory consultation will take place this year for the 2025 – 2029 Investment Plan.</p> <p>2. Wastewater Networks - Uisce Éireann and the Council will continually monitor the performance of the networks to ensure that the most urgent works are prioritised as required. There are no known major constraints in the Abbeyfeale wastewater network, and upgrades are being considered as part of the Council's upcoming Main Street Traffic Management Scheme.</p> <p>3. Abbeyfeale is served by the Abbeyfeale Water Resource Zone. The Regional Water Resource Plan for the South West Region is being finalised, which will identify plan level approaches to address the needs for Abbeyfeale. Investigations are underway to determine, if the existing supply can be augmented while, the long term plan for Abbeyfeale is to connect the town to the Listowel Water Resource Zone (WRZ) to address the sustainable yield issues for the settlement. Abbeyfeale Water Treatment Plant will be upgraded for water quality purposes, while the interconnection to Listowel will cater for the projected population growth. Subject to necessary approvals, it is envisaged that the interconnection to Listowel will be progressed in the next Investment Plan (2025 – 2029).</p>	<p>inclusion of Abbeyfeale in the next Capital Investment Plan to support the development of the necessary infrastructure to facilitate the development of the town.</p> <p>2. Noted.</p> <p>3. Noted, the Council will continue to engage with the Uisce Éireann in regard to the preparation of the Capital Investment Plan 2025 – 2029 and strongly advocate for the inclusion of Abbeyfeale in the next Capital Investment Plan to support the development of the necessary infrastructure to facilitate the development of the town.</p>
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<p>4. Uisce Éireann and the Council will continually progress networks upgrades and maintenance, including leakage reduction activities, mains rehabilitation and capital maintenance. There are no known constraints in Abbeyfeale in the water supply networks however; localised upgrades/extensions may be required to facilitate development. Watermains replacements on Main Street will be completed as part of the planned road works on Main Street.</p> <p>5. (a) A high-level review of the land-use zoning map has been carried out. Available network information indicates network extensions may be required to service some zoned sites – namely Site No.6 in the Settlement Capacity Audit. Localised network upgrades may also be required in areas served by sewers with a diameter of 150mm or less, or watermains with a diameter of 80mm or less (Site No. 5, No. 8 and No. 10).</p> <p>5. (b) Uisce Éireann encourage phased sequential development in areas with existing water services infrastructure and spare capacity. In order to maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and sewer water) sewers is not permitted. All new residential and commercial/industrial developments will be assessed on a case by case basis. Third-party agreement will be required where it is proposed to service a new development via private property or</p>	<p>4. Noted.</p> <p>5. (a) The Settlement Capacity Audit will be updated to take account of the points raised below in relation to specific sites, to assist developers in identifying the infrastructural requirements of each site.</p> <p>5. (b) Noted.</p>
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<p>private water services infrastructure – this may apply to Settlement Capacity Audit Site No. 1, No. 2, and No. 3.</p> <p>5. (c) Where Uisce Éireann assets are within a proposed development site, these assets must be protected and/or diverted e.g. SCA Site No 2, No. 3, No. 9 and No. 10. If there is a possibility UÉ assets will need to be altered or diverted as a result of a proposed development, a diversion agreement may be required.</p> <p>6. Additional Site Specific Comments</p> <p>(a) Settlement Capacity Audit Site No.1 – nearest public sewers are on an tSráid Mhóir. Connection via private network an Ardán an Cholbardaigh may also be a possibility, subject to third party permission.</p> <p>(b) Settlement Capacity Audit Site No.5 – localised upgrade of 150mm diameter sewer as far as the 225mm sewer likely to be required at the junction of Grove Crescent.</p> <p>(c) Settlement Capacity Audit Site No.6 – a 250mm diameter watermain is available to the west, however, third party permissions may be required. Alternative access to the water network is available on the L1324. Connection to the wastewater network would likely be to the sewer on L1324.</p> <p>(d) Settlement Capacity Audit Site No.9 and No.10 – critical watermain pass along the southern boundary of Site No. 9, and immediately adjacent Site No. 10. Account must be taken of these mains in the design</p>	<p>5. (c) Noted.</p> <p>6. (a) – (g) The Council notes the site specific comments made in relation to the specific sites in the Settlement Capacity Audit and will update the Table with the specific comments as identified by Uisce Éireann.</p>
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<p>layout and provision made to protect/divert the mains in accordance with Uisce Éireann standards and procedures.</p> <p>(e) Settlement Capacity Audit Site No.7 – the abstraction point is approximately 100m away, appropriate measures shall be taken to ensure no impact to drinking water quality. New developments must connect to the public sewer network and be in line with Objective IN O7 of the Limerick Development Plan.</p> <p>(f) Settlement Capacity Audit Site No.8– A network extension of approx. 80m may be required to connect to the watermain on the main road.</p> <p>(g) Settlement Capacity Audit Site No.11 – depending on the extent of development, localised upgrades may be required</p> <p>7. Uisce Éireann welcomes the inclusion of objectives supporting the implementation of Sustainable Urban Drainage Systems (SuDS) and the enhancement of blue and green infrastructure to manage surface water, in line with the NPF and encourage their inclusion in new development, including public realm and also when retrofitting existing developments. As part of the upcoming road project, storm separation in the Main Street to free capacity for new development is being considered.</p> <p>8. Developments of planned road and public realm projects in the vicinity of Uisce Éireann assets must be in accordance with Uisce</p>	<p>7. Noted.</p> <p>8. The Council will ensure that early engagement takes place with all relevant</p>
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<p>Éireann's Standard Details and Codes of Practise. Early engagement with Uisce Éireann is requested so works can be planned accordingly and Diversion Agreements will be required where Uisce Éireann assets needs to be diverted or altered.</p> <p>9. Amendments to Draft Plan text as follows:</p> <p>(a) Amend Section 9.1 Water and Wastewater Infrastructure as follows ...The Abbeyfeale Water Treatment Plant, located to the south of the town will be upgraded for water quality purposes when while, subject to budgetary approvals, the interconnection to Listowel is will be progressed in the next investment programme period, which is 2025 – 2029. It is envisaged that, with these works, there will be sufficient capacity to accommodate envisaged population growth of this Plan.</p> <p>(b) Uisce Éireann welcomes Objectives IU O1 and IU O2 related to public water services infrastructure. It is noted that several of the objectives within IU O1 could also apply to wastewater infrastructure e.g. a), c), d), b). It is suggested that the objectives be updated accordingly to apply to both water and wastewater infrastructure.</p> <p>Uisce Éireann suggest that the provision of a Connection Agreement with Uisce Éireann shall be a condition to the grant of planning permission for new developments. As a minimum, it is recommended that the requirement to 'provide evidence of consultation by developers with Uisce</p>	<p>stakeholders, in the preparation of new road projects and public realm plans and upgrades.</p> <p>9. (a) The text of Section 9.1 will be amended in line with the text suggested.</p> <p>(b) Objective IU O2 will be updated as suggested.</p> <p>Objective IU O2 (b) will be amended to address the issue.</p>
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<p>Éireann, prior to submitting planning applications' shall apply to wastewater infrastructure also. IU O2 (b) states 'evidence to this effect may include correspondence from Uisce Éireann', while Uisce Éireann can advise on the feasibility of proposals, it is the responsibility of the Planning Authority to make a determination on whether the impact to the receiving waterbody would result in a significant breach of the combined approach, as set out in Regulation 43 of the Waste Water Discharge (Authorisation) Regulations 2007.</p> <p>(c) Private water services infrastructure - as outlined in Draft Water Services Guidelines for Planning Authorities (Jan 2018), Section 5.3: 'It is the policy of Uisce Éireann to facilitate connections to existing infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered by planning authorities. Uisce Éireann will not retrospectively take over responsibility for developer provided treatment facilities or associated networks, unless agreed in advance.</p> <p>(d) The Abbeyfeale drinking water source is within close proximity to the town. Proposed objectives and policies within the LAP on the protection and improvement of water quality will apply to safeguard this drinking water source, as well as Objective IN O7 of the Limerick Development Plan.</p>	<p>(c) The Council note the position of Uisce Éireann with regard to private water services infrastructure.</p> <p>(d) Noted.</p>
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<p>(e) Uisce Éireann welcomes objectives in relation to riparian buffers and parks along riverbanks; these play an important role in protecting biodiversity and water quality. Notwithstanding this, the Draft Plan should allow for access to and maintenance of existing UÉ infrastructure e.g. outfall pipes, within these corridors. Similarly, provision of new or upgraded assets may be required within riparian buffers in limited instances e.g. new outfalls, expansion of riverside WWTP sites, subject to proper planning and sustainable development.</p> <p>(f) Consideration should be given to including water supply and wastewater infrastructure in the Land Use Zoning Matrix in terms of development types.</p> <p>(g) The contents of this submission should be taken account of in the Environmental Reports.</p>	<p>(e) Noted, these buffers will not restrict access to existing infrastructure or expansion of existing infrastructure.</p> <p>(f) The purpose of the Land Use Zoning Matrix is to generally indicate planning control objectives for lands within the settlement boundary. Not every type of development can be considered in the matrix and the development of such infrastructure, will be assessed on a case-by-case basis.</p> <p>(g) Noted. The contents of the submission will be included in the updated Environmental Reports.</p>
<p>Chief Executive's Recommendations:</p> <p>1. – 4. No Change.</p> <p>5. (a) Amend the Settlement Capacity Audit Table to include site specific comments, as identified by Uisce Éireann.</p> <p>5. (b) and (c) – No Change.</p> <p>6. (a) – (g) Amend the Settlement Capacity Audit Table to include site specific comments, as identified by Uisce Éireann.</p> <p>7. No Change.</p> <p>8. No Change.</p> <p>9. (a) Amend Section 9.1 Water and Wastewater Infrastructure as follows ...The Abbeyfeale Water Treatment Plant, located to the south of the town will be upgraded for water quality purposes when <u>while, subject to budgetary approvals,</u> the</p>	

	<p>interconnection to Listowel is will be progressed in the next investment programme period, which is 2025 – 2029. <u>It is envisaged that, with these works,</u> there will be sufficient capacity to accommodate envisaged population growth of this Plan.</p> <p>(b) Amend Objective IU O2 to include the following:</p> <p>(b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Éireann, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of separate networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body’s ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. – evidence to this effect may include correspondence from Uisce Éireann <u>Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.</u></p> <p><u>(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.</u></p> <p><u>(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.</u></p> <p><u>(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure</u></p> <p>(c) - (g) No Change.</p>
	<p>SEA/AA Response:</p> <p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive’s Report the Proposed Alterations will not give rise to any likely</p>

	significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.
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6	Name/Group: Transport Infrastructure Ireland Ref: LCC – C213 – ABB02 – 5	
	Submission: <p>1. The submission identifies that numerous higher level spatial plans, such as the NPF, RSES and Section 28 Guidelines include objectives relating to the maintenance of the strategic capacity and safety of the national roads network. National roads play a key role within Ireland’s overall transport system and in the country’s economic, social and physical development. The Draft Plan must include policies and objectives to maintain the strategic capacity and safety of the network of national roads.</p> <p>The N21 is a national primary road is a strategic national road and is included in the EU Trans European Network (TEN – T). The TEN – T regulations target the gradual development of the transport network with the core network, as a priority by 2030 and the remainder of a comprehensive network by 2050.</p> <p>A number of comments are included in relation to the Draft LAP as follows:</p> <p>2. Development Strategy and National Roads – it is recommended that the Council give consideration to updating text associated with Objective SM 01 (h) of the Draft LAP as follows; <i>“Protect the capacity of the national and regional road network from inappropriate</i> </p>	Response <p>1. Noted, the Council is committed to safeguarding the national road network throughout the county.</p> <p>2. Noted, Objective SM 01 (h) will be updated to include reference to Objective TR 039 National Roads.</p>

<p><i>development, having regard to all relevant Government guidance, Objective TR 039 National Roads and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network”</i></p> <p>3. (a) Enhanced Regional Accessibility – the Council in conjunction with TII are progressing major national road schemes and improvements in the area, in accordance with the NDP investment commitments. In this regard, TII welcomes Section 7.1.1 and Objective SM O1 (e), however, notes slightly different wording the Draft Newcastle West LAP currently on display. It is recommended to review of the text associated with Section 7.1.1 of the Draft Local Area Plan and Objective SM O1 (e) relating to the N21 Abbeyfeale Bypass Scheme to reflect the approach included in the Draft Newcastle West Local Area Plan (SMTP3) relating to the N21 Newcastle West Bypass Scheme in the interests of developing a consistent approach to national road scheme planning and protection on the N21, national road, corridor in the area.</p> <p>3. (b) It is recommended that the Council review and consider the appropriateness of including the NDP N21 Abbeyfeale Bypass</p>	<p>3. (a) Noted, in the interests of consistency, Section 7.1.1 and Objective SM O1 (e) will be amended to be consistent with the Draft Newcastle West LAP.</p> <p>3. (b) Progress for this scheme is ongoing and while a preferred route has been identified, it is considered premature to include this route</p>
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<p>Scheme on relevant Local Area Plan mapping, even in an indicative form.</p> <p>3. (c) TII's other priorities in relation to the national road network in the Local Area Plan area relate to the maintenance of the existing national road network, including junctions, and safeguarding the Exchequer investment in national roads to date in accordance with the requirements of official policy.</p> <p>4. (a) TII notes that Enterprise and Employment lands are located within the 100kph speed limit and the Council will be aware that providing a direct access to these lands will conflict with national policy, in this regard, the Council shall review the 'Enterprise and Employment' designated lands to the east of the town adjoining the N21, national road, at a location subject to a 100kph speed limit to ensure development access proposals comply with the DoECLG Spatial Planning and National Roads Guidelines (2012) and provide guidance to future developers/applicants at the earliest stages of their project development.</p> <p>4. (b) The submission highlights Agricultural zoned lands to the south west of the town, located within the 80kmph and the 100kmph speed limits, which could conflict with national road policy and accordingly requests a review the Agriculture designated lands to the south west of the town adjoining the N21, national road, at a location subject to a 80kph and a 100kph</p>	<p>at this stage in the plan – making process as it is located a considerable distance from the town centre on the Land Use Zoning Map.</p> <p>3. (c) Noted, policy support is provided in the plan to safeguard this infrastructure.</p> <p>4. (a) The Council recognises the importance of safeguarding access/egress points in relation to national roads. This 'Enterprise and Employment' land is identified as Site No. 11 in the Settlement Capacity Audit. Figure 11.1 refers to the requirement of a Traffic and Transport Impact Assessment for future development on these lands. Alternative access is also achievable from the Clash Road and the existing access road serving the business park, which could also service these lands.</p> <p>4. (b) No lands zoned for agricultural purposes adjoin the N21 national road, perhaps the Open Space and Recreation zoned on the Killarney Road is the lands in question and this comprises of the Abbeyfeale Town Park and is in existing use.</p>
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<p>speed limit and review the associated Land Use Zoning Matrix to ensure permitted uses and uses open for consideration comply with the DoECLG Spatial Planning and National Roads Guidelines (2012) for development accessing national roads and provide guidance to future developers/applicants at the earliest stages of their project development.</p> <p>5. (a) Maintaining the Strategic Capacity and Safety of the National Road Network - The Council is requested to reference TII Publications DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads' in the Draft Local Area Plan relating to development proposals with implications for the national road network in addition to applying DMURS principles on the national road.</p> <p>5. (b) The Council is requested to refer to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Local Area Plan.</p> <p>6. TII would welcome consideration being given to including an objective in the Local Area Plan in relation to renewable energy and in relation to safeguarding the national road network, indicating that grid connection cable routing should seek to utilise available alternatives, as opposed to being placed along the strategic national road network contrary to the provisions of official policy.</p>	<p>5. (a) Noted, Amend SM O1 to include reference to TII Publications DN-GEO-03084 The Treatment of Transition Zones to Towns and Villages on National Roads.</p> <p>5. (b) Update SM O1 to include reference to S.I. No. 140 of 2006 Environmental Noise Regulations.</p> <p>6. Objective IU O5 (f) – addresses this issue adequately.</p>
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7. In relation to Greenway proposals, consult with internal project teams or design staff, in your organisation.	7. Noted.
<p>Chief Executive's Recommendations:</p> <ol style="list-style-type: none"> 1. No Change. 2. Amend Objective SM O1 (h) to include reference to TR O39 National Roads. 3. (a) Amend Section 7.1.1 as follows: <p>Improved accessibility between the Mid West and South West regions and the Atlantic Economic Corridor is identified as a major enabler for balanced regional development in the National Planning Framework – a key element in the Government's Project Ireland 2040 Strategy. Limerick City and County Council is progressing the development of the N21 Abbeyfeale Road Scheme in partnership with Kerry County Council, Transport Infrastructure Ireland and the Department of Transport. The aim of the scheme is to relieve congestion on the N21 Limerick to Tralee Road through Abbeyfeale, improving the quality of life of commuters and local residents. The Mid-West Road Design Office have published a preferred route and are continuing to progress this scheme. Limerick City and County Council is working in partnership with Transport Infrastructure Ireland (TII) and the Department of Transport to develop a scheme to relieve congestion on the N21 Limerick to Tralee Road through Abbeyfeale. This project is called the N21 Abbeyfeale Road Scheme. This is an important project to enhance regional connectivity and to improve road safety. Subject to funding, the design process will be developed in stages, with opportunities for the public to participate in the decision-making at key stages. The bypass will have a significant impact on alleviating some of this through-traffic through Abbeyfeale.</p> <p>Amend Objective SM O1 (e) Support the progression of the N21 Abbeyfeale Road Scheme to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme. <u>Support the progression of the N21 Abbeyfeale Road Scheme (as already provided by the Limerick Development Plan 2022-2028, including Objective TR O31), and associated linkage into the town centre, to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme.</u></p> <p>(b) – (c) No Change.</p> 4. (a) - (b) No Change. 5. (a) Amend SM O1 to include reference to TII publication - The Treatment of Transition Zones to Towns and Villages on National Roads. <p>(b) Update SM O1 to include reference to S.I. No. 140 of 2006 Environmental Noise Regulations.</p> 6. No Change. 	

	<p>7. No Change.</p> <p>SEA/AA Response: Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive's Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.</p>
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7	Name/Group:	Department of Education Ref: LCC – C213 – ABB02 – 6
	<p>Submission:</p> <p>1. (a) The Department outline in the context of future population trends and their impacts on school places for Abbeyfeale and outline that in line with the Development Plan that, it is anticipated that Abbeyfeale will have a population growth of 566 above the 2016 Census population.</p> <p>1 (b) There are 3 schools in Abbeyfeale (two primary and one post – primary) located in Abbeyfeale town, the Department is satisfied that the current school facilities should be able to deal with any increasing demand arising from the projected growth identified in the Draft LAP. It is noted that the Department's preference would be to expand these existing facilities, if possible,</p>	<p>Response</p> <p>1. (a) Noted.</p> <p>1 (b) The preparation of the Draft Local Area Plan has considered the future expansion of the existing schools in Abbeyfeale and a buffer zone has been incorporated, where possible, however, both national schools have limited available lands surrounding the sites. The Council will continue to engage with the Department, to examine potential options as required.</p>

<p>should there be a need for additional school places. In this regard, the Planning Authority shall examine the potential of protecting existing school facilities with a land buffer around each of the three schools in the settlement to accommodate future expansion.</p> <p>2. The Department notes and supports (a)Objective C O1, in relation to Community and Educational Facilities, in terms of the availability of adequate provision, and the submission of submission of Sustainability Statements in line with the requirements of the Limerick Development Plan.</p> <p>(b) Section 10.1 – Land Use Zoning and Implementation Objective to provide for educational and community lands, which seeks to safeguard lands for uses associates uses.</p> <p>(c) Objective SM O1 – Movement and Accessibility – inclusion of school zone measures, active travel options and sustainable links between schools and residential areas.</p> <p>3. The Department outlines that they need to be mindful of potential unforeseen circumstances, such as the Ukrainian crisis, which can apply extra stress on the capacity of the education system. The Department also anticipates that there will be additional Special Education Needs provision at both Primary and Post Primary level in the future. The Department will communicate with the Local Authority, if additional</p>	<p>2. Noted.</p> <p>3. Noted, the Council will continue to engage with the Department, to address demands, as they arise.</p>
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	accommodation is required, to meet these needs.	
	Chief Executive's Recommendations:	
	1. – 3. No Change	
	SEA/AA Response: N/A	

8	Name/Group:	Department of Environment, Climate and Communications Ref: LCC – C213 – ABB02 – 10
	Submission:	Response
	<p>The Department of Environment, Climate and Communications' vision for a carbon neutral, sustainable and digitally connected Ireland will be achieved by collectively delivering policies and programmes to empower people, communities and businesses to continue the transition to a better quality of life for current and future generations.</p> <p>1. The Department welcomes the support in the Draft Plan on transitioning to a low carbon society, while implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change, in Section 3.2, Policy SMT P1 and P2, Section 7.2, Policy CH 01 and Objective CH 01. However, the Department would like to draw the Council's attention to the latest iteration of the Climate Action Plan 2023. The Council should ensure that the LAP is consistent with the latest CAP 2023, in accordance with Section 15(1) of the Climate Action and Low Carbon Development Act, 2015 (as amended). In this regard the Department welcomes the approach set out in relation to Sustainable Mobility and in</p>	<p>Noted.</p> <p>1. Noted, the Council is committed to addressing climate change in local area, through the inclusion of policies and objectives in the Local Area Plan making process.</p>

<p>Chapter 8 in relation to Climate Action, Environment and Heritage.</p> <p>2. The Department supports Strategic Development Objective 1 Compact Growth which represents an opportunity to develop and roll-out district heating networks in an efficient and planned manner. The LAP may however present an opportunity to more explicitly support the roll-out of district heating in individual areas or developments. The Department quotes national, regional and local policy that can be taken into account when preparing the final Abbeyfeale LAP; NPF, Regional Policy Objective RPO 105 and Objective CAF O15.</p> <p>The Department encourages the Local Authority to examine the potential of district heating, including district heating derived from waste heat, where available, technical feasible and cost effective. As such, more explicit policies in support of same are encouraged in the final Abbeyfeale LAP. The Heat Policy Division is available to provide guidance and support in this regard.</p> <p>3. The Department would encourage the Local Authority to consider the development of the electrification of heating, having regard to the CAP 2023 and the Limerick Development Plan. As such, explicit policies in support of same are encouraged.</p> <p>4. The Department recommends that the Local Authority further elaborate on the role of the domestic scale renewables within Abbeyfeale, in particular, the role of self-</p>	<p>2. The Draft LAP aligns with the Limerick Development Plan 2022 – 2028, and policy support is provided in this plan for District Heating networks. In addition, Objective IU O5 (f) includes policy support for district heating systems.</p> <p>3. It is not considered necessary to reiterate policies and objectives contained in the Development Plan, in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem.</p> <p>4. It is considered that Objective CH 01 (b), (d), (f) and Objective IU 05 (f) contained within the Draft LAP in conjunction with policy contained within the Limerick Development Plan</p>
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<p>consumers and appropriately scaled renewable developments/projects, in line with the CAP 2023 and policy within the Limerick Development Plan.</p> <p>5. (a) The Department further encourages reference to the principles of the Circular Economy throughout the LAP.</p> <p>(b) Reference should be made to the new guidance in respect of construction waste management; ‘Best practice guidelines for the preparation of resource and waste management plans for construction and demolition projects. The Local Authority is encouraged to consider how such guidance could be incorporated into the policies of the LAP to give effect to them through the planning system.</p> <p>6. The Department welcome the inclusion of continued support for 5G rollout and the National Broadband Plan.</p>	<p>adequately address the role of renewable energy in Abbeyfeale.</p> <p>5. (a) Section 9.5 Waste Management and the Circular Economy and Objective IU 06 (a) contained within the Draft Local Area Plan adequately addresses the Circular Economy.</p> <p>(b) Amend the text within Section 9.5 Waste Management and the Circular Economy to include reference to the Best practice guidelines for the preparation of resource and waste management plans for construction and demolition projects.</p> <p>6. Noted.</p>
<p>Chief Executive’s Recommendations:</p> <p>1. – 4. No Change.</p> <p>5. (a) No Change.</p> <p>5. (b) Amend Section 9.5 Waste Management and the Circular Economy to include: The Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects.</p> <p>6. No Change.</p> <p>SEA/AA Response: Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or</p>	

	<p>amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive's Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.</p>
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9	Name/Group: Noreen Cotter Ref: LCC – C213 – ABB02 – 7	
	Submission: <p>The submission welcomes the publication of the Draft Local Area Plan and wishes to make the following comments in relation to the Local Area Plan:</p> <p>1. The Old Cinema Building – Suggests the redevelopment of the site, with a purpose built structure on this site, renovating the interior rather than altering the façade of the building. One recommendation is to build an artist workspace/residency development within the old cinema building. Another recommendation for this building is to create a heritage space within it, as many members of the community have artefacts which are significant to Abbeyfeale in their homes, and these should be displayed and enjoyed by the public.</p> <p>2. Submission states that the Old Convent building should remain zoned for educational and community services, and possibly provide the following; a community crèche, large community hall, a family resource centre or a building for assisted living accommodation.</p>	Response <p>1. Opportunity Site 4 relates to redevelopment of the old cinema site. The Local Area Plan proposes re-purposing the building for community and/or leisure purposes. The LAP also recognises the building as a protected structure and therefore seeks to safeguard the structure from inappropriate development.</p> <p>2. The Old Convent building is zoned for Community and Education purposes and all of the suggestions are either generally permitted or open for consideration under the land use zoning afforded to the Convent building.</p>

	<p>3. It is of critical Importance that there is a link provided to the greenway from the town centre, it is suggested that a path for a cycle route should be provided from the Greenway, on to New Street, past the school and arrive at the Square from the rear of the Abbey.</p> <p>4. Abbeyfeale currently has its back to the River Feale, the town should suggest some sort of active recreation along the River – a river bank walk, with some outdoor seating should be considered.</p>	<p>3. The Council are currently progressing a feasibility options study to examine the possibility of linking the Limerick Greenway with the Town Centre, all option will be considered, and it is anticipated that a link will be delivered subject to resources and the necessary assessments.</p> <p>4. The Council recognise the importance of linking community facilities and also the benefits from an active travel perspective, however, there is a significant distance between the Abbeyfeale Town Park and the Limerick Greenway, with significant level differences, river crossings required and potential environmental constraints. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.</p>
Chief Executive’s Recommendations:		
<p>1. – 3. No Change</p> <p>4. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.</p>		
SEA/AA Response: <p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive’s Report the Proposed Alterations will not give rise to any likely</p>		

	significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.
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10	Name/Group:	Aoife Keogh Ref: LCC – C213 – ABB02 – 8
	Submission:	Response
	<p>The observer and her husband are in business in the town and involved in a number of voluntary organisations and live in the town. The submission has included a number of suggestions and observations as follows:</p> <p>1. (a) There is a distinct lack of a family resource centre in Abbeyfeale, being the second largest town in County Limerick, there should be more support services for the community and surrounding hinterland, having worked in the disability sector for 25 years, the observer is acutely aware of the positive effects that such services, can have on a community.</p> <p>(b) There is a lack of childcare facilities, in the town.</p> <p>2. The town is currently lacking a safe connection from the town centre to the newly developed Limerick Greenway. This is required to encourage visitors to the town and needs to be developed as a matter of urgency.</p> <p>3. The Bank of Ireland building was previously identified by the local community to be a potential site for a museum or heritage centre – it has since been repurposed. The community would like this</p>	<p>1. (a) and (b) The Local Authority is committed to providing essential childcare facilities and social support within the town of Abbeyfeale. The Local Area Plan identifies sufficient lands to accommodate the potential development of a family resource centre and childcare facilities.</p> <p>2. The Local Authority is currently progressing a feasibility study to examine options to link the Limerick Greenway and the town. The connection will be delivered subject to the necessary assessments and availability of funding.</p> <p>3. This matter is beyond the scope of the Local Area Plan and will be a matter for consideration by the Local Authority, in the future.</p>

	building to return to the town for historical/heritage purpose.	
	4. The Local Area Plan should support the opportunity to link the town park to the Greenway.	4. The Council recognise the importance of linking community facilities and also the benefits from an active travel perspective, however, there is a significant distance between the town park and the Limerick Greenway, with significant level differences, river crossings required and potential environmental constraints. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.
Chief Executive's Recommendations:		
1. – 3. – No Change.		
4. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.		
SEA/AA Response:		
Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive's Report do not require SEA.		
Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive's Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.		

11	Name/Group:	Brendan Nolan on behalf of St Ita's Day Housing and Day Care Ref: LCC – C213 – ABB02 – 9
	Submission:	Response
	Submission states that St Ita's Day Housing and Care Housing Association are supportive of the zoning afforded to their lands and the green belt, as proposed in the Draft Local Area Plan.	Noted.
	Chief Executive's Recommendations:	
	No Change.	
	SEA/AA Response:	
	N/A	

12	Name/Group:	Hilary Collins Ref: LCC – C213 – ABB02 – 11
	Submission:	Response
	<p>1. The purpose of this submission to Limerick City and County Council is to make observational comments about the Draft Abbeyfeale Local Area Plan, 2023 - 2029, the context of which is: consistency with national, regional and local planning policy. Market towns such as Abbeyfeale experience many challenges and it is important that the LAP listens to the concerns of local residents and the plan seeks to address these challenges.</p> <p>2. The submission sets out the importance of place – making for Abbeyfeale, particularly in light of the on – going proposals, in terms of the traffic management plan and town centre first plan formulation. Place – making is also about connectivity in terms of linking the different recreational and residential areas, with pedestrian and cycling links.</p>	<p>1. Noted.</p> <p>2. The Plan recognises the importance of place –making and connectivity in shaping the future growth in Abbeyfeale.</p>

<p>3. The submission raises concern that several (the Convent, the Cinema, Murphy's Yard, etc.) of the opportunity sites are non-viable for various reasons. Concerns are raised in relation to the various plan formulation being prepared. The submission welcomes suitable projects for the town such as the development of a Family Resource Centre, an Archive Centre and a Government Subsidised Crèche.</p> <p>4. The submission is critical of the population growth target set out in the Draft Plan, having regard to the limited growth over the period 2006 – 2016. In addition the submission queries the proposed extent of development proposed having regard to the lack of capacity of water services infrastructure and questions the credibility of Objective IU 01 a) – d).</p> <p>5. The submission identifies the many of the housing scheme that have been permitted in Abbeyfeale are poor quality, poor design and inappropriate in terms of density. Limited development has occurred in Abbeyfeale, in the last 23 years, only 1 private development of 3 houses situated on St. Ita's Road has been constructed, which is of high quality, attractive design improving the architectural character of the area. However, in stark contrast a newly permitted apartment development on St. Ita's Road is totally out of character and not</p>	<p>3. The Draft Plan sets out a number of Opportunity areas, which offer real potential to redevelop the town centre, while many are not without challenges, the development of these sites are considered suitable for development subject to landowner co-operation and available resources.</p> <p>4. The Limerick Development 2022 – 2028 has identified the population projections for all settlements in Limerick. Section 19 (2) of the Planning and Development Act 2000 (as amended) requires that: "A Local Area Plan shall be consistent with the objectives of the Development Plan, its Core Strategy, and any Regional Spatial and Economic Strategy that apply to the area of the plan...". There is some capacity in the existing water and waste water infrastructure to cater for the projected growth.</p> <p>5. Noted, there are a number of objectives set out in Section 3.4 of the Draft Plan, in relation to the delivery of high quality housing delivery and in relation to design, house type and mix.</p>
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<p>in compliance with Objective HO O3 of the Limerick Development Plan. There are other examples of poor quality design in terms of apartment development.</p> <p>6. The submission outlines that there is a lack of mention of one off rural housing in the Draft Local Area Plan, and the town of Abbeyfeale has suffered as a result of the continuation of rural housing. The submission states that serviced sites of low density within the town “of 4/5 to the acre” as per the Planning Guidelines for Sustainable Residential Development in Urban Areas (2009) would go a long way towards the avoidance of rural housing continuing.</p> <p>The submission then contests that the 2 parcels of land which are zoned ‘Serviced Sites’ are not serviced – stating that they are overgrown, neglected areas some distance from the town centre.</p> <p>7. A link to the Town Park from the Town Square should be considered in the form of a canal like towpath. The submission continues by suggesting that the Greenway, the River, the Square and the Town Park could all be connected via paths and pockets of open space. There is also potential for the development of a park in close proximity to the town centre, as the existing Town Park is 2km from the centre.</p>	<p>6. The rural housing policy for Abbeyfeale is consistent with the policy as set out in the Limerick Development Plan, which has undergone numerous public consultation processes and evaluated in accordance with the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities 2005. The minimum density for service sites is set out within the Local Area Plan as 10 units per hectare, which is consistent with ‘<i>Section 4.3 Serviced Sites in Towns and Villages</i>’ in the Limerick Development Plan.</p> <p>The lands identified for Serviced Sites are serviceable and one of the sites has a valid grant of planning permission for 10 serviced sites. The intention is that developer would service the lands and the houses would be designed to meet the needs of the home owner.</p> <p>7. The Council recognise the importance of linking community facilities and also the benefits from an active travel perspective, however, there is a significant distance between the town park and the Limerick Greenway, with significant level differences, river crossings required and potential environmental constraints. The Draft Plan promotes the connection of green and blue infrastructure to enhance the environmental quality of the Town. Include new objective in C</p>
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	<p>8. Concerns are highlighted with regard to commitments in relation to climate change, particularly in relation to tree preservation and ecology. Concerns are also highlighted in relation to management flood risk, with regard to the drainage system in place.</p> <p>9. The submission highlights concerns with regard to river erosion in Abbeyfeale with two locations of concern at the Town Park and the rear of New Street. The Draft LAP does not mention any plans to repair the river bank.</p>	<p>O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.</p> <p>8. The Draft plan sets out a Chapter in relation to Climate Action, furthermore the Limerick Development Plan and sets out a number of objectives and policies in this regard. Objective SM 01 (j), Objective IU 03 (b), Objective IU 04 (d) and Objective CH 01 (f) within the Draft Plan all relate to safeguarding the drainage network.</p> <p>9. The Council recognise the threat that is posed from river erosion in Abbeyfeale and will continue to engage with the relevant stakeholders to manage the situation.</p>
	<p>Chief Executive's Recommendations:</p> <p>1. – 6. No Change.</p> <p>7. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.</p> <p>8. – 9. No Change.</p> <p>SEA/AA Response:</p> <p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive's Report the Proposed Alterations will not give rise to any likely</p>	

	significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.
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13	Name/Group:	Brendan Nolan on behalf of St Ita's Voluntary Housing and Day Care Ref: LCC – C213 – ABB02 – 13
	Submission:	Response
	The submission outlines that St. Ita's Voluntary Housing and Day Care are supportive of any change of zoning of part of their lands to facilitate an expansion of Collins lands/yards, to the east of St. Ita's Voluntary Housing and Day Care Centre, to be zoned Enterprise and Employment.	There are no proposals to alter the zoning of lands adjoining the St Ita's Voluntary Housing and Day Care, to facilitate the expansion of the Collins lands/yards.
	Chief Executive's Recommendations:	
	No Change.	
	SEA/AA Response: N/A	

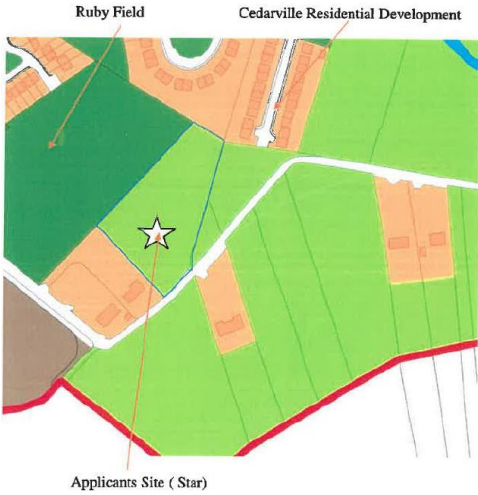
14	Name/Group:	Abbeyfeale Community Council Ref: LCC – C213 – ABB02 – 14
	Submission:	Response
	Abbeyfeale Community Council welcomes the publication of the Draft Abbeyfeale Local Area Plan and in particular the Chapter on Town Centre First and recognise the importance of the statutory process involved in the making the Local Area Plan.	
	1. There is an urgent requirement for a Family Resource Centre in Abbeyfeale, which is the County's second largest town. It would support the population and provide universal and targeted services and development opportunities, addressing the needs of families. This has now become a critical requirement to sustain and support the demographic	1. The Local Authority is committed to providing essential social support within the town of Abbeyfeale. The Local Area Plan identifies sufficient lands to accommodate the potential development of a family resource centre facilities.


<p>makeup of the various communities in the town.</p> <p>2. Abbeyfeale has no childcare facility to cater for 0 – 3 year olds. Such a facility would alleviate high unemployment rates, improve social integration and offer employment. This must be identified as of being of the up most importance in the Local Area Plan.</p> <p>3. Abbeyfeale has exceptionally poor broadband services and is a challenge and a threat to economic growth.</p> <p>4. A lack of public transport in the evening is limiting growth as an employment and tourism centre. A reliable bus service after 6.30pm is required to support the transition to a low carbon society and projected growth.</p> <p>5. The LAP needs to identify and support the newly developed Abbeyfeale Biodiversity Park as an Opportunity Site. This provides a valuable education and amenity resource. The support of the Council in further development would be welcomed.</p> <p>6. Numerous vacant and derelict buildings, including those of a significant size are located in Abbeyfeale, the Old Cinema and Old Convent, which could</p>	<p>2. The Local Authority is committed to providing essential child care facilities within the town of Abbeyfeale. The Local Area Plan identifies sufficient lands to accommodate the potential development of child care facilities on zoned lands.</p> <p>3. Section 9.4 and IU O5 outlines the Council’s support for the roll out of 5G and support the National Broadband Plan, the Council is committed to enhancing broadband services, in conjunction with statutory providers.</p> <p>4. The Council will engage with Transport providers to examine the feasibility of enhancing the services covering the Abbeyfeale area.</p> <p>5. Objective C 04 (e) outlines the Council to support the development of the Biodiversity Park on Bridge Street, subject to resources. The Council will work with the Community to enhance and promote this facility, such to resources.</p> <p>6. There are a number of the buildings identified as opportunity sites in the LAP and the Council continues to actively seek to remove properties from dereliction and will continue to work with</p>
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<p>support a multi-functional use space, including Heritage Centre/ Museum/ Community Centre/ Resource Centre/ Art Centre, supporting emerging artists. The Traditional Skills and Arts Culture should be recognised in the LAP.</p> <p>7. Notwithstanding the need to transform the Old Convent Building, which is a derelict building, it is imperative that the Community and Educational zoning remains. This is important with regards to the All-Girls National School to the rear and Co-Education Secondary School adjacent.</p> <p>8. A Riverside Walk, connecting the Limerick Greenway to the Town Park and connecting the Town Centre to the River should be included. It is crucial that the plan includes for the potential development of a recreational asset connecting the town's amenities and provides a facility to enhance liveability.</p> <p>9. The connection identified from the Limerick Greenway to the Town Centre is critical for tourism, to support active travel, health, wellbeing and economic benefit. Delivery should be an immediate priority.</p> <p>10. Abbeyfeale Town Park has experienced significant erosion, diminishing the extent of the park. This needs to be addressed and included as a</p>	<p>land owners in this regard. Repurposing of buildings will be subject to feasibility and resources.</p> <p>7. The proposed zoning on the Old Convent building is Community and Education, as set out in the Draft LAP.</p> <p>8. The Council recognise the importance of linking community facilities and also the benefits from an active travel perspective, however, there is a significant distance between the town park and the Limerick Greenway, with significant level differences, river crossings required and potential environmental constraints. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.</p> <p>9. The Local Authority is currently progressing a feasibility study to examine options to link the Limerick Greenway and the town. The connection will be delivered subject to the necessary assessments and availability of funding.</p> <p>10. The Council recognise the threat that is posed from river erosion in Abbeyfeale and will continue to engage with the relevant stakeholders to manage the situation.</p>
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<p>threat with regard to land loss/ destruction to town park/ threat to town water supply/ housing. A Management Plan is required with all stakeholders engaged.</p> <p>11. It is recognised that the Old Bank of Ireland building, is now in use for emergency housing accommodation, may become vacant again in 2-4 years. It is critical that the opportunity is taken to re-look at the community aspect in redevelopment of the building.</p> <p>12. An area between Tesco and New Street has been zoned for Agriculture purposed. This needs to revert to Mixed Use, as it is the only opportunity for attracting large scale mixed use development within a few minutes of the Town Centre.</p> <p>13. Errors in the Draft LAP - On page 8 of the Draft LAP, Section 2.3 Historical Settlement Context, to correct errors the following wording is suggested 'has since all but disappeared, and the only identifiable remnants is that of the lower section of the Gable end of an 18th-19th Century Thatched Chapel which is just inside the Entrance Gates to the Old Abbey Site'.</p> <p>(b) On page 54 of the Draft LAP, Section 5.2 Parks, Walkways, Open Space and Recreation, Objective C O4 Parks, Open Space and Recreation (e), the text</p>	<p>11. This matter is beyond the scope of the Local Area Plan and will be a matter for consideration by the Local Authority, in the future.</p> <p>12. There are significant lands zoned in Abbeyfeale for Town Centre use and a considerable amount of vacant and derelict properties lining the streets of the town. In order to consolidate the town and to seek to address issues around vacant and dereliction, it is considered that these lands are not required and would be contrary to the Town Centre approach, which is underway in the town.</p> <p>13. (a) Text shall be updated in Section 2.3.</p> <p>(b) Update text in Objective C O4 as follows: Support any upgrade maintenance works to Páirc Cois Féile/ Abbeyfeale Town Park and the</p>
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	includes inaccuracies in relation to the name of the Town Park and the name and location of the Biodiversity Park.	development of the Abbeyfeale Biodiversity Park on New Street, subject to resources”.
	<p>Chief Executive’s Recommendations:</p> <p>1. – 7. No Change.</p> <p>8. Include new objective in C O2 to explore the potential connection between the Abbeyfeale Town Park and the Limerick Greenway.</p> <p>9. – 12. No Change.</p> <p>13 (a) Update Section 2.3 to remove the text identified in red and replace with the following text: ...has since all but disappeared, and the only identifiable remnants are of the Roman Catholic Church built in 1847. ...<u>has since all but disappeared, and the only identifiable remnants is that of the lower section of the Gable end of an 18th-19th Century Thatched Chapel which is just inside the Entrance Gates to the Old Abbey Site’</u></p> <p>(b) Update Objective C O4 as follows: Support any upgrade maintenance works to the Páirc Cois Féile and the development of the Biodiversity Park on Bridge Street, subject to resources. <u>Support any upgrade maintenance works to Páirc Cois Féile/ Abbeyfeale Town Park and the development of the Abbeyfeale Biodiversity Park on New Street, subject to resources.</u></p>	
	<p>SEA/AA Response:</p> <p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p> <p>Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive’s Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently Stage 2 AA will not be required to be undertaken on the Proposed Alterations.</p>	

15	Name/Group: Kenneally, Murphy and Associates on behalf of Tom and Billy O'Rourke Ref: LCC – C213 – ABB02 – 15	
	Submission: <p>The observers are seeking the re-zoning of lands to from Agricultural use to Residential use.</p> <p>The lands are located within the plan boundary and are currently zoned in the existing LAP. The lands are serviceable by extension of the road through Cedarville, or along Grove Road. The lands are easily serviced by foul sewer, storm sewer or open storm drainage. All other public utilities are available on the lands. The zoning would represent infilling of existing residential zoning at this location and consolidate residential development.</p> 	Response <p>The Council have zoned sufficient lands to cater for the future growth of Abbeyfeale in line with Core Strategy requirements of the Limerick Development Plan 2022 – 2028. These lands are currently unserviced and located off the Grove Road, which has limited capacity.</p>
	Chief Executive's Recommendations: No Change	
	SEA/AA Response: N/A	


16	Name/Group: Kenneally, Murphy and Associates on behalf of Padraig and Mary Fitzgerald Ref: LCC – C213 – ABB02 – 16	
	Submission: <p>The observers are seeking consideration of installation of a rear access to serve properties along the rear of Main Street, which would be of significant benefit to all commercial properties, facilitating deliveries and refuse collection. This will improve traffic flow through the town and remove unsightly commercial bins, along the Main Street.</p> <p>An indicative access route is proposed:</p> 	Response <p>Opportunity Site No. 1 as identified in the Draft LAP identified opportunity for the potential development of an access to these back land properties. The proposal includes multiple landowners and would require a comprehensive masterplan to develop an access in a co-ordinated manner, which would be beneficial to the wider area and provide connectivity between Colbert Terrace and Main Street, which would also provide an opportunity for infill development, which would consolidate these backlands in close proximity to the core of the town.</p>
	Chief Executive's Recommendations: No Change.	
	SEA/AA Response: N/A	

17	Name/Group: Padraig Fitzgerald Ref: LCC – C213 – ABB02 – 17	
	Submission: <p>The observer is seeking a back entrance for properties from "Superbites" as far as "Slice of Life" on Main Street. This would be of benefit to all properties, for deliveries, bin collection and visual amenity. The Council should secure a right of way off Colbert's Terrace to gain access to the rear of all businesses. The</p>	Response <p>Opportunity Site No. 1 as identified in the Draft LAP identified opportunity for the potential development of an access to these back land properties. The proposal includes multiple landowners and would require a comprehensive masterplan to develop an access in a co-ordinated manner, which would be beneficial to the wider area and provide connectivity between Colbert</p>

	observer would be willing to give up land at the rear of “Superbites” and the “Kitchen Table” to facilitate this.	Terrace and Main Street, which would also provide an opportunity for infill development, which would consolidate these backlands in close proximity to the core of the town.
	Chief Executive’s Recommendations:	
	No Change.	
	SEA/AA Response: N/A	

18	Name/Group:	Paul Stack, Thomas and Helen Mann Ref: LCC – C213 – ABB02 – 18
	Submission:	Response
	<p>1. Observers are owners of 3.25ha. of lands at Colbert Terrace currently zoned for Mixed Use, in the existing LAP. The Draft Plan proposed the rezoning of the lands to Agriculture. This rezoning is not supported by the owners. Over 41ha. are identified for agriculture. The zoning is contrary to the zoning objective for Mixed Use to facilitate the future development of Abbeyfeale in a sustainable manner. The lands are centrally located approximately 195m from the Main Street, are infill in nature and have the potential to facilitate a new connection to the River Allaughan, an objective of the Draft LAP. The lands are serviced and can contribute to sequential growth and support the 10 Minute town concept in accordance with the national, regional and local planning policy.</p> <p>The observers request that part of the lands to the north of Colbert Terrace be zoned for Town Centre, enabling an appropriate buffer to the River Allaughan and allowing for sequential and sustainable development, given the proximity to the town centre and its</p>	<p>1. There are significant lands zoned in Abbeyfeale for Town Centre use and a considerable amount of vacant and derelict properties lining the streets of the town. In order to consolidate the town and to seek to address issues around vacancy and dereliction, it is considered that these lands are not required and would be contrary to the Town Centre approach, which is underway in the town.</p> <p>The Town Centre zoning has been retained at appropriate locations to strengthen the existing developed retail core and support the reactivation of vacant buildings within the town centre. While the location of the subject site close to the town centre is noted, the reuse of appropriate brownfield sites and vacant premises is prioritised as this will contribute to the delivery of compact growth consistent with the National Strategic Objective of the NPF and will help implement the Government’s Town Centre First Policy.</p>

	<p>amenities. The site is the most suitable and appropriate location to facilitate future growth and expansion of the retail function of the centre. Agricultural zoning is contrary to key national policies. The change of zoning would undermine progress in development proposals and investment confidence.</p> <p>The Town Centre outlines that the zoning shall be retained in order to facilitate the development of large retailer(s). The site has potential to accommodate future development in accordance with the sequential approach and facilitate modal shift in accordance with the Retail Planning Guidelines, 2012. The site is within a 10 minute walk of the Town Centre in accordance with the Government's Town Centre First approach. Agricultural zoning would undermine the compact growth objectives of the NPF.</p> <p>2. The observers support Objective CHO3: Special Area of Conservation, which requires a 20m riparian buffer zone from development. It is appropriate to retain the Agricultural zone at the northern perimeter. The southern portion of the lands are outside of flood risk.</p>	<p>2. Noted.</p>
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	Chief Executive's Recommendations: No Change. SEA/AA Response: No change	

2.4 Late Submission received outside the statutory period for Public Consultation

	Name/Group:	Pat Fitzgerald
	Key points: <ul style="list-style-type: none"> - Encourage young families to buy houses in town with grants etc. for purchase and upgrades; - There is a need for planting of street trees on Main Street; - Painting of derelict buildings bright colours; - Street art – more decorative murals on derelict buildings of symbols associated with Abbeyfeale; - Park, playground or green space in the town centre; - Painting of swings and slides in town park; - Demolition of apartments on Killarney side of the town; - Encourage music and entertainers in the town centre, providing a reason to stop in Abbeyfeale. 	

Part B Proposed Amendments to Draft Abbeyfeale Local Area Plan 2023 – 2029

(To be read in tandem with Part A)

Note: The following sets out amendments, which include text to be omitted ~~struck through in red~~ and wording to be inserted underlined in green. Where policies or objectives are proposed to be included or amended, the policy/objective numbers of those in the Proposed Plan may need to be revised.

3.1 Amendments to Proposed Local Area Plan Text

Chapter 2

Text Amendment No.	Proposed Amendment	Submission No.
1.	Update Section 2.3 to remove the text identified in red and replace with the following text: ...has since all but disappeared, and the only identifiable remnants are of the Roman Catholic Church built in 1847. <u>...has since all but disappeared, and the only identifiable remnants is that of the lower section of the Gable end of an 18th-19th Century Thatched Chapel which is just inside the Entrance Gates to the Old Abbey Site'</u>	14

Chapter 4

Text Amendment No.	Proposed Amendment	Submission No.
2.	Amend Policy TCF P 1(a) as follows: It is a policy of the Council to support the implementation of the Town Centre First Programme <u>Plan</u> in <u>for</u> Abbeyfeale , in collaboration with the local community and the Town Team, in accordance with the Town Centre First Programme, aligned to the commitments of the Programme for Government, national policies and higher-level spatial plans.	1

Chapter 5

Text Amendment No.	Proposed Amendment	Submission No.
3.	Update Objective C O4 as follows: Support any upgrade maintenance works to the Páirc Cois Féile and the development of the Biodiversity Park on Bridge Street, subject to resources. <u>Support any upgrade maintenance works to Páirc Cois Féile/ Abbeyfeale Town Park and the development of the Abbeyfeale Biodiversity Park on New Street, subject to resources.</u>	14

Text Amendment No.	Proposed Amendment	Submission No.
4.	Amend C O2 to as follows: <u>(d) Explore the feasibility of providing a connection between Páirc Cois Féile/Abbeyfeale Town Park and the Limerick Greenway.</u>	9, 10, 12, and 14

Chapter 7

Text Amendment No.	Proposed Amendment	Submission No.
5.	Amend Section 7.1.1 as follows: Improved accessibility between the Mid-West and South-West regions and the Atlantic Economic Corridor is identified as a major enabler for balanced regional development in the National Planning Framework – a key element in the Government’s Project Ireland 2040 Strategy. Limerick City and County Council is progressing the development of the N21 Abbeyfeale Road Scheme in partnership with Kerry County Council, Transport Infrastructure Ireland and the Department of Transport. The aim of the scheme is to relieve congestion on the N21 Limerick to Tralee Road through Abbeyfeale, improving the quality of life of commuters and	6

	<p>local residents. The Mid West Road Design Office have published a preferred route and are continuing to progress this scheme.</p> <p><u>Limerick City and County Council is working in partnership with Transport Infrastructure Ireland (TII) and the Department of Transport to develop a scheme to relieve congestion on the N21 Limerick to Tralee Road through Abbeyfeale. This project is called the N21 Abbeyfeale Road Scheme. This is an important project to enhance regional connectivity and to improve road safety. Subject to funding, the design process will be developed in stages, with opportunities for the public to participate in the decision-making at key stages. The bypass will have a significant impact on alleviating some of the through-traffic through Abbeyfeale.</u></p>	
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Text Amendment No.	Proposed Amendment	Submission No.
6.	<p>Amend Objective SM O1 (e) Support the progression of the N21 Abbeyfeale Road Scheme to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme. <u>Support the progression of the N21 Abbeyfeale Road Scheme (as already provided by the Limerick Development Plan 2022-2028, including Objective TR O31), and associated linkage into the town centre, to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme.</u></p>	6

Text Amendment No.	Proposed Amendment	Submission No.
7.	<p>Amend Policy SMT P 2 as follows:</p> <p>Policy SMT P2: Transport and Movement - Promotion of Sustainable Patterns of Transport Use: It is policy of the Council to: Seek to implement in a positive manner, in</p>	1

	cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport's Active Travel publications, to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Abbeyfeale, including public transport, cycling and walking.	
--	--	--

Text Amendment No.	Proposed Amendment	Submission No.
8.	Amend Objective SM O1 (h) to include reference to TR O39 National Roads Protect the capacity of the national and regional road network from inappropriate development, having regard to all relevant Government guidance, Objective TR O39 National Roads and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network.	6

Text Amendment No.	Proposed Amendment	Submission No.
9.	Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations.	6

Chapter 9

Text Amendment No.	Proposed Amendment	Submission No.
10.	<p>Amend Objective IU O2 to include the following:</p> <p>(b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Éireann, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of separate networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. – evidence to this effect may include correspondence from Uisce Éireann <u>Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.</u></p> <p><u>(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.</u></p> <p><u>(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.</u></p> <p><u>(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.</u></p>	1 and 5

Text Amendment No.	Proposed Amendment	Submission No.
11.	Amend Section 9.1 Water and Wastewater Infrastructure as follows ...The Abbeyfeale Water Treatment Plant, located to the south of the town will be upgraded for water quality purposes when <u>while, subject to budgetary approvals,</u> the interconnection to Listowel is will be progressed in the next investment programme period, which is 2025 – 2029. <u>It is envisaged that, with these works,</u> there will be sufficient capacity to accommodate envisaged population growth of this Plan.	5

Text Amendment No.	Proposed Amendment	Submission No.
12.	Amend Section 9.5 to include the following: <u>Development proposals should have regard to the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects.</u>	8

3.2 Amendments to Settlement Capacity Audit

SCA No	Location	Area (ha)	Density - units per ha	Lighting	Footpat	Public Transpor	Road	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Comments	Tier
				Services										
Land Use Zoning – Town Centre identified as Opportunity Areas, Chapter 4														
1	North of Main Street	0.57	*	✓	✓	✓	✓	✓	✓	✓	✗	✓	Infill site between Main Street and Colbert Terrace. Refer to Opportunity Area 1, Chapter 4, Section 4.5. Mixture of ground floor commercial with overhead residential with pedestrian walkway/cycleway links. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	1
2	South of Main Street (east)	1.05	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	Infill site between Main Street and public carpark by Collins Park. Refer to Opportunity Area 2, Chapter 4, and Section 4.5. Mix of residential types (terraced housing and apartments) and commercial units on ground floor, 3 no. pedestrian links to Main Street, shared space and home zone. Plot amalgamation may be required and phasing of development is open to consideration.	1
3	South of Main Street (west)	0.26	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	Infill site between Main Street and public carpark by Collins Park. Refer to Opportunity Area 3, Chapter 4, and Section 4.5. Mix of terraced residential, upper floor apartments, ground floor commercial and hotel car park.	1
*Infill lands where density is to be determined at detailed design stage in line with the town centres uses encouraged and a percentage of the site will be for residential purposes.														
Land use Zone – New Residential														
4	Land between Grove Crescent and Collins Park	0.38	*	✓	✓	✓	✓	✓	✓	✓	✓	✗	Located within 200m of the town centre. Refer to Opportunity Area 5, Chapter 4, Section 4.5. A mix of	1

													terraced housing and detached on larger plots circa 450sqm. Pedestrian links to town centre and sports ground.	
5	St. Ita's Road, Abbeyfeale West	4.2	22	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 200m of the town centre. Permission granted under Ref: 21/594 for the construction of 68 residential units with a mix of unit size. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	1
6	Clash Road	2.7	22	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 200m of the town centre. Pedestrian permeability expected of future development proposals to with adjacent residential development, St. Ita's Daycare Centre, Convent Street and Main Street. Riparian buffer of minimum 20m required on eastern and southern boundary associated with the Glórach stream as a flood mitigation measure. The buffer is required to mitigate flood risk with adjoining uses. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	1
8	Killarney Road	1.4	22	✓	✓	✓	✓	✓	✓	✓	✗	✗	Located 800m within town centre and 200m of public bus stop. Part of site granted permission for 97 units under Ref: 05/954, 14 units completed and occupied. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	1
Land Use Zone – Residential Serviced Sites														
7	Killarney Road	1.00	10	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 480m of town centre, and 350m of public bus stop and	1

													located on main route into town. Use as serviced sites is compatible with adjoining uses. <u>The water abstraction point is located approximately 100m away; appropriate measures shall be taken to ensure no impact to drinking water quality.</u>	
9	Killarney Road	1.5	10	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 500m of town centre and 350m of public bus stop. Planning permission granted under Ref 17/561 permission granted for 10 serviced sites. <u>Critical watermain pass along the southern boundary of site 9, account must be taken of these mains in the design layout and provision</u> <u>Made to protect/ divert the mains in accordance with Uisce Éireann standards and procedures.</u>	1
10	Killarney Road	0.50	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 550m of town centre and 350m of public bus stop. Alongside permitted serviced sites. <u>Critical watermain pass adjacent to Site 10, account must be taken of these mains in the design layout and provision made to protect/ divert the mains in accordance with Uisce Éireann standards and procedures.</u>	1
Land Use Zone – Enterprise and Employment														
11	Mountmahon	32.6	N/A	✓	✓	✓	✓	✓	✓	✓	Located within 500m of town centre and 350m of public bus stop	✓	Located within 700m of the town centre on the N21. Road Safety Audit and Traffic Impact Assessment will be required for future development. 20m riparian buffer required on eastern boundary to mitigate flood risk. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	

3.3 Amendments to Maps



Include a new Map, which identifies Opportunity Sites

Amendments to Map 2 Flood Zone:

Update Flood Map

Chief Executives Report
on Submissions
Recieved on Draft Plan

Legend

-  Submissions
-  LAP Boundary

Note:
Reference numbers are as per
Chief Executives Report

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Enterprise Directorate

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County
Kerry

18

11 & 13

15

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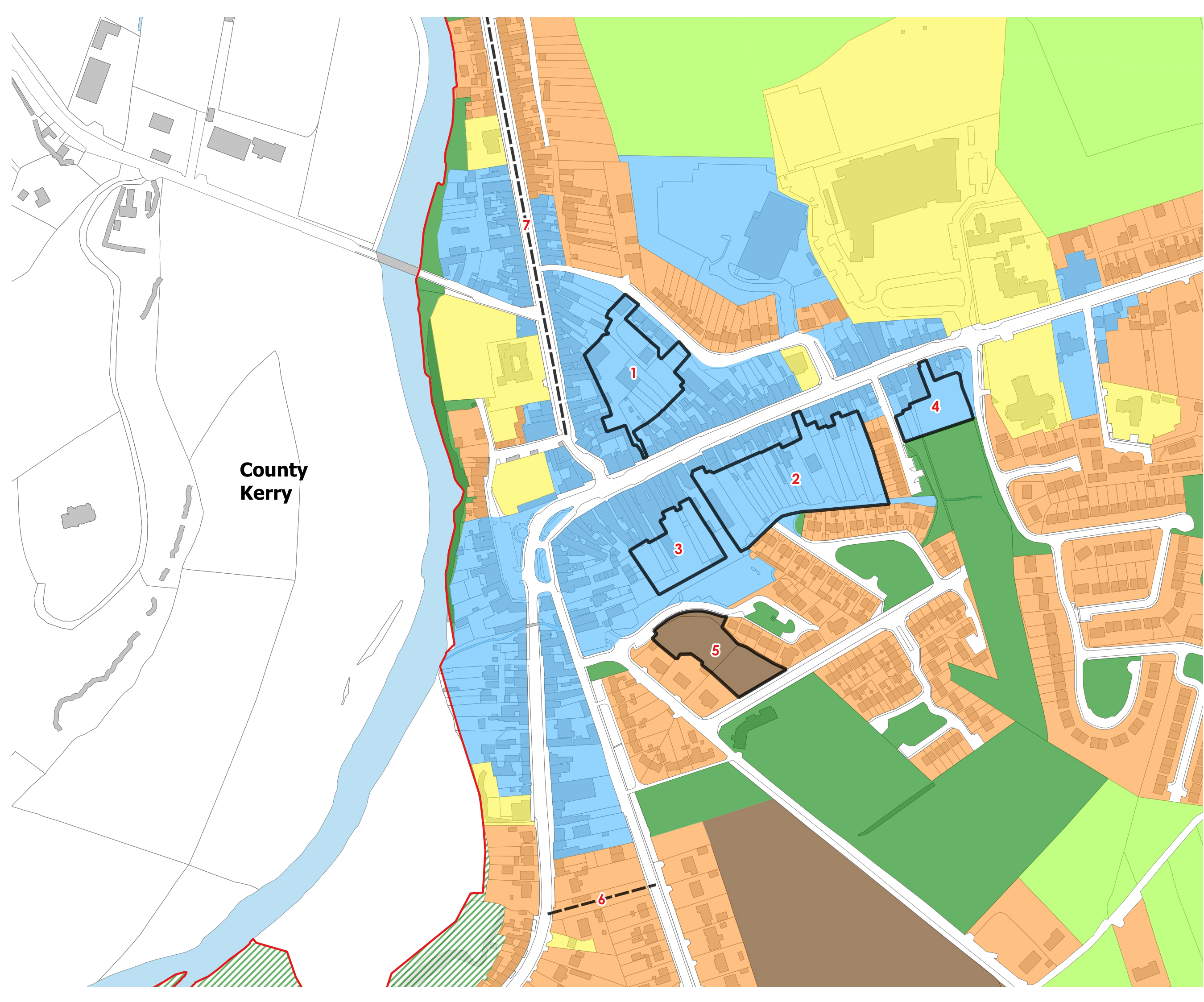
Legend

- Opportunity Sites
- Opportunity Sites
- Agriculture
- Education and Community
- Existing Residential
- New Residential
- Open Space and Recreation
- Semi-Natural Open Space
- Town Centre
- LAP Boundary

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
















**Draft Abbeyfeale
Local Area Plan
2023-2029**

Flood Map

**Chief Executives Report
on Submissions
Recieved on Draft Plan**

Legend

-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  Local Centre
-  New Residential
-  Open Space and Recreation
-  Residential Serviced Sites
-  Semi-Natural Open Space
-  Tourism Related Development
-  Town Centre
-  Utilities
-  LAP Boundary
-  Flood Zone A
-  Flood Zone B

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Part C Strategic Environmental Assessment Screening and Appropriate Assessment Screening

Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive's Report do not require SEA.

Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive's Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently, Stage 2 AA will not be required to be undertaken on the Proposed Alterations.

Appropriate Assessment Determination

Planning and Development Act 2000 (as amended)

Draft Abbeyfeale Local Area Plan 2023 –2029

An Appropriate Assessment (AA) determination has been made by Limerick City and County Council regarding the Chief Executive's Report on the public consultation on the Draft Abbeyfeale Local Area Plan 2023 – 2029, dated the 13th June 2023.

Section 177(V)(3) requires that the Competent Authority make the Draft Local Area Plan only after having determined that it shall not affect the integrity of a European site. Accordingly, to ensure the Elected Members have all the relevant information, to inform decision making, it is considered appropriate to issue this determination in advance of the Municipal District Meeting.

Limerick City and County Council have prepared an Appropriate Assessment Natura Impact Report and have at every stage considered the environmental consequences of the plan making process and have duly recorded the decision and the Appropriate Assessment response.

Part XAB of the Planning and Development Act 2000(as amended) requires, inter alia, that an Appropriate Assessment shall include a determination by the competent authority under Article 6.3 of the Habitats Directive as to whether or not a draft land use plan would adversely affect the integrity of a European site and that an appropriate assessment be carried out before such plan is made.

Therefore, in accordance with Section 177V(1) of said Act Limerick City and County Council as the competent authority hereby determines that the Draft Abbeyfeale Local Area Plan and alterations set out in the Chief Executive's report dated 13th June 2023 will not, either individually or in combination with other plans and projects, adversely affect the integrity of any European site, having regard to the mitigation measures identified in the Natura Impact Statement. In carrying out Appropriate Assessment the Council has taken into account the relevant matters specified under Section 177V(2) of said Act including:

- The assessments carried out in the course of the plan preparation and in particular the conclusions contained therein;
- The draft Abbeyfeale Local Area Plan;
- Written submissions and observations made regarding the Draft Abbeyfeale Local Area Plan and associated screening report, during the public consultation process including submissions, information and advice from statutory consultees and prescribed authorities;
- The Strategic Flood Risk Assessment Report on the Draft Abbeyfeale Local Area Plan;
- The Strategic Environmental Assessment Environmental Report;

The reason for the above mentioned determination are as follows:

The Draft Plan will not, either individually or in combination with other plans and projects adversely affect the integrity of any European site, having regard to the policies and objectives of the Local Area Plan and the mitigation measures identified in the Natura Impact Statement.



Vincent Murray

Director of Services – Planning, Environment and Place – Making

Part D Updated Strategic Flood Risk Assessment

- 1.** Amend the flood zone mapping to be consistent with the CFRAM Mapping.
- 2.** Remove Justification Tests for Knockbrack West (Appendix A.1) Abbeyfeale Mart (Appendix A.2) Killarney Road North (Appendix A.5) Killarney Road South (Appendix A.6) Dromtrasna (Appendix A.7) and Clash (Appendix A.8).
- 3.** Update Section 8 of the Strategic Flood Risk Assessment Report to reflect this change in approach.
- 4.** Update the Strategic Flood Risk Assessment to amend Climate Change Mapping to ensure consistency with the CFRAM Mapping.
- 5.** Update the Strategic Flood Risk Assessment to include reference to the Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019.

Abbeyfeale Strategic Flood Risk Assessment

~~April~~ June 2023

www.jbaconsulting.ie

Limerick City and County Council

Merchants Quay

Limerick

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Revision history

Revision Ref/Date	Amendments	Issued to
S3-P01 03/03/2023	Draft Report for comment	Limerick City and County Council
S3-P02 07/04/2023	Revised Draft for comment	Limerick City and County Council
S3-P03 13/04/2023	Draft for Consultation	Limerick City and County Council
<u>S3-P04 13/06/2023</u>	<u>Updated for CE Report</u>	<u>Limerick City and County Council</u>

This report describes work commissioned by Limerick County Council.

Prepared by Fiona Byrne BSc MSc
Analyst

Reviewed by Ross Bryant BSc MSc CEnv MCIWEM C.WEM
Associate Director

Purpose

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Abbreviations

1D	One Dimensional (modelling)
2D	Two Dimensional (modelling)
AEP	Annual Exceedance Probability
AFA	Area for Further Assessment
CFRAM	Catchment Flood Risk Assessment and Management
DTM	Digital Terrain Model
EPA	Environmental Protection Agency
FEH	Flood Estimation Handbook
FFL	Finished Floor Level
FRA	Flood Risk Assessment
FRMP	Flood Risk Management Plan
FRR	Flood Risk Review
FSU	Flood Studies Update
GIS	Geographical Information System
HEFS	High End Future Scenario
HPW	High Priority Watercourse
JFLOW	2-D hydraulic modelling package developed by JBA
JT	Justification Test
LA	Local Authority
LCCC	Limerick City and County Council
LDP	Limerick Development Plan
MPW	Medium Priority Watercourse
MRFS	Medium Range Future Scenario
OPW	Office of Public Works
OSi	Ordnance Survey Ireland
PFRA	Preliminary Flood Risk Assessment
RSES	Regional Spatial and Economic Strategy
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Urban Drainage Systems

1 Introduction

JBA Consulting was appointed by Limerick City and County Council to carry out the Strategic Flood Risk Assessment to support the preparation of the Draft Abbeyfeale Local Area Plan 2023-2029.

This report details the SFRA for this area and has been prepared in accordance with the requirements of the DoEHLG and OPW Planning Guidelines, The Planning System and Flood Risk Management¹; these guidelines were issued under the Planning and Development Act 2000 and recognise the significance of proper planning to manage flood risk.

1.1 Terms of Reference

Under the "Planning System and Flood Risk Management" guidelines, the purpose for the FRA is detailed as being *"to provide a broad (wide area) assessment of all types of flood risk to inform strategic land-use planning decisions. SFRAs enable the LA to undertake the sequential approach, including the Justification Test, allocate appropriate sites for development and identify how flood risk can be reduced as part of the development plan process"*.

The Draft Local Area Plan 2023-2029 (DLAP) will be the key document for setting out a vision for the development of Abbeyfeale during the plan period.

It is important that the proposed LAP complies with the requirements of the document "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (OPW/DoEHLG, 2009) which states that flood risk management should be integrated into spatial planning policies at all levels to enhance certainty and clarity in the overall planning process.

In order to ensure that flood risk is integrated into the draft DLAP the main requirements of the SFRA are to:

- Produce Flood Zone Mapping for the 2023-2029 plan;
- Prepare a Stage 2 - Flood Risk Assessment of Abbeyfeale in particular in relation to location and type of zoning and land-use proposals, with a focus on new or changed zoning compared with the current plan;
- Review and update the policy guidance within the SFRA in compliance with OPW/DoEHLG – "The Planning System and Flood Risk Management –Guidelines for Planning Authorities (OPW/DoEHLG, 2009)";
- Take cognizance of the Limerick Climate Adaptation Strategy 2019-2024, the National Climate Adaptation Framework and the various environmental and visual designations applicable to Abbeyfeale;
- Advise on zonings/land use-proposals and appropriate mitigation measures, assess and report on any submissions received as part of both the preparation and the public consultation stage of the plan, as they relate to flood risk.

1.2 Report Structure

This study considers the development strategy that will form part of the Local Area Plan for Abbeyfeale for 2023 - 2029. The context of flood risk in Abbeyfeale is considered with specific reference to a range of flood sources, including fluvial, pluvial, groundwater, sewer and artificial reservoirs and canals.

¹ DoEHLG and OPW (2009) The Planning System and Flood Risk Management: Guidelines for Planning Authorities

A two-stage assessment of flood risk was undertaken, as recommended in 'The Planning System and Flood Risk Management' guidelines, for the area that lies within the development boundary of the Local Area Plan. The first stage is to review historical flooding and flood extents and make updates based on new datasets and updated land use zoning.

Historical records and recent events demonstrate that Abbeyfeale has a history of flooding and confirms that a proportion of zoned lands are at flood risk. The SFRA must protect lands for any potential future flood risk management infrastructure and ensure that development within Flood Zones A/B is sustainably managed.

The second stage and the main purpose of this SFRA report is to appraise the adequacy of existing information, to prepare a Flood Zone map, based on available data, and to highlight potential development areas that require application of the Justification Test and/or more detailed assessment on a site specific level. The SFRA also provides guidelines for development within areas at potential risk of flooding, and specifically looks at flood risk and the potential for development within a number of key sites in Abbeyfeale.

Section 2 of this report provides an introduction to the study area and Section 3 discusses the concepts of flooding, Flood Zones and flood risk as they are incorporated into the Planning System and Flood Risk Management.

In Section 4 the available data related to flooding is summarised and appraised and outlines the sources of flooding to be considered, based on the review of available data. This section also considers the flood management assets that are in place. Section 5 summarises the key sources of flooding.

Following this, Section 6 outlines the flood risk management policy and Section 7 provides guidance and suggested approaches to managing flood risk to development; the contents of this section will be of particular use in informing the policies and objectives within the Local Area Plan.

Section 8 contains the review of land use zoning objectives across the settlement, it also summarises the application of the Justification Test to which specific responses are included in the Appendix.

2 Abbeyfeale Study Area

2.1 Introduction

The plan area comprises the full extent of Abbeyfeale, an area of 205.1 ha within the Draft LAP boundary. Abbeyfeale is located in the Feale catchment, which is within the Tralee Bay-Feale Catchment. The convergence of the Allaghaun River with the River Feale is located to the north of the town, and to the west lies the border between Limerick and Kerry. Lands within the LAP contain a mix of agricultural, residential, and commercial lands.

2.2 Watercourses

The primary watercourse in the Abbeyfeale area is the River Feale, which has a catchment area of approximately 202.7km² upstream of Abbeyfeale town. The River Feale rises in the Mullaghareirk Mountains in Cork, where it flows in a north westerly direction for 75kms, through Abbeyfeale and Listowel in Co. Kerry to its outfall where it drains into Cashen Bay, north of Ballyduff. It then flows out through the Shannon estuary to meet with the Atlantic Ocean. In the latter stages it is known as the Cashen River.

The River Feale flows through Abbeyfeale in a rough path along the Limerick\Kerry border with the west of the town located in Kerry and the east in Limerick. Most of the catchment is defined by moderate rainfall and shale, sandstone, siltstone and coal geology.

The River Allaghaun also flows through the town in a westerly direction where it meets the Feale at the north end of the town. It has a catchment area of 17.93km².

The land in the area of Abbeyfeale rises steeply to the south of the town to form the west end of the Mullaghareirk Mountains which overlaps the Limerick, Cork and Kerry borders.

A small tributary of the Feale known locally as the Glórach Stream flows west through the town to the River Feale and is culverted under St. Ita's Road/Pound Lane and again under the N21 at Bridge Street.

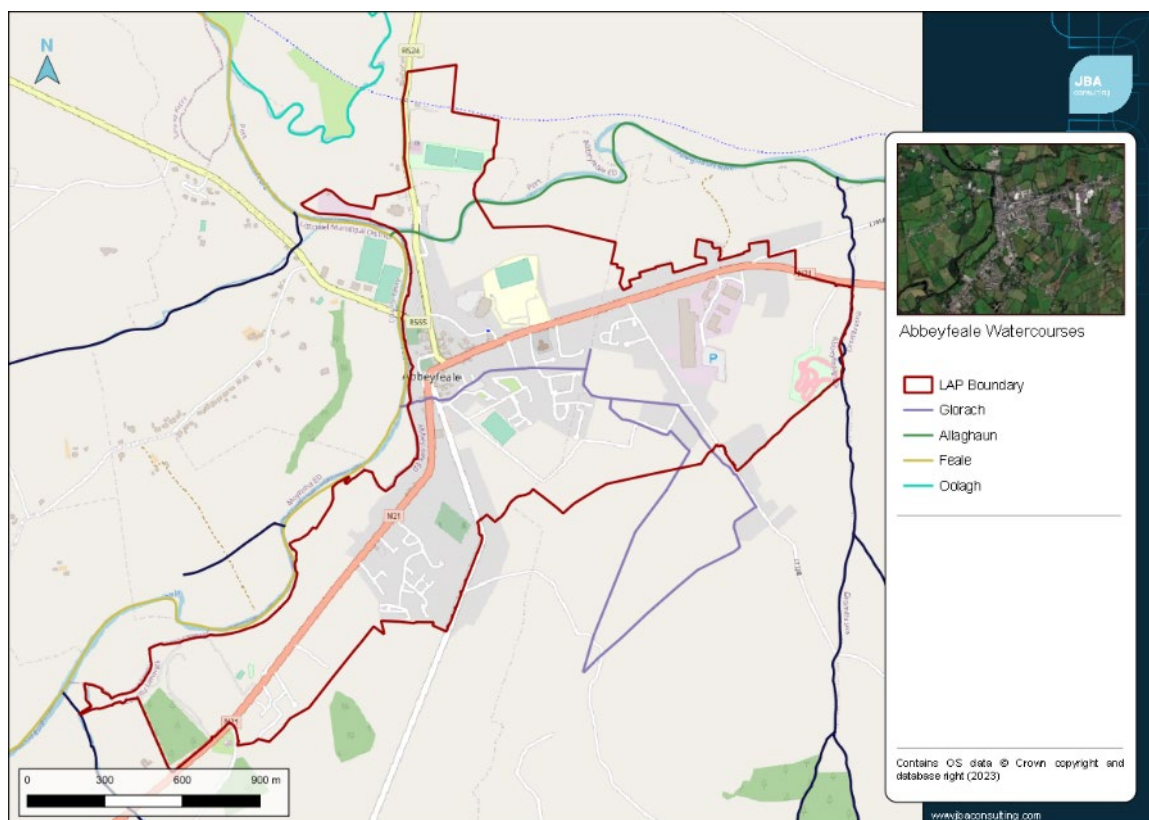


Figure 2-1: Abbeyfeale settlement and rivers

2.3 Current Planning Policy

2.3.1 Ireland 2040 – National Planning Framework

A Strategic Flood Risk Assessment of the National Policy Objectives (NPO) within the Ireland 2040 – National Planning Framework was undertaken with the aim of ensuring that flood risk is a key consideration in delivering the proposed strategic sustainable land-use planning decisions. It sets out how all levels of the planning process, from national level strategic assessments to individual planning applications, should follow the sequential approach set out in the 2009 Guidelines on Planning and Flood Risk Management.

The NPF recognises that it is not always possible to avoid developing in flood risk areas due to spatial, economic, environmental, and physical constraints. Development should be encouraged to continue, and in flood risk areas should follow the sequential approach and application of Justification Test set out in the Department's Guidelines on the Planning System and Flood Risk Management. These guidelines will facilitate the integration of flood risk and land risk planning in the Southern region, at all tiers of the planning hierarchy from national level through regional, city/county and local plans, masterplans and individual planning applications.

2.3.2 Regional Spatial and Economic Strategy (RSES)

The main purpose of the Regional Spatial and Economic Strategy (RSES) is to support the implementation of the NPF and wider Project Ireland 2040 aspirations. The RSES also supports the economic policies and objectives of the Government by providing a detailed strategic planning and economic framework. As Limerick forms part of the Southern Region, the plan must comply with the provisions of the RSES. The RSES provides a framework for the development of the region up to 2032. It focuses on the delivery of housing, job creation, infrastructure, community facilities and ensuring that the region remains attractive for investment.

Abbeyfeale is located approximately 65km south west of Limerick city on the Limerick to Tralee national primary route.

Of relevance to the SFRA is the overarching policy of rationalising the residential land use in Abbeyfeale and providing compact growth and development that accommodates envisaged housing needs and diversity. Since a proportion of the core town centre is at risk of flooding, this presents a challenge when managing flood risk and development.

2.3.3 The Limerick Development Plan 2022-2028

The current Limerick Development Plan covers the period 2022-2028. The plan sets out compliance with the National Planning Framework and the Regional Spatial and Economic Strategy. As part of the Limerick Development Plan 2022-2028 a Strategic Flood Risk Assessment was undertaken in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The purpose of the SFRA is to identify flooding or surface water management issues related to Limerick to inform strategic land use planning decisions.

The Limerick Development Plan 2022-2028 considered flood risk in reference to people, business, infrastructure, and the environment at risk of flooding. The LDP proposed to minimise the risk of flooding through the identification and management of existing and particularly potential future flood risks. The SFRA proposed this be completed by following the sequential approach and application of the Justification Test set out in the 2009 Guidelines on Planning and Flood Risk Management (DoEHLG) throughout the planning process.

3 The Planning System and Flood Risk Management

3.1 Introduction

Prior to discussing the management of flood risk, it is helpful to understand what is meant by the term. It is also important to define the components of flood risk in order to apply the principles of the Planning System and Flood Risk Management in a consistent manner.

The Planning System and Flood Risk Management: Guidelines for Planning Authorities, published in November 2009, describe flooding as a natural process that can occur at any time and in a wide variety of locations. Flooding can often be beneficial, and many habitats rely on periodic inundation. However, when flooding interacts with human development, it can threaten people, their property and the environment.

This Section will firstly outline the definitions of flood risk and the Flood Zones used as a planning tool; a discussion of the principles of the planning guidelines and the management of flood risk in the planning system will follow.

3.2 Definition of Flood Risk

Flood risk is generally accepted to be a combination of the likelihood (or probability) of flooding and the potential consequences arising. Flood risk can be expressed in terms of the following relationship:

$$\text{Flood Risk} = \text{Probability of Flooding} \times \text{Consequences of Flooding}$$

The assessment of flood risk requires an understanding of the sources, the flow path of floodwater and the people and property that can be affected. The source - pathway - receptor model, shown below in Figure 3-1, illustrates this and is a widely used environmental model to assess and inform the management of risk.

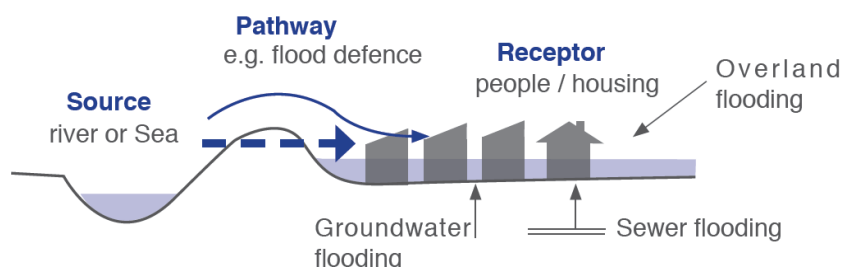


Figure 3-1: Source Pathway Receptor Model

Source: Figure A1 The Planning System and Flood Risk Management Guidelines Technical Appendices

Principal sources of flooding are rainfall or higher than normal sea levels while the most common pathways are rivers, drains, sewers, overland flow and river and coastal floodplains and their defence assets. Receptors can include people, their property and the environment. All three elements must be present for flood risk to arise. Mitigation measures, such as defences or flood resilient construction, have little or no effect on sources of flooding, but they can block or impede pathways or remove receptors.

The planning process is primarily concerned with the location of receptors, taking appropriate account of potential sources and pathways that might put those receptors at risk.

3.3 Likelihood of Flooding

Likelihood or probability of flooding of a particular flood event is classified by its annual exceedance probability (AEP) or return period (in years). A 1% AEP flood indicates the flood event that will occur or be exceeded on average once every 100 years and has a 1 in 100 chance of occurring in any given year.

Return period is often misunderstood to be the period between large flood events rather than an average recurrence interval. Annual exceedance probability is the inverse of return period as shown in Table 3-1.

Table 3-1: Probability of Flooding

Return Period (Years)	Annual Exceedance Probability (%)
2	50
100	1
200	0.5
1000	0.1

Considered over the lifetime of development, an apparently low-frequency or rare flood has a significant probability of occurring. For example:

- A 1% flood has a 22% (1 in 5) chance of occurring at least once in a 25-year period - the period of a typical residential mortgage;
- And a 53% (1 in 2) chance of occurring in a 75-year period - a typical human lifetime.

3.4 Consequences of Flooding

Consequences of flooding depend on the hazards caused by flooding (depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of receptors (type of development, nature, e.g. age-structure, of the population, presence and reliability of mitigation measures etc.).

The Planning System and Flood Risk Management guidelines provide three vulnerability categories, based on the type of development, which are detailed in Table 3.1 of the Guidelines, and are summarised as:

- **Highly vulnerable**, including residential properties, essential infrastructure and emergency service facilities;
- **Less vulnerable**, such as retail and commercial and local transport infrastructure;
- **Water compatible**, including open space, outdoor recreation and associated essential infrastructure, such as changing rooms.

3.5 Definition of Flood Zones

In the Planning System and Flood Risk Management guidelines, Flood Zones are used to indicate the likelihood of a flood occurring. These Zones indicate a high, moderate or low probability of flooding from fluvial or tidal sources and are defined below in Table 3-2.

It is important to note that the definition of the Flood Zones is based on an undefended scenario and does not take into account the presence of flood protection structures such as flood walls or embankments. This is to allow for the fact that there is a residual risk of flooding behind the defences due to

overtopping or breach and that there may be no guarantee that the defences will be maintained in perpetuity.

It is also important to note that the Flood Zones indicate flooding from fluvial and tidal sources and do not take other sources, such as groundwater or pluvial, into account, so an assessment of risk arising from such sources should also be made.

Table 3-2: Definition of Flood Zones

Zone	Description
Zone A High probability of flooding.	This zone defines areas with the highest risk of flooding from rivers (i.e. more than 1% probability or more than 1 in 100) and the coast (i.e. more than 0.5% probability or more than 1 in 200).
Zone B Moderate probability of flooding.	This zone defines areas with a moderate risk of flooding from rivers (i.e. 0.1% to 1% probability or between 1 in 100 and 1 in 1000) and the coast (i.e. 0.1% to 0.5% probability or between 1 in 200 and 1 in 1000).
Zone C Low probability of flooding.	This zone defines areas with a low risk of flooding from rivers and the coast (i.e. less than 0.1% probability or less than 1 in 1000).

3.6 Objectives and Principles of the Planning Guidelines

The Planning System and Flood Risk Management Guidelines describe good flood risk practice in planning and development management. Planning authorities are directed to have regard to the guidelines in the preparation of Development Plans and Local Area Plans, and for development control purposes.

The objective of the Planning System and Flood Risk Management Guidelines is to integrate flood risk management into the planning process, thereby assisting in the delivery of sustainable development. For this to be achieved, flood risk must be assessed as early as possible in the planning process. Paragraph 1.6 of the Guidelines states that the core objectives are to:

- "Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management".

The guidelines aim to facilitate 'the transparent consideration of flood risk at all levels of the planning process, ensuring a consistency of approach throughout the country.' SFRAs therefore become a key evidence base in meeting these objectives.

The 'Planning System and Flood Risk Management' works on a number of key principles, including:

- Adopting a staged and hierarchical approach to the assessment of flood risk;
- Adopting a sequential approach to the management of flood risk, based on the frequency of flooding (identified through Flood Zones) and the vulnerability of the proposed land use.

3.7 The Sequential Approach and Justification Test

Each stage of the Flood Risk Assessment (FRA) process aims to adopt a sequential approach to management of flood risk in the planning process.

Where possible, development in areas identified as being at flood risk should be avoided; this may necessitate de-zoning lands within the development plan. If de-zoning is not possible, then rezoning from a higher vulnerability land use, such as residential, to a less vulnerable use, such as open space may be required.

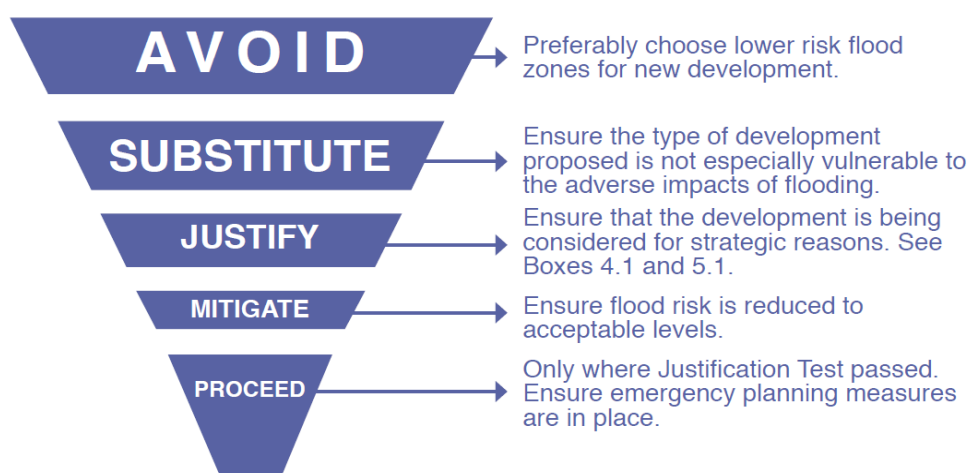


Figure 3-2: Sequential Approach Principles in Flood Risk Management

Source: The Planning System and Flood Risk Management (Figure 3.1)

Where rezoning is not possible, exceptions to the development restrictions are provided for through the application of the Justification Test. Many towns have central areas that are affected by flood risk and have been targeted for growth. To allow the sustainable and compact development of these urban centres, development in areas of flood risk may be considered necessary. For development in such areas to be allowed, the Justification Test must be passed.

The Justification Test has been designed to rigorously assess the appropriateness, or otherwise, of such developments. The test is comprised of two processes; the Plan-making Justification Test, and the Development Management Justification Test. The latter is used at the planning application stage, where it is intended to develop land that is at moderate or high risk of flooding for uses or development vulnerable to flooding that would generally be considered inappropriate for that land. Table 3-3 shows which types of development, based on vulnerability to flood risk, are appropriate land uses for each of the Flood Zones. The aim of the SFRA is to guide development zonings to those which are 'appropriate' and thereby avoid the need to apply the Justification Test.

Table 3-3: Matrix of Vulnerability versus Flood Zone.

	Flood Zone A High Probability	Flood Zone B Moderate Probability	Flood Zone C Low Probability
Highly Vulnerable Development (Including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less Vulnerable Development	Justification Test	Appropriate	Appropriate
Water-Compatible Development	Appropriate	Appropriate	Appropriate

3.8 Scales and Stages of Flood Risk Assessment

Within the hierarchy of regional, strategic and site-specific flood-risk assessments, a tiered approach ensures that the level of information is appropriate to the scale and nature of the flood-risk issues and the location and type of development proposed, avoiding expensive flood modelling and development of mitigation measures, where it is not necessary. The stages and scales of flood risk assessment comprise of:

- **Regional Flood Risk Assessment (RFRA)** – a broad overview of flood risk issues across a region to influence spatial allocations for growth in housing and employment and to identify where flood risk management measures may be required at a regional level to support the proposed growth. This should be based on readily derivable information and undertaken to inform the Regional Planning Guidelines.
- **Strategic Flood Risk Assessment (SFRA)** – an assessment of all types of flood risk informing land use planning decisions. This will enable the Planning Authority to allocate appropriate sites for development, whilst identifying opportunities for reducing flood risk. This SFRA will revisit and develop the flood risk identification undertaken in the RFRA and give consideration to a range of potential sources of flooding. An initial flood risk assessment, based on the identification of Flood Zones, will also be carried out for those areas zoned for development. Where the initial flood risk assessment highlights the potential for a significant level of flood risk, or there is conflict with the proposed vulnerability of development, then a site-specific FRA will be recommended, which will necessitate a detailed flood risk assessment.
- **Site Specific Flood Risk Assessment (FRA)** – site or project specific flood risk assessment to consider all types of flood risk associated with the site and propose appropriate site management and mitigation measures to reduce flood risk to and from the site to an acceptable level. If the previous tiers of study have been undertaken to appropriate levels of detail, it is highly likely that the site-specific FRA will require detailed channel and site survey, and hydraulic modelling.

4 Data Collection and Review

This section reviews the data collection and the flood history for the settlement, so that any additional information on flooding can be included within this SFRA. It will confirm the extent of extreme flooding (through the Flood Zone mapping) and key sources of flood risk.

Table 4-1: Available Flood Data for Flood Zone Development

Description	Coverage	Robustness	Comment on usefulness
Shannon CFRAM Flood Mapping	Covers the River Feale and tributaries	High AFA status	Detailed 1D/2D CFRAM HPW model and is useful. Site verified by walkover and consultation with the Local Authority. In general, CFRAM provides all information needed to apply the Justification Test (JT) for Plan Making under the SFRA.
JBA Flood Mapping	Covers a tributary of the River Feale	High	Detailed 1D/2D HPW model based on site channel survey and LiDAR data. Site verified by walkover and consultation with the Local Authority.
Historical Flood Event Outlines	Coverage of most of LAP area from previous flood event	Moderate	Used indirectly to validate flood zones. Useful background information for flooding in specific areas of the settlement.

Table 4-2 Other Available Data

Description	Coverage	Robustness	Comment on usefulness
GSI Groundwater and Surface Water flood information	Full Study Area	Moderate	Provides both historic and predictive flood extents for groundwater and historic surface water flooding.
Alluvial Soils Maps	Full Study Area	Low	Used to provide indication of risk in areas with no other mapping available.
Groundwater vulnerability maps	Broad scale, County wide	Moderate	Initial assessment of groundwater vulnerability. Provides a screening tool for use in FRA.
Site Walkover	Specific areas of interest	Moderate	Helpful for assessing flood risk in areas where mapping is unavailable. Used to verify existing mapping and flood extents.
Historic Flood Records including photos, aerial photos and reports.	Coverage of most of LAP area from 2009 flood event and spot coverage for other events	Various	Highly useful oversight of historic flooding issues provided by the Local Authority.
LiDAR height model	Abbeyfeale area	High	Aerial survey is used to appraise the topography and identify low spots, floodplain and areas potentially susceptible to flooding.

As set out in the RSES Regional Flood Risk Appraisal Report, and under the Planning Guidelines, the Flood Zone mapping for Abbeyfeale is principally derived from the CFRAM, where possible. However, one watercourse is not covered by the CFRAM and a detailed hydrological study was carried out and has been used to define the Flood Zones.

All sources of available flood mapping were reviewed, and the best available dataset is used.

Specific guidance is provided for each area of Abbeyfeale based on the data review and the site visit is used to confirm the most appropriate dataset and flood extents to define the Flood Zones. During the site visit (attended by Local Authority Engineers and Planners) the flood mapping was appraised on site by an experienced flood risk manager and professional opinion and judgement has been used to develop the recommendations within the Settlement Review of Section 8.

The review of the suite of flood risk data has been developed as a spatial planning tool to guide LCCC in making land-use zoning and development management decisions. The data sets have been deemed appropriate for the planning decisions being made at this stage of the plan making process and where flood risk is identified the following approach has been undertaken;

- Application of the Justification Test and/or;
- Further detailed analysis, or;
- Rezoning to a less vulnerable use, or;
- Further assessment at Development Management stage in limited circumstances, where it has been determined that development should be possible in principle, taking into account a site specific opinion.

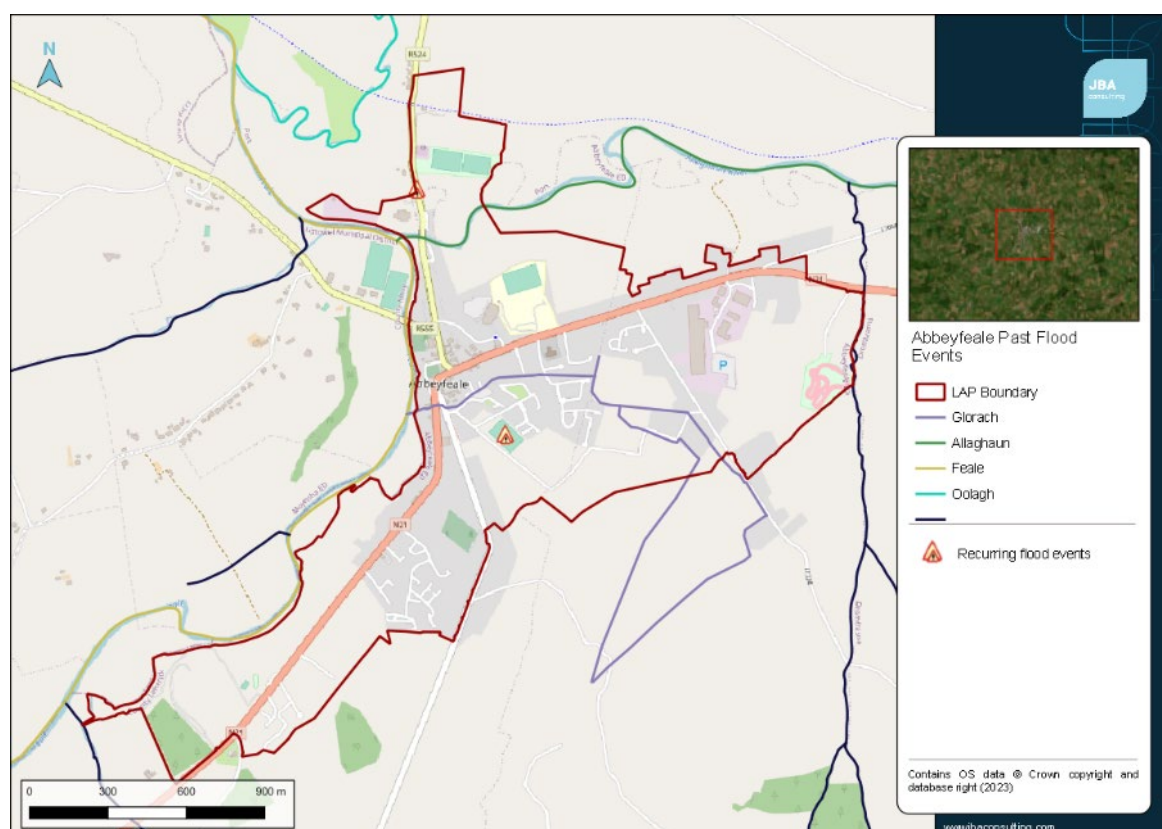
Where CFRAM modelling has been carried out (on the River Feale), flood levels are available at selected node points along the watercourse. Once an appropriate level of validation has been undertaken as part of the site-specific FRA, these flood levels may be used to form the basis of the development design.

4.1 Historic Flooding

A number of areas in Abbeyfeale have been affected by flooding historically. Several sources were consulted to identify previous flood events including the OPW floodinfo.ie website, newspaper articles and previous flood studies. Floodinfo.ie provides information on historical flood events across the country and formed the basis of the Regional Flood Risk Assessment. Information is provided in the form of reports and newspaper articles which generally relate to rare and extreme events.

Table 4-3 Flood History

Location	Start Date	Description
Ballaugh, Abbeyfeale	Recurring	On the Allaghaun River, near Abbeyfeale flooding occurs roughly twice a year.
Allaghaun Bridge	Recurring	Recurring incidents of flooding.
Abbeyfeale	Recurring	Likely due to pluvial flooding.
Abbeyfeale, Feale Bridge	1973	Flood waters reached a height 1-2 feet below the soffit of the bridge. Although this is outside the area under review, such an event at Abbeyfeale could pose a significant risk.

**Figure 4-1 Historic flood events Abbeyfeale**

4.2 Site Walkover

As part of the SFRA process a site walkover and consultation was undertaken in Abbeyfeale by an experienced Flood Risk Manager alongside the Local Authority Engineer. The site walkover took place on 25/10/2022 and aimed to assess risks presented by potentially unmapped watercourses and to verify CFRAM mapping.

The walkover took place at specific locations throughout Abbeyfeale based on CFRAM and OSI mapping. During the walkover an unmapped watercourse and its associated structures were identified. The CFRAM mapping was also found to be in agreement with observations made during the walkover.

4.3 GSI Groundwater Flood

The winter of 2015/2016 saw the most extensive groundwater flooding ever witnessed in Ireland. The lack of data on groundwater flooding and fit-for-purpose flood hazard maps were identified as serious impediments to managing groundwater flood risk in

vulnerable communities. Geological Survey Ireland - in collaboration with Trinity College Dublin and Institute of Technology Carlow - initiated the groundwater flood project GWflood to address these deficits. Data available as a result of the project, including national-scale flood maps for both historic and predictive groundwater flooding.

The historic groundwater flood map is primarily based on the winter 2015/2016 flood event, which in most areas represented the largest groundwater flood event on record. The map was produced based on the SAR imagery of the 2015/2016 event as well as any available supplementary evidence.

The predictive groundwater flood map presents the probabilistic flood extents for locations of recurrent karst groundwater flooding. It consists of a series of stacked polygons at each site representing the flood extent for specific AEP's mapping floods that are expected to occur every 10, 100 and 1000 years (AEP of 0.1, 0.01, and 0.001 respectively). The map is focussed primarily (but not entirely) on flooding at seasonally inundated wetlands, known as turloughs. Sites were chosen for inclusion in the predictive map based on existing turlough databases as well as manual interpretation of SAR imagery.

The mapping process tied together the observed and SAR-derived hydrograph data, hydrological modelling, stochastic weather generation and extreme value analysis to generate predictive groundwater flood maps for over 400 qualifying sites. It should be noted that not all turloughs are included in the predictive map as some sites could not be successfully monitored with SAR and/or modelled.

The predictive mapping is displayed over page in Figure 4-2 and Figure 4-3 and confirms that there is no predicted groundwater flooding within the LAP boundary. The closest incidents of recorded historic groundwater flooding or predicted groundwater flooding are c. 27km to the northeast at Rathkeale.

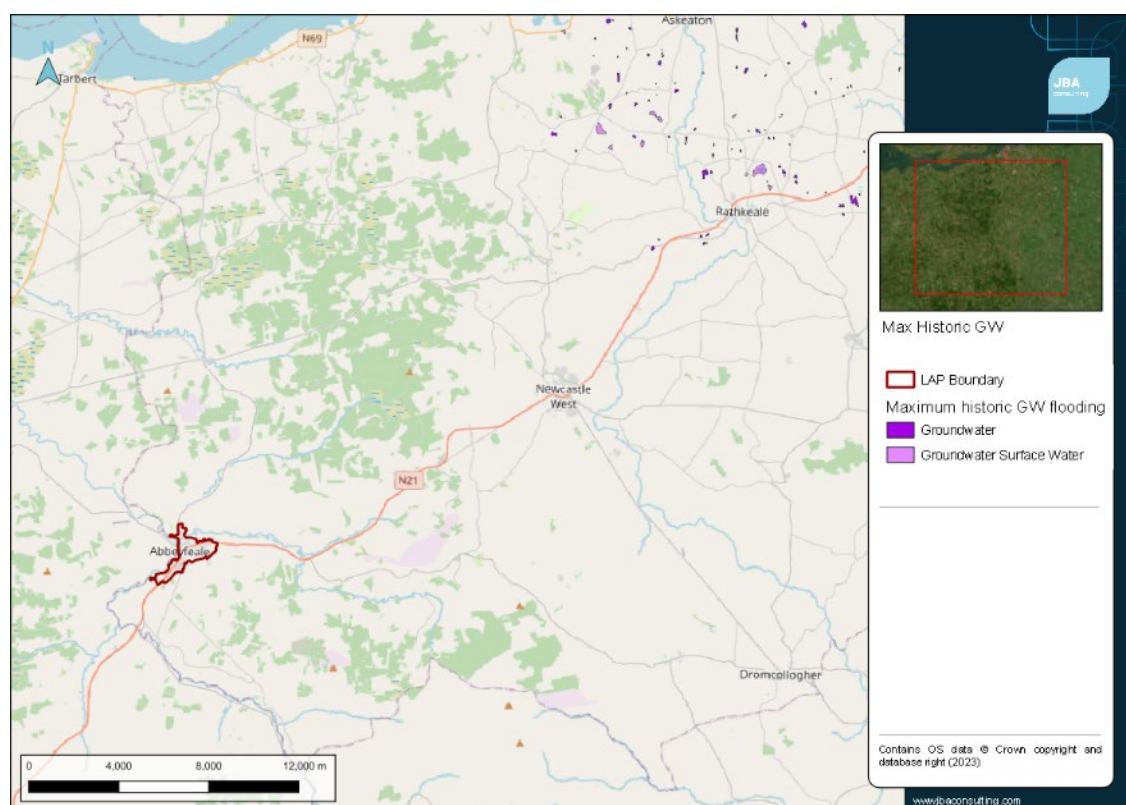


Figure 4-2 Maximum Historic Groundwater Flooding

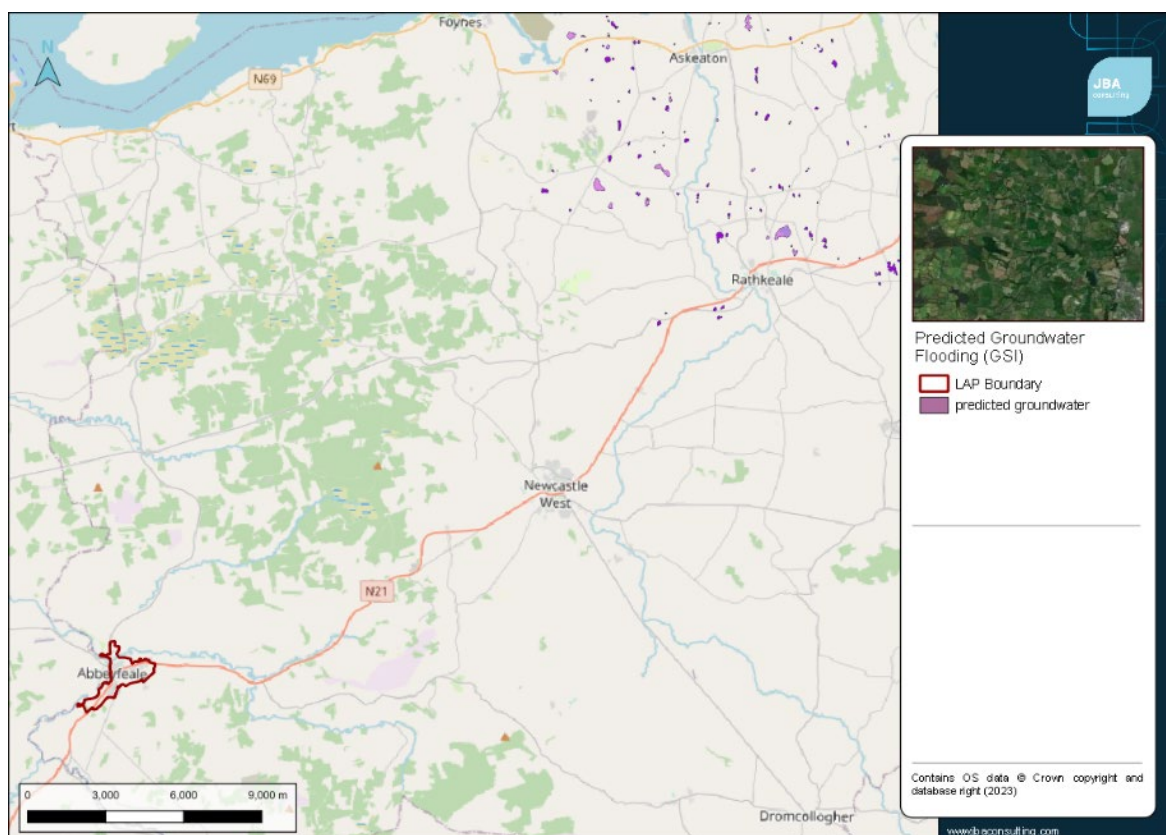


Figure 4-3 Groundwater Flooding Medium Probability

4.4 GSI Surface Water Flooding

Geological Survey Ireland - in collaboration with Trinity College Dublin and Institute of Technology Carlow - initiated the groundwater flood project GWflood to address deficits in groundwater flooding and fit-for-purpose flood hazard maps.

In addition to the historic groundwater flood map, the flood mapping methodology was also adapted to produce a surface water flood map of the 2015/2016 flood event. This flood map encompasses fluvial and pluvial flooding in non-urban areas and has been developed as a separate product. The historic surface water flood map is displayed within Figure 4-1 and was reviewed on site during the walkover in October 2022.

4.5 CFRAM

In 2011, the OPW commenced appointment of consultants to carry out a more detailed flood risk assessment on key flood risk areas. This work was undertaken under the CFRAM programme across seven river basin districts in Ireland. The Shannon RBD includes the entire catchment of the River Shannon and its estuary, covering some 17,800km² and 20% of the island of Ireland. The RBD covers parts of 17 counties: Limerick, Clare, Tipperary, Offaly, Westmeath, Longford, Roscommon, Kerry, Limerick, Leitrim, Cavan, Sligo, Mayo, Cork, Laois, Meath and Fermanagh.

The initial Flood Risk Review (FRR) stage of the Shannon CFRAM, included a site-based review of the PFRA flood outlines at a number of settlements. Several communities were identified through this process as being at potentially significant flood risk in the Shannon Upper and Lower River Basin, which included Abbeyfeale. Following this

review, any sites recommended as an Area for Further Assessment (AFA) were included in the subsequent detailed assessment stage of each CFRAM study.

A set of flood maps, indicating the areas prone to flooding, has been developed and published for each of the communities. The Plan builds on and supplements the national programme of flood protection works completed previously, that are under design and construction at this time or that have been set out through other projects or plans, and the ongoing maintenance of existing drainage and flood relief schemes.

4.6 Detailed Hydraulic Modelling – Glórach Stream

A small tributary of the Feale known locally as the Glórach Stream flows west through the town to the River Feale and is culverted under St. Ita's Road/Pound Lane and again under the N21. The watercourse was not formally modelled under the CFRAM programme or covered by the NIFM mapping. JBA undertook a detailed 1D-2D hydraulic model of the watercourse using the ESTRY-TuFLOW software package. The model was supported by channel survey undertaken by a specialist survey contractor and hydrological estimation/assessment. Results were used to create Flood Zone A/B and have been amalgamated with the wider Flood Zones for Abbeyfeale.



Figure 4-4 Glórach Stream Flood Zones

4.7 Climate Change

Climate change is likely to have a considerable impact on flood risk in Ireland, such as through rising mean sea levels, increased wave action and the potential increases in winter rainfall and intense rainfall events. Land use change, for example, through new housing and other developments, can also increase potential future flood risk. In order to assess this risk, the Shannon CFRAM study and the Glórach Stream modelling for the LAP also included detailed assessments of flooding and impacts for potential future climate change scenarios.

The 1% AEP and 1% AEP + climate change (HEFS) outlines are displayed over page in Figure 4-5. Results confirm a generally low impact of climate change across the settlement.

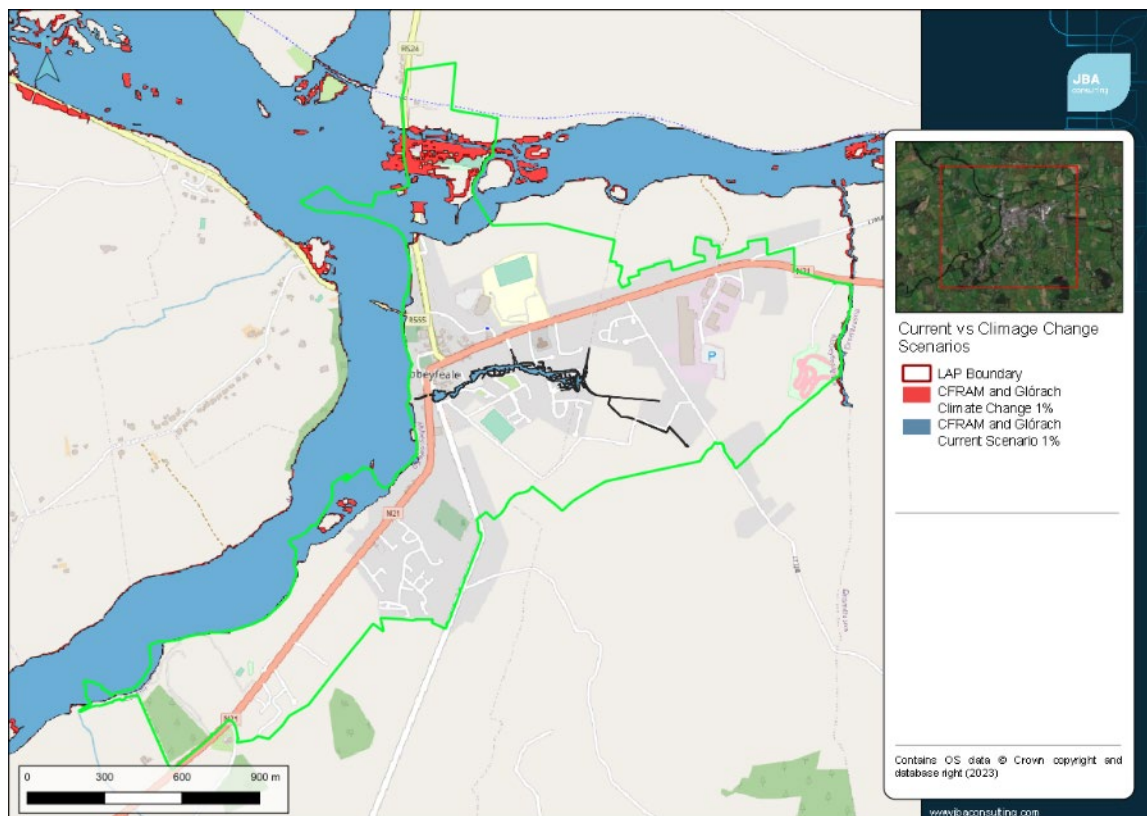


Figure 4-5 Current Scenario and $1\% + 1\%$ Climate Change (HEFS) AEP outlines

5 Sources of Flooding

This SFRA has reviewed flood risk from fluvial, pluvial and groundwater sources. Flooding events have become more pronounced in Ireland, and County Limerick, in recent years. Climate change risks also need to be considered at a strategic and site-specific scale. Climate change is discussed in Section 4.5 in relation to incorporation of climate change into the SFRA. A comment on the likely impacts of climate change, on a settlement basis, has been provided in Section 8.

5.1 Fluvial Flooding

This is the principal source of flood risk to Abbeyfeale. Flooding from rivers and streams is associated with the exceedance of channel capacity during times of heavy rainfall resulting in higher flows. The process of flooding from watercourses depends on numerous characteristics associated with the catchment including; geographical location and variation in rainfall, steepness of the channel and surrounding floodplain and infiltration and rate of runoff associated with urban and rural catchments. Generally, there are two main types of catchments; large and relatively flat or small and steep, both giving two very different responses during large rainfall events.

In a catchment such as the River Feale, where the upper reaches are steep, local intense rainfall can result in the rapid onset of deep and fast-flowing flooding with little warning, such as was experienced in Newcastle West and Athea in 2008. Such “flash” flooding, which may only last a few hours, can cause considerable damage and possible threat to life.

The Allaghaun river confluences with the River Feale in the north part of Abbeyfeale, which then flows west and north. River tributaries are also located within the town’s boundary.

Many areas in Abbeyfeale are relatively low lying and prone to flooding. There are records of 3 recurring flood events in the vicinity of the town. The River Feale and River Allaghaun are the primary causes of flooding in Abbeyfeale; with most events attributed to fluvial sources. The Glórach Stream is also a source of historic risk in the vicinity of the Funeral Home.

Flood risk relating to specific areas of Abbeyfeale is discussed in Section 8 and has been used to inform the zoning objectives for the Development Plan.

5.2 Pluvial Flooding

Flooding of land from surface water runoff is usually caused by intense rainfall that may only last a few hours. The resulting water follows natural valley lines, creating flow paths along roads and through and around developments and ponding in low spots, which often coincide with fluvial floodplains. Any areas at risk from fluvial flooding will almost certainly be at risk from surface water flooding.

5.3 Flooding from Drainage Systems

Flooding from artificial drainage systems occurs when flow entering a system, such as an urban storm water drainage system, exceeds its discharge capacity, it becomes blocked or it cannot discharge due to a high-water level in the receiving watercourse.

Flooding in urban areas can also be attributed to sewers. Sewers have a finite capacity which, during certain load conditions, will be exceeded. In addition, design standards vary and changes within the catchment areas draining to the system, in particular planned growth and urban creep, will reduce the level of service provided by the asset. Sewer flooding problems will often be associated with regularly occurring storm events during which sewers and associated infrastructure can become blocked or fail. This problem is exacerbated in areas with under-capacity systems. In the larger events that

are less frequent but have a higher consequence, surface water will exceed the sewer system and flow across the surface of the land, often following the same flow paths and ponding in the same areas as overland flow.

Foul sewers and surface water drainage systems are spread extensively across the urban areas with various interconnected systems discharging to treatment works and into local watercourses. The potential for pluvial flooding will be managed by the application of the specific policies on surface water, as displayed in Section 6.

5.4 Groundwater Flooding

Groundwater flooding is caused by the emergence of water originating from underground and is particularly common in karst landscapes. This can emerge from either point or diffuse locations. The occurrence of groundwater flooding is usually very local and unlike flooding from rivers and the sea, does not generally pose a significant risk to life due to the slow rate at which the water level rises. However, groundwater flooding can cause significant damage to property, especially in urban areas and pose further risks to the environment and ground stability. Flood risk relating to groundwater has been screened under Section 5.4 and confirmed that Abbeyfeale is not at risk from predicted or historic groundwater flooding.

6 Flood Risk Management Policy

The implementation of the Planning Guidelines throughout the County is achieved through the application of the policies and objectives contained within the Draft Abbeyfeale LAP.

The specific management of risk is discussed for each area of Abbeyfeale in Section 8.

6.1 Flood Risk Policy

IU 05	<p>Flood Risk Management: It is an objective of the Council to:</p> <p>a) Manage flood risk in accordance with the requirements of "The Planning System and Flood Risk Management Guidelines for Planning Authorities", DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.</p>
	<p>b) Ensure development proposals within the areas outlined as being at risk of flooding are subject to Site Specific Flood Risk Assessment as outlined in "The Planning System and Flood Risk Management Guidelines", DECLG and OPW (2009). These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p>
	<p>c) Ensure that future developments in flood prone areas is generally limited to minor developments in line with the Circular PL 2/2014 and the Flood Risk Management Guidelines for Planning Authorities and ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA.</p>
	<p>d) Developments on lands benefitting from Arterial Drainage Schemes shall preserve the maintenance and access to these drainage channels. Land identified as benefitting from these systems may be prone to flooding, as such site specific flood risk assessments will be required as appropriate, at planning application stage.</p>
	<p>e) Seek to upgrade the culvert serving the Glórach stream to minimise the risk of flooding, subject to resources.</p>
	<p>f) Ensure the protection of a 20m riparian buffer on greenfield sites and the buffer to be maintained free from development, and in particular the lands zoned New Residential by the Glórach stream east of the Clash Road and west of Cedarville. Proposals shall be advised by the Planning for Watercourses in Urban Environments, Inland Fisheries, 2020.</p>

6.2 CFRAM Recommendations

Following the publication of the final Flood Risk Management Plans for the CFRAM Study in May 2018 a 10 year €1billion programme of works (for 118 schemes) was announced by the OPW.

The OPW's Shannon Catchment Flood Risk Assessment and Management (CFRAM) Study identified Abbeyfeale as an AFA and concluded that a flood relief scheme would be viable and effective for the community. The Shannon CFRAM FRMP identified there be no action taken in relation to Abbeyfeale.

7 Development Management and Flood Risk

In order to guide both applicants and relevant council staff through the process of planning for and mitigating flood risk, the key features of a range of development scenarios have been identified (relating the Flood Zone, development vulnerability and presence or absence of defences). For each scenario, a number of considerations relating to the suitability of the development are summarised below.

It should be noted that this section of the SFRA begins from the point that all land zoned for development has passed the Justification Test for Development Plans, and therefore passes Part 1 of the Justification Test for Development Management – which states that the land has in the first instance been zoned accordingly in a development plan (that underwent an SFRA). In addition to the general recommendations in the following sections, Section 8 should be reviewed for specific recommendations for individual areas of Abbeyfeale, including details of the application of the Justification Test and the specific requirements within each area of the settlement.

In order to determine the appropriate design standards for a development it may be necessary to undertake a site-specific flood risk assessment. This may be a qualitative appraisal of risks, including drainage design. Alternatively, the findings of the CFRAM, or other detailed study, may be drawn upon to inform finished floor levels. In other circumstances a detailed modelling study and flood risk assessment may need to be undertaken. Further details of each of these scenarios, including considerations for the flood risk assessment are provided in the following sections.

7.1 Requirements for a Flood Risk Assessment

An appropriately detailed flood risk assessment will be required in support of any planning application. The level of detail will vary depending on the risks identified and the proposed land use. As a minimum, all proposed development, including that in Flood Zone C, must consider the impact of surface water flood risks on drainage design. In addition, flood risk from sources other than fluvial and tidal should be reviewed, including groundwater flooding and/or flooding associated with storm water deficiencies, restrictions or blockages.

For sites within Flood Zone A or B, a site specific "Stage 2 - Initial FRA" will be required, and may need to be developed into a "Stage 3 - Detailed FRA". The extents of Flood Zone A and B are delineated through this SFRA. However, future studies may refine the extents (either to reduce or enlarge them) so a comprehensive review of available data should be undertaken once a FRA has been triggered.

Within the FRA the impacts of climate change and residual risk (including culvert/structure blockage) should be considered and remodelled where necessary, using an appropriate level of detail, in the design of finished floor levels. Further information on the required content of the FRA is provided in the Planning System and Flood Risk Management Guidelines.

Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach in terms of the site layout and design and, in satisfying the Justification Test (where required), the proposal will demonstrate that appropriate mitigation and management measures are put in place.

If any unmodelled watercourses are detected on a site and flood risk has consequently not been mapped under the SFRA, it does not mean there is no flood risk present. Instead, a site specific flood risk assessment of appropriate level of detail should be carried out to delineate the Flood Zones and/or suitable mitigation measures (such as finished floor levels). In such locations the Justification Test has not been applied, so development must progress in accordance with the sequential approach and avoid Flood Zone A and B.

7.2 Development in Flood Zones A or B

7.2.1 Minor Developments

Section 5.28 of the Planning Guidelines on Flood Risk Management identifies certain types of development as being 'minor works'. In such cases, the sequential approach cannot be used to locate such development in lower-risk areas and the Justification Test will not apply.

Generally, the approach to deal with flood protection would involve raising the ground floor levels above extreme flood levels. However, in some parts of the plan area, which are already developed, ground floor levels for flood protection could lead to floor levels being much higher than adjacent streets, thus creating a hostile streetscape for pedestrians. This would cause problems for infill development sites if floor levels were required to be significantly higher than those of neighbouring properties. In this regard, for the key sites in the plan area it has been recognised that ground floor levels below predicted flood levels could be allowed, in limited circumstances, on a site by site basis, for commercial and business developments. However, if this is the case, then these would be required to be flood resistant construction using water resistant materials and electrical fittings placed at higher levels. For high risk areas it would also be necessary to impose planning restrictions in these areas.

It should be noted that for residential buildings within Flood Zone A or B, bedroom accommodation shall not be permitted at basement or ground floor.

For commercial operations, business continuity must be considered, and steps taken to ensure operability during and recovery after a flood event for both residential and commercial developments. Emergency access must be considered as in many cases flood resilience will not be easily achieved in the existing build environment.

The requirement for providing compensatory storage for minor developments has been reviewed and can generally be relaxed, even where finished floor levels have been raised, and particularly where flood risk is primarily tidal or the development is behind defences. This is because the development concerns land which has previously been developed and would already have limited capacity to mitigate flooding, and would particularly be the case in tidal risk areas. However, a commentary to this effect must be substantiated in the FRA and should be discussed with Limerick City and County Council prior to submission of a planning application.

7.2.2 Highly vulnerable development in Flood Zone A or B

Development which is highly vulnerable to flooding, as defined in The Planning System and Flood Risk Management, includes (but is not limited to) dwelling houses, hospitals, emergency services and caravan parks.

New development

It is not appropriate for new, highly vulnerable, development to be located in Flood Zones A or B outside the core of the settlement. Such proposals do not pass the Justification Test for Development Plans. Instead, a less vulnerable or water compatible use should be considered.

In some cases, land use objectives for highly vulnerable uses have been justified in the Local Area Plan. This includes zonings focused around an urban core which allow for a mix of residential, commercial and other uses. In such cases, a sequential approach to land use within the site must be taken and will consider the presence or absence of defences, land raising and provision of compensatory storage, safe access and egress in a flood and the impact on the wider development area.

Existing developed areas

The Planning Circular (PL02/2014) states that *"notwithstanding the need for future development to avoid areas at risk of flooding, it is recognised that the existing urban structure of the country contains many well established cities and urban centres which will continue to be at risk of flooding. In addition, development plans have identified various strategically important urban centres ... whose continued consolidation, growth, development or generation, including for residential use, is being encouraged to bring about compact and sustainable growth."*

In cases where specific development proposals have passed the Justification Test for Development Plans, the outline requirements for a flood risk assessment and flood management measures are detailed in this SFRA in the following sections and the site specific assessments in Section 8, which also detail where such development has been justified. Of prime importance is the requirement to manage risk to the development site and not to increase flood risk elsewhere. It should also be noted that for residential buildings within Flood Zone A or B, bedroom accommodation shall not be permitted at basement or ground floor.

7.2.3 Less vulnerable development in Flood Zone A or B

This section applies to less vulnerable development in Flood Zone A which has passed the Justification Test for development plans, and less vulnerable development in Flood Zone B, where this form of development is appropriate, and the Justification Test is not required. Development which is less vulnerable to flooding, as defined in The Planning Guidelines, includes (but is not limited to) retail, leisure and warehousing and buildings used for agriculture and forestry (see Table 3.3 for further information). This category includes less vulnerable development in all forms, including refurbishment or infill development, and new development both in defended and undefended situations.

The design and assessment of less vulnerable development should begin with 1% AEP fluvial or 0.5% tidal events (depending on dominant flood source) as standard, with climate change and a suitable freeboard included in the setting of finished floor levels. The presence or absence of flood defences informs the level of flood mitigation recommended for less vulnerable developments in areas at risk of flooding. In contrast with highly vulnerable development, there is greater scope for the developer of less vulnerable uses to accept flood risks and build to a lower standard of protection, which is still high enough to manage risks for the development in question. However, any deviation from the design standard of 1%/0.5% AEP, plus climate change, plus freeboard, needs to be fully justified within the FRA and show an appropriate response to the flood risk present and to be agreed with Limerick City and County Council engineers and planners. However, in County Limerick there are limited locations where formal (non-agricultural) flood defences are present.

7.3 Development in Flood Zone C

Where a site is within Flood Zone C, but adjoining or in close proximity of a watercourse, there could be a risk of flooding associated with factors such as future scenarios (climate change), blocking of a bridge or culvert or other residual risk. Risk from sources other than fluvial and coastal must also be addressed for all development in Flood Zone C, including groundwater flooding and/or flooding associated with storm water deficiencies, restrictions or blockages. As a minimum in such a scenario, an assessment of flood risk should be undertaken which will screen out possible sources of flood risk and where they cannot be screened out it should present mitigation measures. The most likely mitigation measure will involve setting finished floor levels to a height that is above the 1% AEP fluvial event level, with an allowance for climate change and freeboard, or to ensure a step up from road level to prevent surface water ingress. Design elements such as channel maintenance or trash screens may also be required. Evacuation routes in the event of inundation of surrounding land should also be detailed.

Guidance for the assessment of surface water risk is provided in Section 7.5.

The impacts of climate change should be considered for all proposed developments. A development which is currently in Flood Zone C may be shown to be at risk when an allowance for climate change is applied. Details of the approach to incorporating climate change impacts into the assessment and design are provided in Section 7.7.

7.4 Water compatible uses in Flood Zone A or B

Water compatible uses can include the non-built environment, such as open space, agriculture and green corridors which are appropriate for Flood Zone A and B and are unlikely to require a flood risk assessment. However, there are numerous other uses which are classified as water compatible, but which involve some kind of built development, such as lifeguard stations, fish processing plants and other activities requiring a waterside location. In other situations, works to an area of open space may result in changes to the topography which could lead to loss in flood plain storage and/or impacts on flood conveyance. The Justification Tests are not required for such development, but an appropriately detailed flood risk assessment is required. This should consider mitigation measures such as development layout and finished floor levels, access, egress and emergency plans. In line with other highly vulnerable development, sleeping accommodation at basement or ground floor level will not be permitted. Climate change and other residual risks should also be considered within the SSFRA.

7.5 Drainage Impact Assessment

All proposed development, including that in Flood Zone C, must consider the impact of surface water flood risks on drainage design.

There are extensive networks of surface water runoff routes across the settlement, with areas vulnerable to ponding indicated on the Flood Zone Maps. Particular attention should be given to development in low-lying areas which may act as natural ponds for collection of runoff. The Council are currently undertaking a review of the surface water systems and the results of this assessment should inform site drainage design as they are available.

The drainage design shall ensure no increase in flood risk to the site, or the downstream catchment. Reference should be made to the relevant policies in the Development Plan and any forthcoming Surface Water Strategy for details of the assessment process.

Master planning of development sites should ensure that existing flow routes are maintained, through the use of green infrastructure. Where possible, and particularly in areas of new development, floor levels should at a minimum be 300mm above adjacent roads and hard standing areas to reduce the consequences of any localised flooding. Where this is not possible, an alternative design appropriate to the location may be prepared.

7.6 Requirements for a Flood Risk Assessment

An appropriately detailed flood risk assessment will be required in support of all planning applications within areas identified as being at risk of flooding. The level of detail will vary depending on the risks identified and the proposed land use. As a minimum, all proposed development, including that in Flood Zone C, must consider the impact of surface water flood risks on drainage design. In addition, flood risk from sources other than fluvial and tidal should be reviewed.

For sites within Flood Zone A or B, a site specific "Stage 2 - Initial FRA" will be required and subject to the outcome may need to be developed into a "Stage 3 - Detailed FRA". The extents of Flood Zone A and B are delineated through this SFRA. However, future studies may refine the extents (either to reduce or enlarge them) and proposed

variations to the Flood Zones should be discussed with Limerick City and County Council.

An assessment of the risks of flooding should accompany applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, particularly for operation and maintenance activities by Limerick City and County Council and OPW. Where possible, the design of built elements in these applications should demonstrate principles of flood resilient design (See Section 4 - Designing for Residual Flood Risk of the Technical Appendices to the DoECLG Flooding Guidelines). Emergency access must be considered, as in many cases flood resistance (such as raised finished floor levels and flood barriers) and retrofitting flood resilience features may be challenging in an existing building. Within the FRA the impacts of climate change and residual risk (including culvert/structure blockage) should be considered and remodelled where necessary, using an appropriate level of detail, in the design of FFL. Further information on the required content of the FRA is provided in the Planning Guidelines.

Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach in terms of the site layout and design and, in satisfying the Justification Test for Development Management (where required), the proposal will demonstrate that appropriate mitigation and management measures are put in place.

7.6.1 Development in Defended Areas

Although no sites are currently formally defended in Abbeyfeale, this situation could change in the future. In this case it should be noted that where a site or area is referred to as being defended for the purposes of determining flood mitigation it is assumed that the defences provide a minimum of the 1% AEP (fluvial) or 0.5% AEP (tidal) standard of protection, and have been through a formal detailed design process and approved by OPW or Limerick City and County Council. Informal defences, which may only be at an agricultural standard like many of those around Limerick City, or those developed under the minor works scheme which may provide a lesser standard of protection, are not considered to provide a robust enough standard of protection to allow a moderation in the flood risk mitigation required at a site. The understanding of risks of developing behind defences needs to be explored in the site specific FRA.

The assessment of breach within the scope of a site specific FRA should be proportionate to the likelihood of the defence failing, taking into account the age, maintenance regime, construction type and the presence of any demountable or mechanically operated components. Proximity of the site to the defence and location within the floodplain will also influence the impact of defence breach and overtopping. Defence overtopping during events which exceed the design standard of protection also present a risk to developments and should be addressed regardless of the likelihood of the defence breaching.

There are a number of ways in which breach and overtopping of defences can be investigated, depending on the scale of risk and the nature of the development. Prior to undertaking breach analysis, Limerick City and County Council should be consulted to agree the approach taken.

- As the various flood relief schemes progress across the county, breach modelling may also become available which can be used for the purposes of site specific flood risk assessment. As with the CFRAM outputs though, this may not represent the most appropriate location to the site in question.
- Projection of instream water levels across the floodplain – this approach provides a conservative (worst case) estimate of flood risk in the event of defence breach or overtopping as, in reality, water levels across the flood plain would be lower than in the channel. This means the resulting mitigation may be more significant (for example, in terms of ground levels proposed) than if a more detailed

modelling approach was taken, particularly if the proposed development site is on the edge of the inundation area. However, in some locations, particularly where a site is partially or fully within Flood Zone A, and /or close to the defence, this conservative approach may be more appropriate.

- Breach modelling – for more complex and higher value developments, bespoke breach modelling can be undertaken in which the overtopping or breach of a flood defence can be investigated with specific reference to a development site. The breach modelling may need to be informed by a detailed understanding of the structural condition of the defence. Breach modelling will also allow a site-specific assessment of finished floor levels to be developed, which may be lower than the default standard. The OPW's Guidance on breach modelling, or other best practice guide, should be referenced and an approach agreed with Limerick City and County Council.

The decision as to which approach is most appropriate to the development, and how this information should be used to inform the development design should be made in conjunction with the Limerick City and County Council.

7.6.2 Checklist for Applications for Development in Areas at Risk of Flooding

This section applies to both highly and less vulnerable development in Flood Zone A and highly vulnerable development in Flood Zone B that satisfy the following:

- Meet the definition of Minor Development; or
- Have passed the Justification Test for Development Plans and be able to pass the Justification Test for Development Management to the satisfaction of the Planning Authority.
- The following checklist is required for all development proposals:
- The SSFRA be carried out by an appropriately qualified Engineer with relevant FRA experience (as deemed acceptable by the Planning Authority), in accordance with the Limerick City and County Council SFRA and the Planning Guidelines.
- Demonstration that the specific objectives or requirements for managing flood risk set out in Section 6 of this SFRA have been complied with, including an assessment of residual risks.
- Preparation of access, egress and emergency plans which are appropriate to the source of flooding and lead time to issue a warning, vulnerability of the development and its occupiers, the intensity of use and the level of flood risk.
- An assessment of the potential impacts of climate change and the adaptive capacity of the development.
- Compliance with C753 CIRIA SUDS guide, GDSDS and inclusion of SuDS.

7.7 Climate Change

Ireland's climate is changing and analysis of the potential impacts of future climate change is essential for understanding and planning. Climate change should be considered when assessing flood risk and in particular residual flood risk. Areas of residual risk are highly sensitive to climate change impacts as an increase in flood levels will increase the likelihood of defence failure.

The Planning Guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects. Specific advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the [OPW Climate Change](#)

[Sectoral Adaptation Plan²](#). There are many coastal related climate change impacts, these include:

- continued sea level rise;
- potentially more severe Atlantic storms, which could generate more significant storm surges and extreme waves;
- increased water depths lead to larger waves reaching the coast.

The OPW guidance recommends that two climate change scenarios are considered. These are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). In all cases, the allowances should be applied to the 1% AEP fluvial flows. Where a development is critical or extremely vulnerable ([see Table 4.5](#)) the impact of climate change on 0.1% AEP flows should also be tested.

These climate change allowances are particularly important at the development management stage of planning and will ensure that proposed development is designed and constructed according to current local and national Government advice.

Further work on the impacts of climate change on flood levels was undertaken as part of the Shannon CFRAM Study and the ICPSS/ICWWS/NCFHM. The studies provided flood extents for both fluvial and coastal risk, which are available on www.floodinfo.ie.

Assessment of climate change impacts can be carried out in a number of ways. For watercourses that fall within the Shannon CFRAM study area, flood extents and water levels for the MRFS and HEFS have been developed. For other fluvial watercourses a conservative approach would be to take the 0.1% AEP event levels and extent as representing the 1% AEP event plus climate change. Where access to the hydraulic river model is readily available a run with climate change could be carried out, or hand calculations undertaken to determine the likely impact of additional flows on river levels. In a coastal or tidal scenario, [a 0.5m for MRFS or 1m for HEFS plus allowance for land movement](#), increase to the 0.5% AEP sea level can be assessed based on topographic levels.

Table 7-1: Climate change allowances by vulnerability and flood source

Development vulnerability	Fluvial climate change allowance (increase in flows)	Tidal climate change allowance (increase in sea level)	Storm water / surface water
Less vulnerable	20%	0.5m (MRFS) + 50mm for land movement	The Surface water management plan including details of climate change allowances is under preparation
Highly vulnerable	20%	0.5m (MRFS) + 50mm for land movement	
Critical or extremely vulnerable (e.g. hospitals, major sub-stations, blue light services)	30%	1.0m (HEFS) + 50mm for land movement	
Note: There will be no discounting of climate change allowances for shorter lifespan developments.			

7.8 Flood Mitigation Measures at Site Design

For any development proposal in an area at moderate or high risk of flooding that is considered acceptable in principle, it must be demonstrated that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable

levels. Guidance on what might be considered 'acceptable' has been given in a number of sections in this document.

To ensure that adequate measures are put in place to deal with residual risks, proposals should demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery.

Various mitigation measures are outlined below and further detail on flood resilience and flood resistance are included in the Technical Appendices of the Planning Guidelines, The Planning System and Flood Risk Management³.

It should be emphasised that measures such as those highlighted below should only be considered once it has been deemed 'appropriate' to allow development in a given location. The Planning Guidelines do not advocate an approach of engineering solutions in order to justify the development which would otherwise be inappropriate.

7.8.1 Site Layout and Design

To address flood risk in the design of new development, a risk based approach should be adopted to locate more vulnerable land use to higher ground while water compatible development i.e. recreational space, can be located in higher flood risk areas. Highly vulnerable land uses (i.e. residential housing) should be substituted with less vulnerable development (i.e. retail unit).

The site layout should identify and protect land required for current and future flood risk management. Waterside areas or areas along known flow routes can be used for recreation, amenity and environmental purposes to allow preservation of flow routes and flood storage, while at the same time providing valuable social and environmental benefits.

7.8.2 Ground levels, floor levels and building use

Modifying ground levels to raise land above the design flood level is a very effective way of reducing flood risk to the particular site in question. However, in most areas of fluvial flood risk, conveyance or flood storage would be reduced locally and could have an adverse effect on flood risk off site. There are a number of criteria which must all be met before this is considered a valid approach:

- Development at the site must have been justified through this SFRA based on the existing (unmodified) ground levels.
- The FRA should establish the function provided by the floodplain. Where conveyance is a prime function then a hydraulic model will be required to show the impact of its alteration.
- Compensatory storage should be provided on a level for level basis to balance the total volume that will be lost through infilling where the floodplain provides static storage. There should be no overall loss of floodplain storage volume as a result of the development in the 1% AEP event and impacts of the amended storage should be tested for the 0.1% AEP event to ascertain no significant increase in risks associated with the extreme event.
- The provision of the compensatory storage should be in close proximity to the area that storage is being lost from (i.e. within the same flood cell).

- The land proposed to provide the compensatory storage area must be within the ownership/control of the developer.
- The land being given over to storage must be land which does not flood in the 1% AEP event (i.e. Flood Zone B or C).
- The compensatory storage area should be constructed before land is raised to facilitate development. This is to ensure no temporary loss of flood storage volume during construction.

In some sites it is possible that ground levels can be re-landscaped to provide a sufficiently large development footprint within Flood Zone C. However, it is likely that in other potential development locations there is insufficient land available to fully compensate for the loss of floodplain. In such cases it will be necessary to reconsider the layout or reduce the scale of development, or propose an alternative and less vulnerable type of development. In other cases, it is possible that the lack of availability of suitable areas of compensatory storage means the target site cannot be developed and should remain open space.

Raising finished floor levels within a development is an effective way of avoiding damage to the interior of buildings (i.e. furniture and fittings) in times of flood. Finished floor levels should be assessed in relation to the specific development, but the minimum levels set out in Table 7-2 should apply. It should be noted that in certain locations it may be appropriate to adopt a more precautionary approach to setting finished floor levels, for example where residual risks associated with bridge blockage occur, and this should be specifically assessed in the FRA. In other locates detailed modelling may demonstrate a lower finished floor level is acceptable; this should be discussed with Limerick City and County Council on a case by case basis. It is also noted that typically finished floor levels should be set a minimum of 300mm above surrounding ground levels to prevent ingress of surface water.

Table 7-2: Recommended minimum finished floor levels

Scenario	Finished floor level to be based on
Fluvial, undefended	1% AEP flood + climate change (as Figure 4-5) + 300mm freeboard.
Fluvial, defended	1% AEP flood + 300mm freeboard. Climate change does not need to be included, provided it is included in the defence height or adaption plan for the scheme. Where a breach model has been developed to further understand risks, FFL may be set based on model outputs.

Alternatively, assigning a water compatible use (i.e. open space) or less vulnerable use to the ground floor level, along with suitable flood resilient construction, is an effective way of raising vulnerable living space above design flood levels. It can however have an impact on the streetscape. Safe access and egress is a critical consideration in allocating ground floor uses.

Depending on the scale of residual risk, resilient and resistance measures may be an appropriate response but this will mostly apply to less vulnerable development.

7.8.3 Raised Defences

Construction of raised defences (i.e. flood walls and embankments) traditionally has been the response to flood risk. However, this is not a preferred option on an ad-hoc basis where the defences to protect the development are not part of a strategically led flood relief scheme. Where a defence scheme is proposed as the means of providing flood defence, the impact of the scheme on flood risk up and downstream must be assessed and appropriate compensatory storage must be provided.

7.8.4 Flood Resilient and Resistant Development

Depending on the scale of actual and residual risk, flood resilient and resistant design measures may be an appropriate response but this will mostly apply to less vulnerable development.

Design can include for wet-proofing of a building to make it flood resilient and reduce the impact of flooding. For example, use of water-resistant materials such as tiles on floors and walls that can be easily washed down and sanitised after a flood event, and the installation of electrical sockets and other circuits at higher levels, with power wires running down from ceiling level rather than up from floor level.

Flood resistance measures can also be incorporated such as the provision of temporary and permanent flood barriers, but would not be considered acceptable as the primary means of managing flood risk. Permanent barriers, in the form of steps (or ramps) at doorways, rendered brick walls and toughened glass barriers, can help prevent flood water entering buildings. Alternatively, temporary barriers can be fitted into doorways and windows, with discrete permanent fixings that keep architectural impact to a minimum. However, flood warning becomes a very important issue when dealing with temporary or demountable defences and such measures are only suitable for relatively shallow depths of flooding. The suitability of temporary defences should be assessed on a case by case basis in conjunction with Limerick City and County Council.

Whilst it may be desirable to retro-fit flood resilience and resistance to an existing development, for example as part of a change of use application, it is often difficult and costly to achieve, with options limited depending on the age and construction of the existing building.

Demountable or temporary barriers are not an appropriate means of managing climate change risks, which should be addressed through either site or building design, or as part of a completed Flood Relief Scheme, which provides flood protection to the proposed development.

7.8.5 Emergency Flood Response Plans

In some instances, and only when all parts of both the Plan Making and Development Management Justification Tests have been passed, it may be necessary for an emergency flood response plan to be prepared to support other flood management measures within the context of a less vulnerable or water compatible development. An emergency response plan may be required to trigger the operation of demountable flood defences to a less vulnerable development, evacuation of a car park or closure of a business or retail premises.

The emergency plan will need to detail triggers for activation, including receipt of a timely flood warning, a staged response and to set out the management and operational roles and responsibilities. The plan will also need to set out arrangements for access and egress, both for pedestrians, vehicles and emergency services. The details of the plan should be based on an appropriately detailed assessment of flood risk, including speed of onset of flooding, depths and duration of inundation.

However, just because it is possible to prepare an emergency plan does not mean this is advisable or appropriate for the nature and vulnerability of development and Limerick City and County Council will not accept an emergency response plan as part of a residential development in isolation or in lieu of appropriate mitigation measures to reduce flood risk to an acceptable standard.

7.9 Nature based solutions / Green Infrastructure / SUDS

Measures can be taken that aim to retain water on the landscape during periods of high rainfall and flood by mimicking the functioning of a natural landscape, thereby reducing

the magnitude of flood events and providing complementary ecosystem services. In general, nature-based measures aim to:

- Reduce the rate of runoff during periods of high rainfall;
- Provide flood storage in upper catchment areas; and
- Use natural materials and “soft” engineering techniques to manage flooding in place of “hard” engineering in river corridors.

Nature-based measures to control flooding typically focus on the use of porous surfaces in developments (Sustainable Urban Drainage Systems or SuDS), planting of native vegetation communities/assemblages that are tolerant of both wet and dry conditions, and reversing the impacts of over-engineered river corridors (river restoration) to reduce the peak of flood events by mimicking the function of a natural catchment landscape. In addition to providing flood relief benefits, nature-based solutions can provide an array of ecosystem services including silt and pollution control for runoff entering the river system, improved riparian and in-river habitats, localised temperature reduction during periods of extreme heat, reduced maintenance requirements in engineered systems, groundwater recharge, and carbon sequestration.

These measures can be implemented across an array of scales, for instance across a catchment as part of a wider flood relief scheme, or on a site-specific basis as part of a landscaping or green infrastructure plan. Nature-based solutions can provide flood mitigation benefits and ecosystem services across all scales if given adequate planning, and should be considered during the site layout and design stages of a development. The Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document (2022) provides guidance in making appropriate planning and design decisions to incorporate nature based solutions and climate change adaptation to urban spatial planning.

The drainage design shall ensure no increase in flood risk to the site, or the downstream catchment. Reference should be made to the Limerick Development Plan objectives, these include EH O14, CAF O11 and the stormwater objectives that overlap with the LAP under IN O12.

7.10 'Green Corridor'

It is recommended that, where possible, and particularly where there is greenfield land adjacent to the river, a 'green corridor', is retained on all rivers and streams. This will have a number of benefits, including:

- Retention of all, or some, of the natural floodplain;
- Potential opportunities for amenity, including riverside walks and public open spaces;
- Maintenance of the connectivity between the river and its floodplain, encouraging the development of a full range of habitats;
- Natural attenuation of flows will help ensure no increase in flood risk downstream;
- Allows access to the river for maintenance works;
- Provides benefit to the ecological functioning of the river system;
- Retention of clearly demarcated areas where development is not appropriate on flood risk grounds, and in accordance with the Planning System and Flood Risk Management.
- The width of this corridor should be determined by the available land and topographical constraints, such as raised land and flood defences.

8 Settlement Zoning Review

The purpose of land use zoning objectives is to indicate to property owners and members of the public the types of development the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

This section of the SFRA will:

- Outline the strategic approach to flood risk management.
- Consider the land use zoning objectives utilised within Abbeyfeale and assess their potential vulnerability to flooding.
- Based on the associated vulnerability of the particular use, a clarification on the requirement of the application of the Justification Test is provided.
- The consideration of the specific land use zoning objectives and flood risk will be presented for the settlements. Comment will be provided on the use of the sequential approach and justification test. Conclusions will be drawn on how flood risk is proposed to be managed in the settlement.

8.1 A Strategic Approach to Flood Risk Management

A strategic approach to the management of flood risk is important in Abbeyfeale, as the risks are varied, with scales of risk and vulnerability varying across the settlement.

Following the Planning Guidelines, development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed. Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

It is important to note that whilst it may be technically feasible to mitigate or manage flood risk at site level, strategically it may not be a sustainable approach.

A summary of flood risks associated with each of the zoning objectives has been provided in the following settlement reviews. The Flood Risk commentary indicates whether a certain land zoning, in Flood Zone A or B, will need to have the Plan Making Justification Test (JT) applied and passed.

When carrying out a site-specific FRA, or when planning applications are being considered, it is important to remember that not all uses will be appropriate on flood risk grounds, hence the need to work through the Justification Test for Development Management on a site by site basis and with reference to Table 8-1. For example, a Town Centre zoning objective can include for an integrated mix of residential, commercial, community and social uses which have varying vulnerabilities and would not be equally permissible within Flood Zone A and B. An overview of the settlement, land use zoning and Flood Zones is presented in Figure 8-1.

Table 8-1: Zoning Objective Vulnerability

Zoning Objective	Indicative Primary Vulnerability	Flood Risk Commentary
Agriculture	Water compatible / highly vulnerable	JT not needed, but for new farm housing the sequential approach must apply.
Enterprise & Employment	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Education and Community Facilities	Less / highly vulnerable	Consideration to be given to flood risks and sequential use of land to ensure highly vulnerable uses are located within areas at lowest risk of flooding. For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Existing Residential	Highly Vulnerable	JT required for within Flood Zone A and B.
Residential Development area	Less/Highly Vulnerable	JT required for within Flood Zone A and B.
Residential Services sites	Highly Vulnerable	JT required for within Flood Zone A and B.
Open Space and Recreation	Water compatible	For Water Compatible, JT not required. For less vulnerable development in Flood Zone A.
Semi Natural Open Space	Water compatible	For Water Compatible, JT not required. For less vulnerable development in Flood Zone A.
Tourism Related Development	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Utilities	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Town Centre	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.

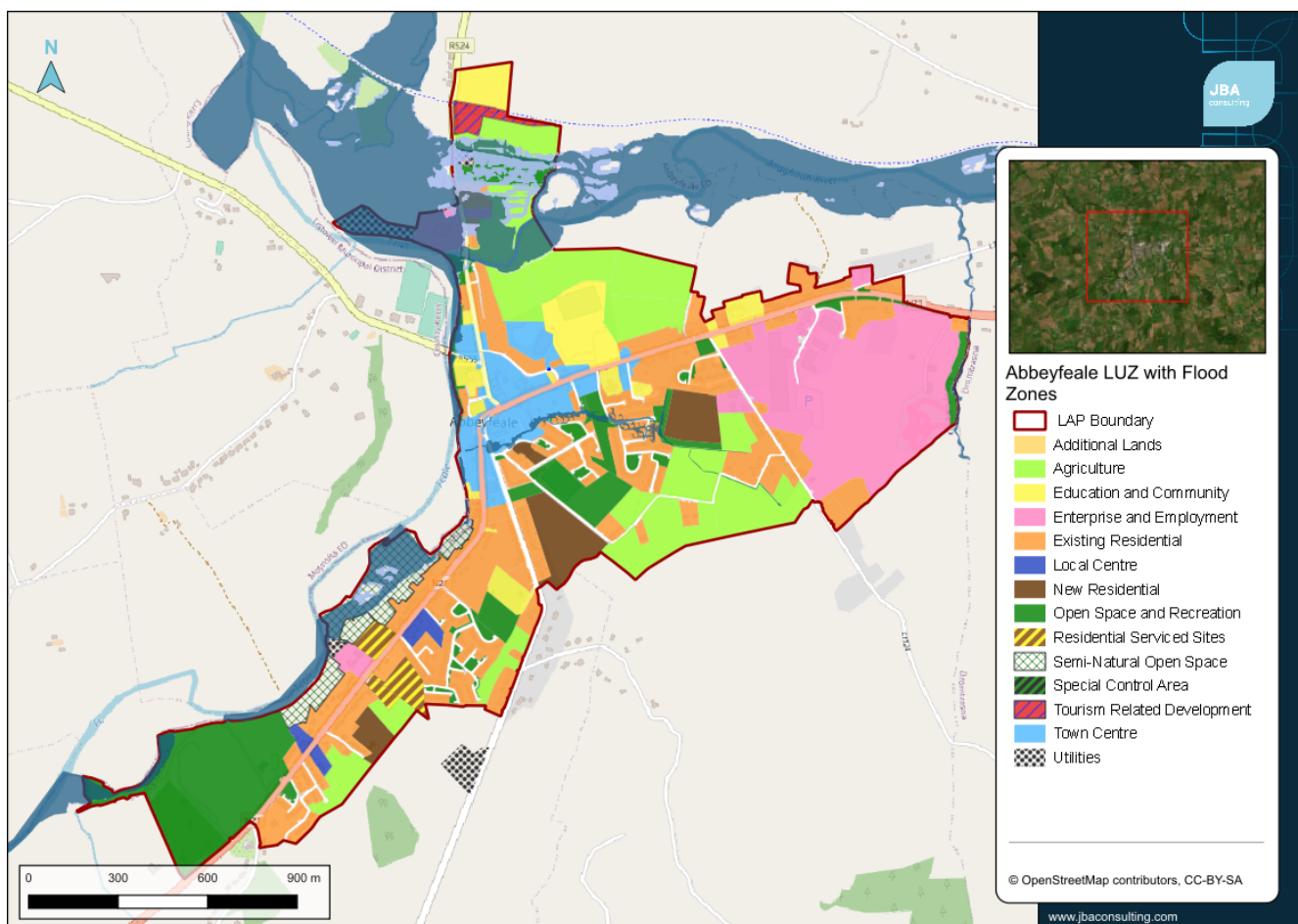


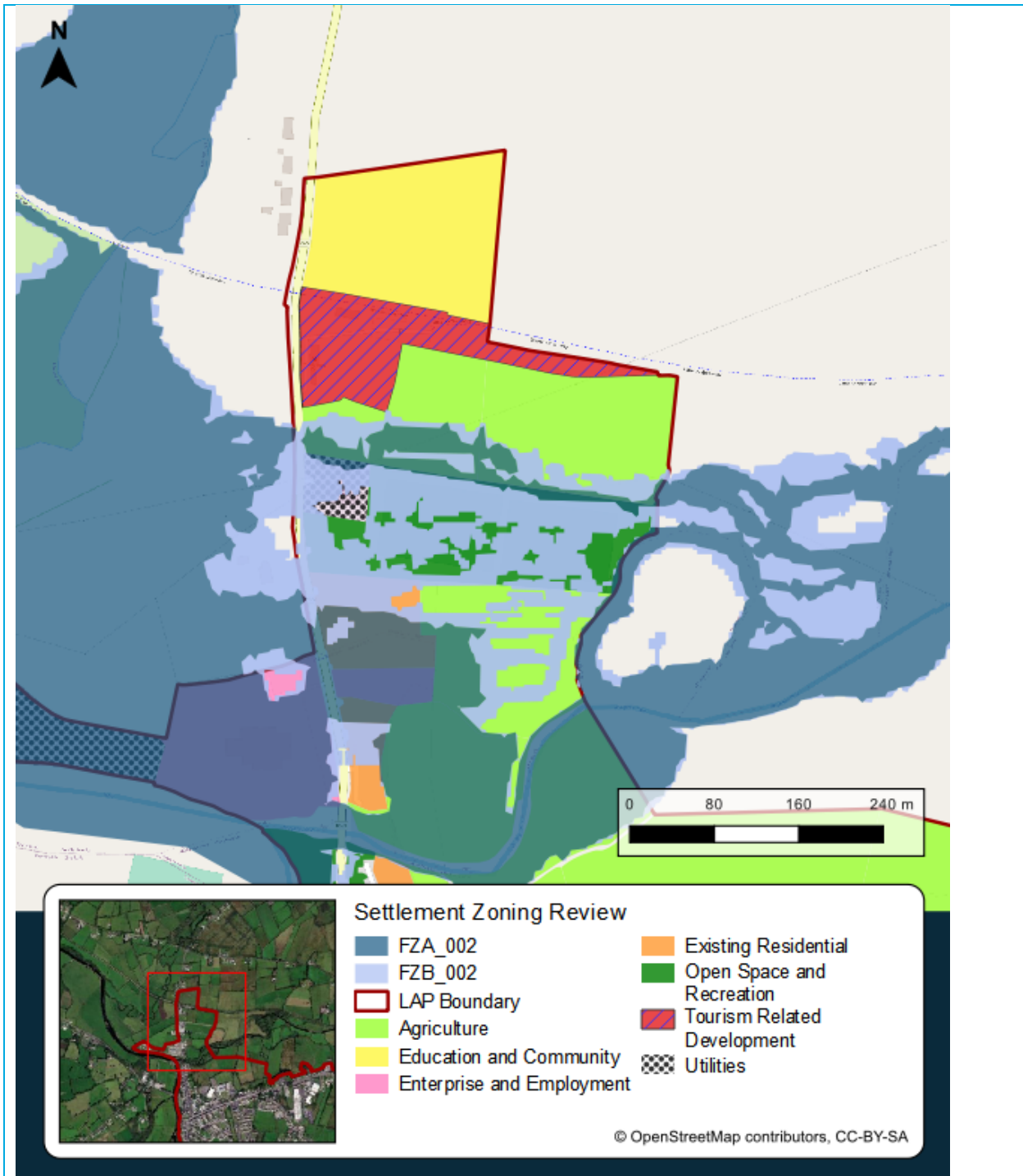
Figure 8-1: Overview Map – Land Use Zoning and Flood Zones

New Map inserted above

The following sections review the land use zoning objectives for each specific area within the Local Area Plan and provide a comprehensive summary of flood risk and justification where necessary.

8.2 Knockbrack West

[New Map inserted below](#)



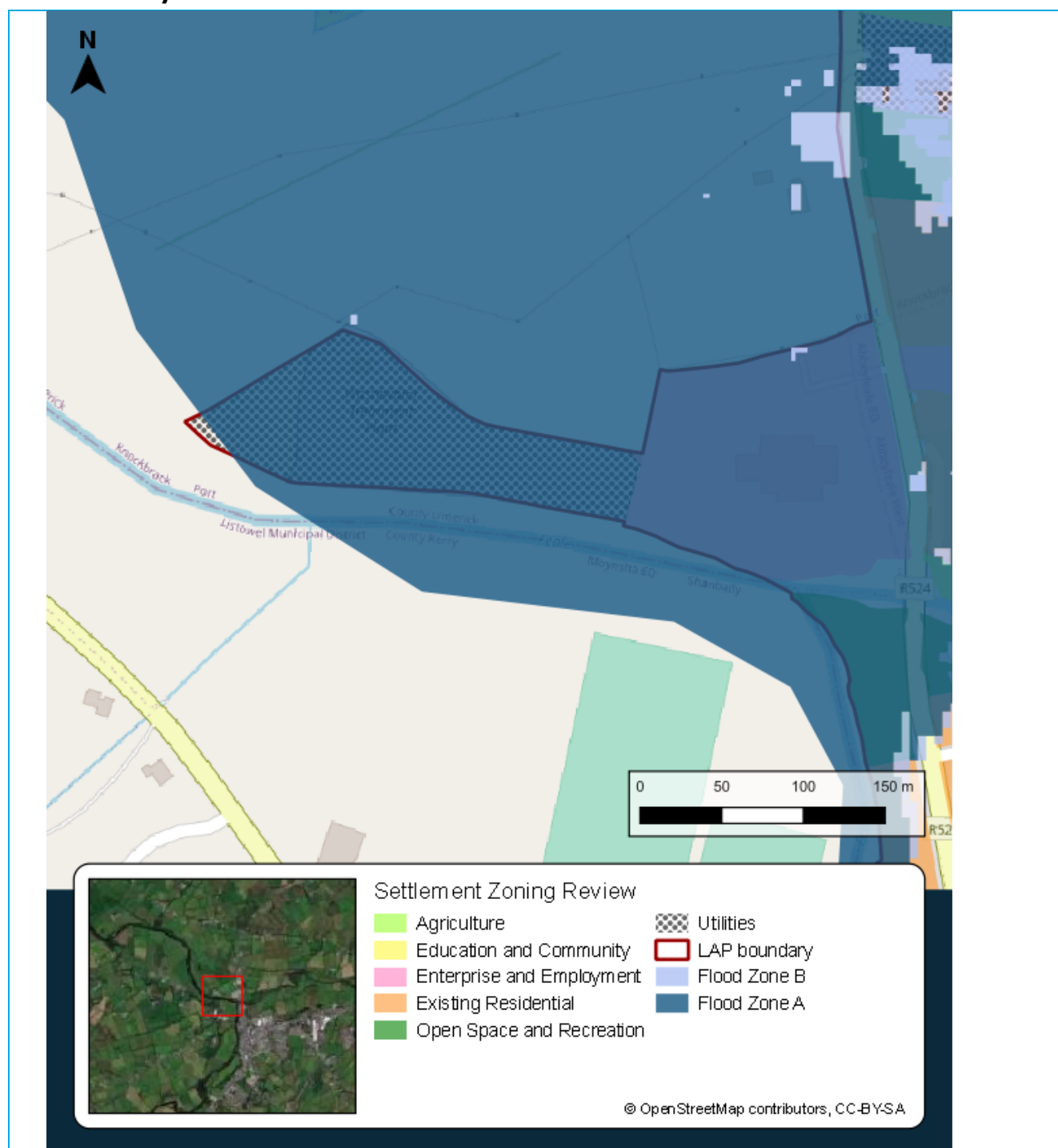
The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

Flood Data	Zone	CFRAM
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Historic Flooding	Recurring flooding at Allaghaun Bridge.
Comment	<p>Allaghaun river flows through the area and is bordered by existing residential zoning close to the bridge and its confluence with the Feale river. CFRAM flood zones show existing residential, Enterprise and Employment and Utilities zoning are within flood zone A and B. Open space and recreation comprises an existing football club with buildings and playing fields. Agriculture also lies within flood zones A and B. There is limited encroachment of flood zone B on to tourism related development.</p>
Climate Change	Low sensitivity to climate change.
Conclusion	<p>Most of the risk is limited to existing development. The ESB substation within the Utilities zoning is considered a highly vulnerable structure.</p> <p>The Justification Test has been applied and passed for the Utilities Lands (see Appendix A.2.1) Risk to existing utilities lands can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section 7. It is not clear as to the extent of the current protection to the site, although it appears there is some raising of the building level and concrete bunding place. <u>Key points are</u></p> <ul style="list-style-type: none"> Any future development of the land should be subject to an FRA, which should follow the general guidance provided in the SFRA and must specifically address the following: The sequential approach should be applied and highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected; FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; Any development shall also be required to be built in accordance with LCCC SuDS Policy. <p>The Justification Test Risk to existing residential (Appendix A.1.2) is passed lands can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section 7 and on the basis that development is;</p> <ul style="list-style-type: none"> Limited to extensions, renovations and change of use. Bedrooms should be located in the upstairs of two-story buildings when extending existing property. Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. Existing flood data does provide flood levels and applicants should contact LCC to discuss further. An appropriately detailed FRA will be required which should follow the general guidance provided in Section 7 of the SFRA. <p>The Justification Test has been applied and passed The risk to Enterprise and Employment lands (See Appendix A.1.3) by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B. Any future development of the land should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p>

	<ul style="list-style-type: none"> • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy. <p>The Justification Test has been applied and passed The <u>risk to</u> existing Tourism related development (See Appendix A.1.4) is passed on the basis that there is only very minor overlap with Flood Zone B and the points detailed in JT under Appendix A.1.4 are adhered to, <u>can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A and B and according to recommendations contained in section 7,</u> include:</p> <ul style="list-style-type: none"> • Flood Zone B would principally be suitable for water compatible use only; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures. <p>Elsewhere in the Knockbrack West area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>
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8.3 Abbeyfeale Mart



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The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

Flood Zone Data	CFRAM (verified by a site visit)
Historic Flooding	Recurring flooding at Allaghaun Bridge
Comment	Utilities and Enterprise and Employment lands are within Flood Zone A/B. Utilities comprises an existing water treatment plant, while Enterprise and

	Employment is the existing Abbeyfeale Mart.
Climate Change	Low sensitivity to climate change
Conclusion	<p>The Justification Test has been applied and passed for Utilities and Enterprise and Employment.</p> <p>The Justification Test has been applied and passed for the Risk to existing utilities lands (See Appendix A.2.1) <u>comprising of a water treatment plant, can be managed on the basis that</u> any future development of the land should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA, and must specifically address the following:</p> <ul style="list-style-type: none"> • The sequential approach should be applied and Highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy. <p>The Justification Test for Risk to the Enterprise and Employment lands (see Appendix A.2.2) <u>can be managed on the basis that</u> any future development of the Mart Site <u>land</u> should be subject to an FRA which should follow the general guidance provided in section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy. <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>

8.4 Abbeyfeale West

[Update Map included below](#)



The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

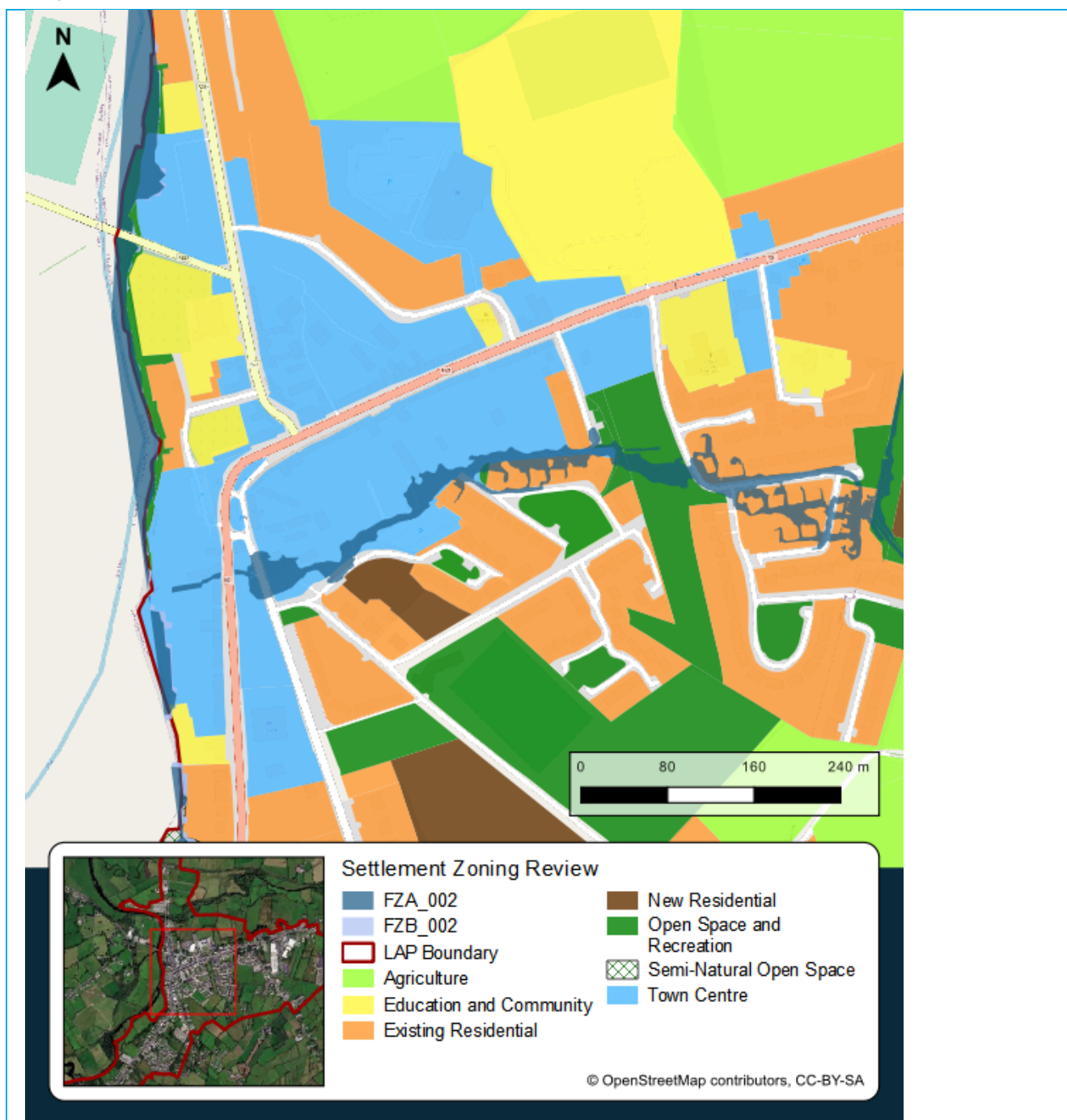
Flood Zone Data

CFRAM (verified by a site visit)

Historic Flooding	Abbeyfeale town has reportedly flooded in the past due to surface water and fluvial flooding.
Comment	The Feale river flows to the west in a northerly direction to the rear of properties on the west side of the street. CFRAM flood zones show existing residential, open space and recreation, education and community facilities lands within flood zone A and B.
Climate Change	Low sensitivity to climate change.
Conclusion	<p>Most of the risk is limited to existing developments and the Justification Test has been applied and passed for Existing Residential and Education and Community.</p> <p>The Justification Test for Existing Residential (see Appendix A.1.1) is passed on the basis that development is;</p> <ul style="list-style-type: none"> • Limited to extensions, renovations and change of use. • Bedrooms should be located in the upstairs of two-story buildings when extending existing property. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • Existing flood data does provide flood levels and applicants should contact LCCC to discuss further. An appropriately detailed FRA will be required which should follow the general guidance provided in Section of the SFRA and must specifically address the points detailed in Part 3 of the JT under Appendix A.13.1. <p>The Justification Test for Education and Community zoning (see Appendix A.1.2) is passed on the basis that that the points detailed in Part 3 of the JT under Appendix are adhered to, key points include:</p> <ul style="list-style-type: none"> • Within Flood Zone A/B is limited to extensions, renovations, change of use and water compatible development. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • Development is constructed in accordance with the site specific FRAs. • Additional development in Flood Zones A/B should be limited to extensions and renovations. <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>

8.5 Town Centre

[Updated Map included below](#)



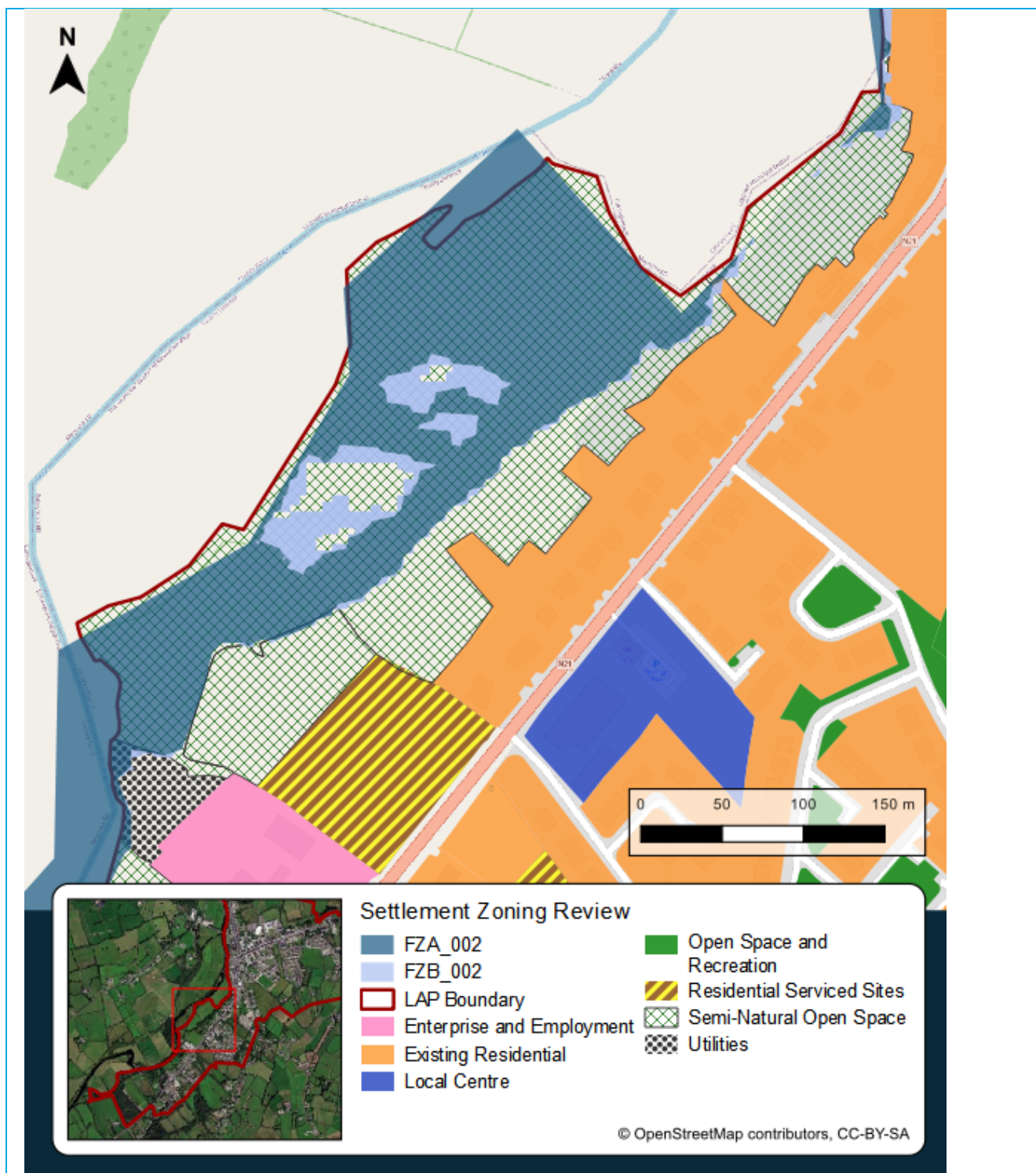
The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

Flood Zone Data	CFRAM (verified by a site visit), and JBA modelling
Historic Flooding	The town centre of Abbeyfeale was reported to have flooded in the past due to surface water and fluvial flooding.
Comment	The Feale river flows to the west in a northerly direction to the rear of properties on the west side of the street.

	<p>CFRAM flood zones show existing residential, open space and recreation, education and community facilities and town centre lands partially within flood zone A and B.</p> <p>In 2023 JBA Consulting carried out a flood risk study on the Glórach Stream that flows in a westerly direction through the centre of Abbeyfeale. This flood study shows existing residential and town centre lands to be at potential risk of flooding.</p>
Climate Change	Low Sensitivity to climate change
Conclusion	<p>The Feale river flows to the west in a northerly direction to the rear of properties on the west side of the street. The Glórach Stream flows west towards the Feale through the town centre.</p> <p>The Flood Zones show existing residential, open space and recreation, education and community facilities and town centre lands partially within flood zone A and B.</p> <p>The Justification Test has applied and passed for the Town Centre (see Appendix A.2.4.1) on the basis that development;</p> <ul style="list-style-type: none"> • Within Flood Zone A/B is limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • Provision should be made for any potential future flood relief measures. • Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address points listed in Appendix A.2.4.1. <p>The Justification Test for Education and Community zoning is passed on the basis that that the points detailed in Part 3 of the JT under Appendix A.2.2 are adhered to, key points include:</p> <ul style="list-style-type: none"> • Within Flood Zone A/B development should be water compatible development. • Highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. • Development is constructed in accordance with the site specific FRAs. <p>The Justification Test for existing residential (see Appendix A.2.3) is passed on the basis that development is:</p> <ul style="list-style-type: none"> • Limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • There are to be no bedrooms on the ground floor when extending existing residential property in Flood Zone A/B. • Provision should be made for any potential future flood relief measures. • Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the points detailed in Part 3 of the JT under Appendix A.2.4.3. <p>The Glórach Stream presents a potential flood risk to Town Centre lands and it is recommended that options are investigated to manage flood risk as a Policy in the Written Statement.</p> <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>

8.6 Killarney Road North

[Updated Map included below](#)



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The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

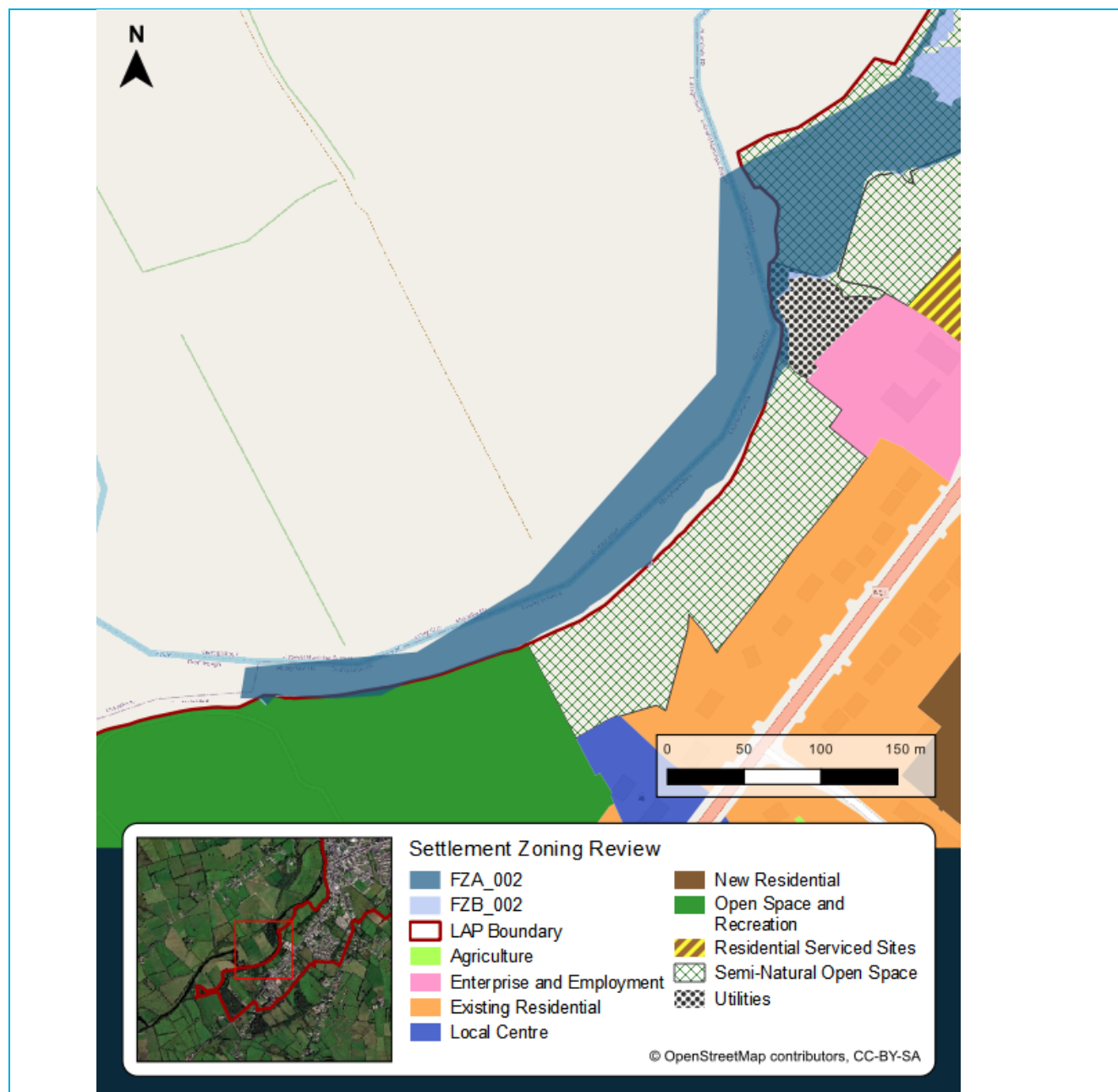
Flood Zone Data

CFRAM (verified by a site visit)

Historic Flooding	None reported.
Comment	The Feale river flows to the west in a north easterly direction. CFRAM flood zones show existing residential and semi-natural open space partially within flood zone A and B.
Climate Change	Low to moderate sensitivity to climate change.
Conclusion	<p>The Justification Test has been applied and passed for Existing Residential.</p> <p>The Justification Test for Risk to existing residential lands (See Appendix A.5.1) <u>can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section 7</u> and on the basis that development is;</p> <ul style="list-style-type: none"> • Limited to extensions, renovations and change of use. • Bedrooms should be located in the upstairs of two-story buildings when extending existing property. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • An appropriately detailed FRA will be required which should follow the general guidance provided in Section 7 of the SFRA. and must specifically address the points detailed in Part 3 of the JT under Appendix A.5.1) <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>

8.7 Killarney Road South

[Updated Map included below](#)



The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

Flood Zone Data	CFRAM (verified by a site visit)
Historic Flooding	No historic flooding reported in this area.
Comment	The Feale river flows to the west in a north easterly direction. CFRAM flood zones show utilities, semi natural open space and open space and recreation partially within flood zone A and B.
Climate Change	Low sensitivity to climate change.
Conclusion	Risk to existing utilities lands comprising of a water treatment plant, can be managed on the basis that any future development of the land should be subject to an FRA which should follow the general guidance provided in

	<p>Section 7 of the SFRA, and must specifically address the following:</p> <ul style="list-style-type: none"> • The sequential approach should be applied and Highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy. <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided Section 7 of this SFRA.</p>
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8.8 Dromtrasna

[Include updated map here](#)



The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

Flood Zone Data	CFRAM (verified by a site visit)
Historic Flooding	No historic flooding reported in this area.
Comment	The un-named stream flows in a northerly direction, small narrow floodplain overlaps with neighbouring lands.
Climate Change	Low sensitivity to climate change.

<p>Conclusion</p>	<p>The Justification Test has been applied to the Existing Residential lands which interact with Flood Zone A/B.</p> <p>The Justification Test has been applied and passed for existing residential (see Appendix A.7.1)</p> <p><u>Risk to existing residential lands can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section 7 and on the basis that development is;</u></p> <ul style="list-style-type: none"> • Limited to extensions, renovations and change of use. • Bedrooms should be located in the upstairs of two-story buildings when extending existing property. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • An appropriately detailed FRA will be required which should include an assessment of culvert blockage and follow the general guidance provided in Section 7 of the SFRA. and must specifically address the points detailed in Part 3 of the JT under Appendix A.7.1. <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>
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8.9 Clash



The flood mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately.

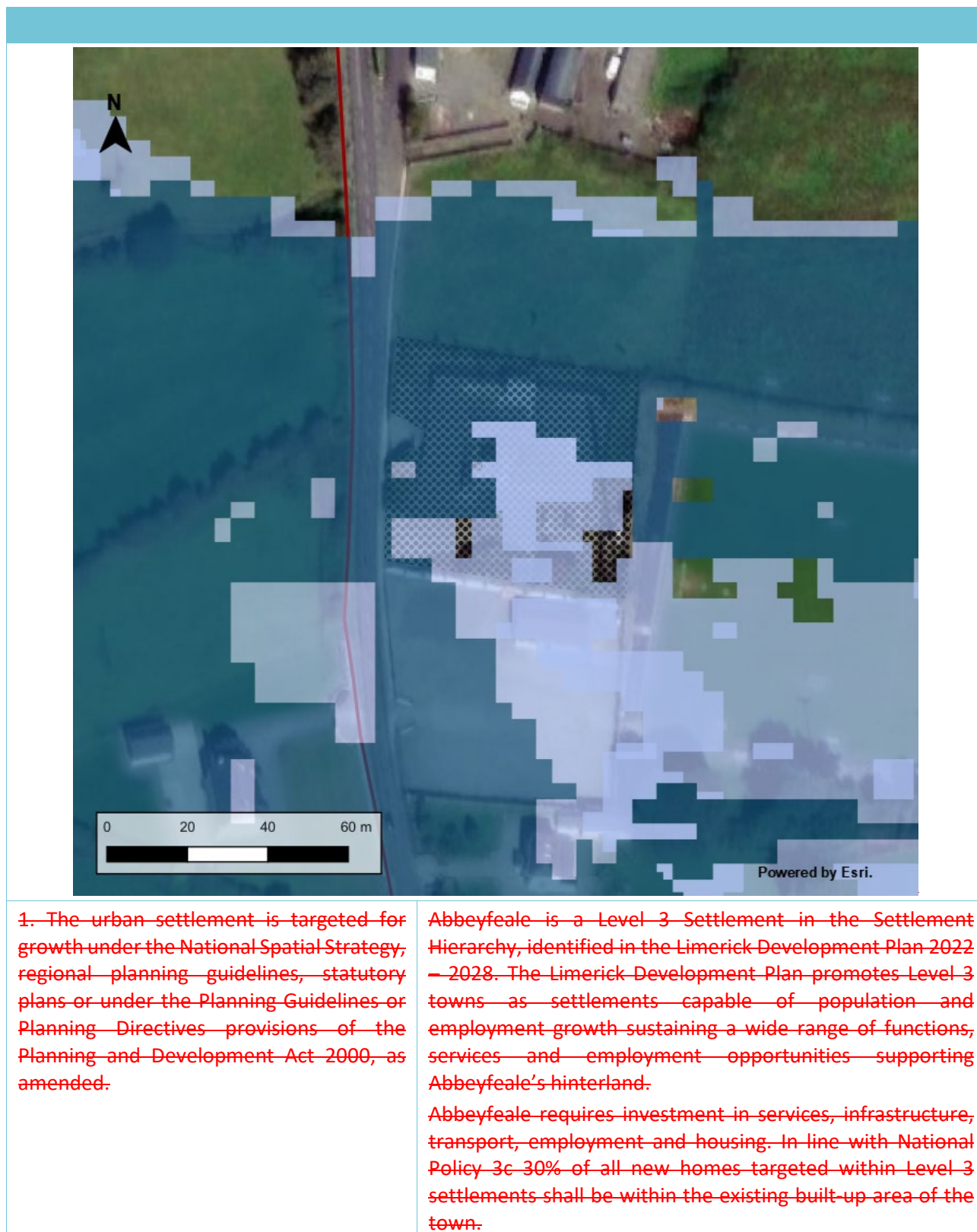
Flood Zone Data	JBA modelling
Historic Flooding	No historic flooding has been reported here.

Comment	The Glórach Stream flows in a north westerly direction. JBA modelling shows Existing Residential, Residential Development Area, Agricultural and Open Space and Recreation at risk.
Climate Change	Low sensitivity to climate change.
Conclusion	<p>Much of the risk is limited to Open Space and a small margin of existing development.</p> <p>The Justification Test for existing residential (See Appendix A.8.1) is passed <u>Risk to existing residential lands can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section 7 and on</u> the basis that development is;</p> <ul style="list-style-type: none"> • Limited to extensions, renovations and change of use. • Bedrooms should be located in the upstairs of two-story buildings when extending existing property. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • An appropriately detailed FRA will be required which should follow the general guidance provided in Section 7 of the SFRA. and must specifically address the points detailed in Part 3 of the JT under Appendix A.8.1. <p>For other sites within the area manage risk in line with approved Policy and the guidance provided within Section 7 of this SFRA.</p>

Appendix A - Justification Tests

A.1 — Knockbrack West

A.1.1 — Utilities



2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	Utilities use reflects the existing land use on these lands, this land use zoning, is considered appropriate, having regard to the restricted nature of activity that can occur on these lands.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	No, presently occupied by an ESB Substation.
ii. Comprises significant previously developed and/or under-utilised lands:	Yes, presently occupied by an ESB Substation
iii. Is within or adjoining the core of an established or designated urban settlement:	No.
iv. Will be essential in achieving compact and sustainable urban growth;	No, presently occupied by an ESB Substation
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands occupied with an existing use, lands zoned to reflect existing use.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>Utility Lands are within Flood Zone A\B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>It is not clear as to the extent of the current protection to the site, although it appears there is some raising of the building level and concrete bunding place.</p> <p>Any future expansion of the existing public utility should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • Highly vulnerable elements of the site should be raised/bunded/protected; • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.1.2 Existing Residential



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland.

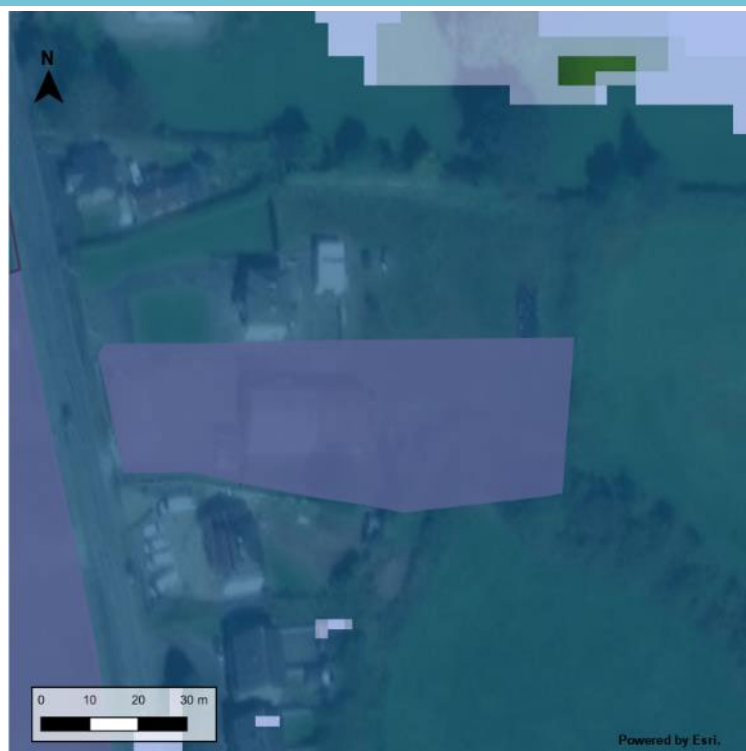
Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning

Lands are located within 700 metres from the town centre and lands are zoned for Existing Residential development and is occupied with exiting dwelling houses on the lands.

and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 700 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 700 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>A significant proportion of the land here is within Flood Zone B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> • Additional development in Flood Zones A/B should be limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Bedrooms should be located in the upstairs of two-story buildings when extending existing property; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.1.3 Enterprise and Employment at Railway Road



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland. Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	Lands are zoned for Enterprise and Employment purposes to reflect the existing uses on the lands including a car repair garage, which is currently in operation on the lands.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are developed and occupied. Reflecting existing uses with the land use zoning.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are developed and occupied. Reflecting existing uses with the land use zoning.
iii. Is within or adjoining the core of an established or designated urban	Lands are developed and occupied. Reflecting existing uses with the land use zoning.

settlement:	
iv. Will be essential in achieving compact and sustainable urban growth;	Lands zoned Enterprise and Employment reflecting existing uses with the land use zoning.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands zoned Enterprise and Employment reflecting existing uses with the land use zoning.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>The existing Enterprise and Employment lands are within Flood Zone A\B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>Any further development of the lands should be subject to an appropriately detailed FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • The sequential approach should be applied and Less/Highly vulnerable elements of the site, including roads/access/infrastructure should preferentially be located in Flood Zone C; • Less or highly vulnerable development would only be suitable in Flood Zone C. • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas. • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.1.4 Tourism related development



1. The urban settlement is targeted for growth under the National Planning Framework, Regional Spatial and Economic Strategy (RSES), statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland.

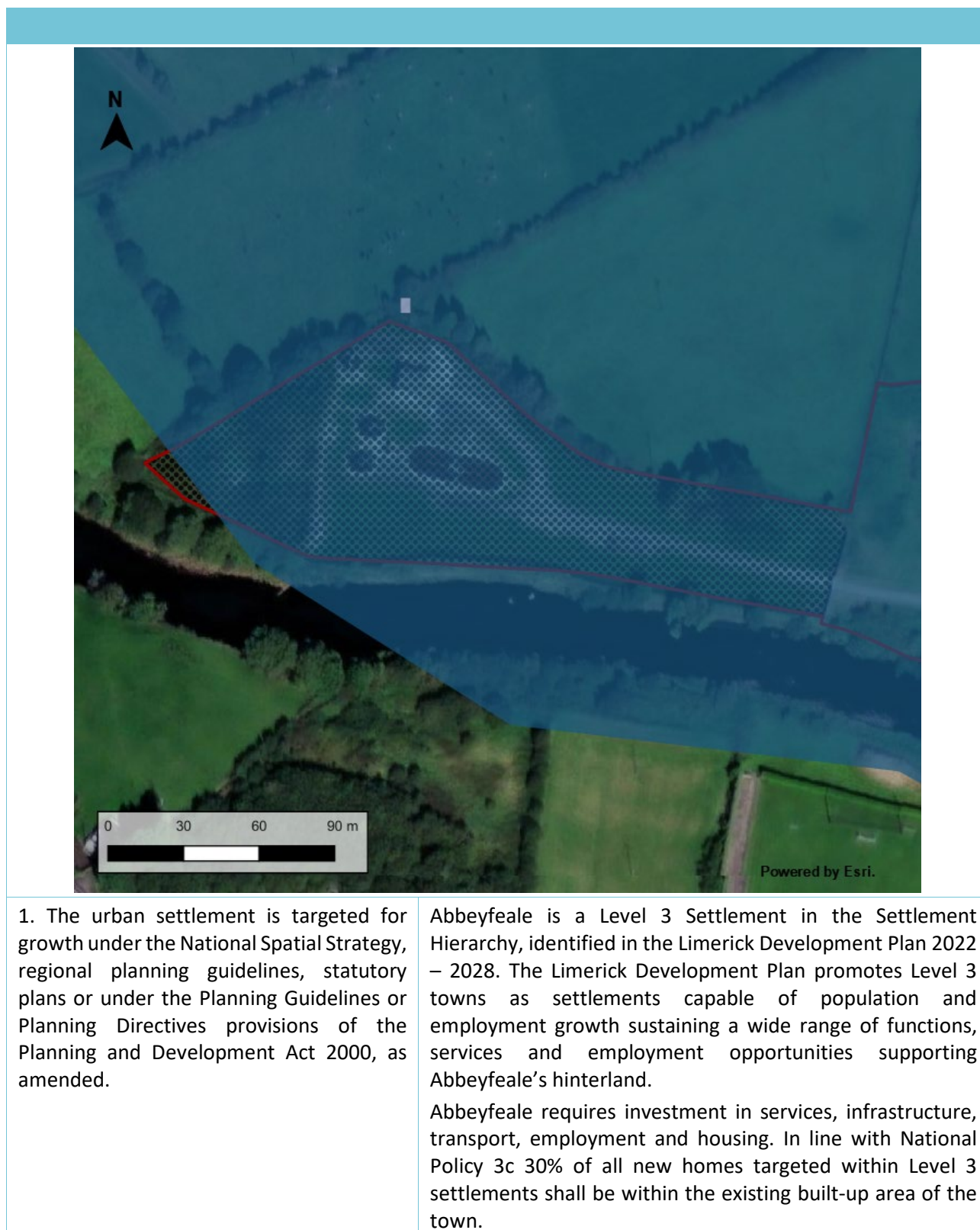
Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town. The lands are located immediately adjacent to the Limerick Greenway and a very limited area is identified as being at flood risk.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:	The lands are zoned to support the development of the Limerick Greenway, an important sustainable mobility link and tourism asset for West Limerick. The lands are strategically located adjacent to the Greenway and offer opportunity for development of tourism related development.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement	The lands are strategically located adjacent to the Greenway and offer opportunity for development of tourism related development. Only a very limited area of the lands are identified as being at flood risk.
ii. Comprises significant previously developed and/or underutilised lands,	The lands are brownfield and are occupied by the former Railway Goods Shed, which is identified for redevelopment to support the development of the Limerick Greenway.
iii. Is within or adjoining the core of an established or designated urban settlement,	The lands are located approx. 1 km from the town centre of Abbeyfeale.
iv. Will be essential in achieving compact and sustainable urban growth, and	The lands are brownfield and are occupied by the former Railway Goods Shed, which is identified for redevelopment to support the development of the Limerick Greenway.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	The lands are brownfield and are occupied by the former Railway Goods Shed, which is identified for redevelopment to support the development of the Limerick Greenway.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>A tourist site relating to the Limerick Greenway is within Flood Zone B. Any buildings at the site are located in Flood Zone C.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning for this site.</p> <p>Any further development of the lands should be subject to an appropriately detailed FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • Flood Zone B would principally be suitable for water compatible use only; • FRA should address climate change and FFL requirements in

	<p>relation to Table 7-1 and Table 7-2;</p> <ul style="list-style-type: none"> • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.
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A.2 Abbeyfeale Water Treatment Plant

A.2.1 Utilities



2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	The lands are zoned Utilities to reflect the existing land use on these lands. The lands are occupied with the water treatment plant for Abbeyfeale.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	The lands are zoned Utilities to reflect the existing land use on these lands. The lands are occupied with the water treatment plant for Abbeyfeale.
ii. Comprises significant previously developed and/or under-utilised lands:	The lands are zoned Utilities to reflect the existing land use on these lands. The lands are occupied with the water treatment plant for Abbeyfeale.
iii. Is within or adjoining the core of an established or designated urban settlement:	The lands are zoned Utilities to reflect the existing land use on these lands. The lands are occupied with the water treatment plant for Abbeyfeale.
iv. Will be essential in achieving compact and sustainable urban growth;	The lands are zoned Utilities to reflect the existing land use on these lands. The lands are occupied with the water treatment plant for Abbeyfeale.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are occupied with an existing use and the land use zoning reflects this use.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>Utility Lands are within Flood Zone A\B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>Any future expansion of the existing public utility should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • Highly vulnerable elements of the site should be raised/bunded/protected; • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.2.2 Enterprise and Employment – Abbeyfeale Mart



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland.

Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:

Lands are zoned for Enterprise and Employment purposes to reflect the existing uses on the lands including a Abbeyfeale Mart and NCT Centre, which is currently in operation on the lands.

i. Is essential to facilitate regeneration and/or expansion of

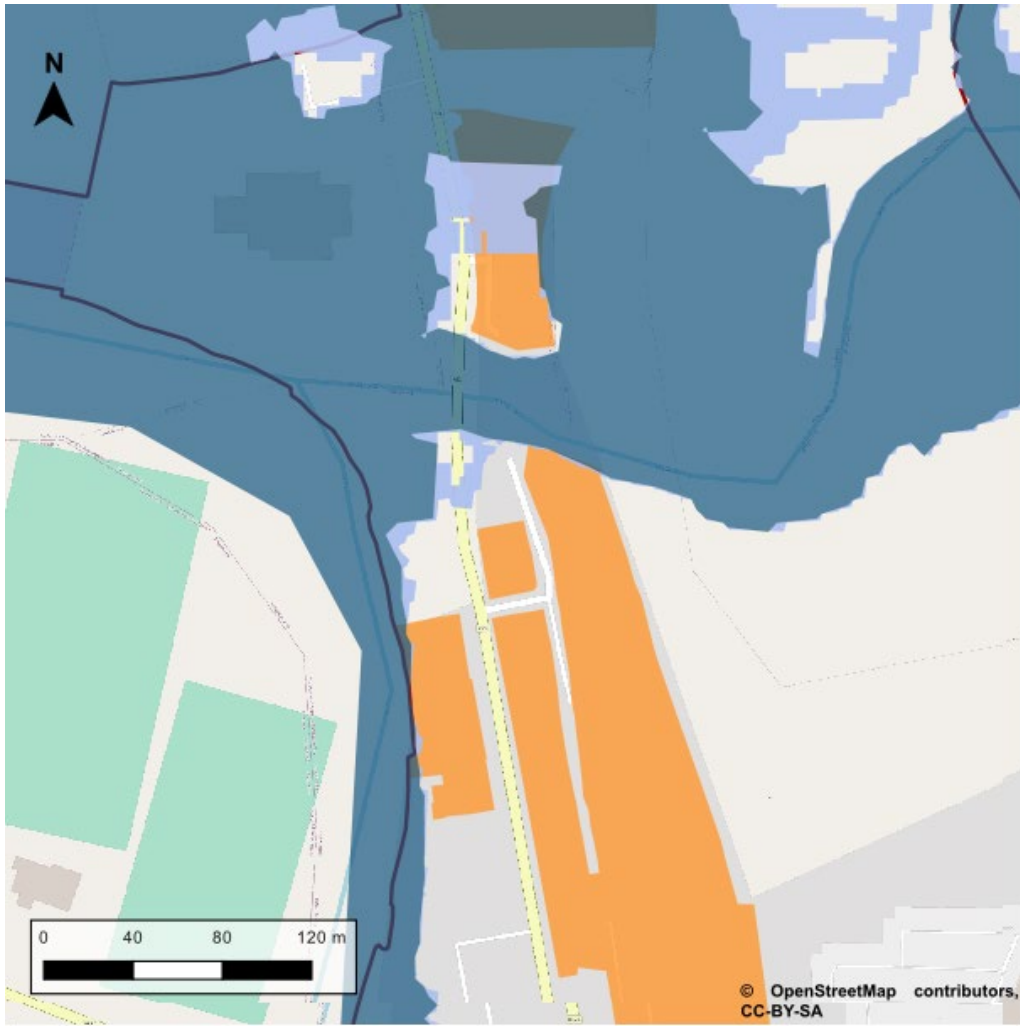
Lands are zoned for Enterprise and Employment purposes to reflect the existing uses on the lands.

the centre of the urban settlement:	
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are zoned for Enterprise and Employment purposes to reflect the existing uses on the lands
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are zoned for Enterprise and Employment purposes to reflect the existing uses on the lands
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are zoned for Enterprise and Employment purposes to reflect the existing uses on the lands
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are developed and occupied and land use zoning reflects the existing uses of the lands.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>The existing Enterprise and Employment lands (Abbeyfeale Mart) are within Flood Zone A\B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>Any further development of the lands should be subject to an appropriately detailed FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCC SuDS Policy.

Renumber as appropriate

A.3 Abbeyfeale West

A.3.1 Existing Residential



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland.

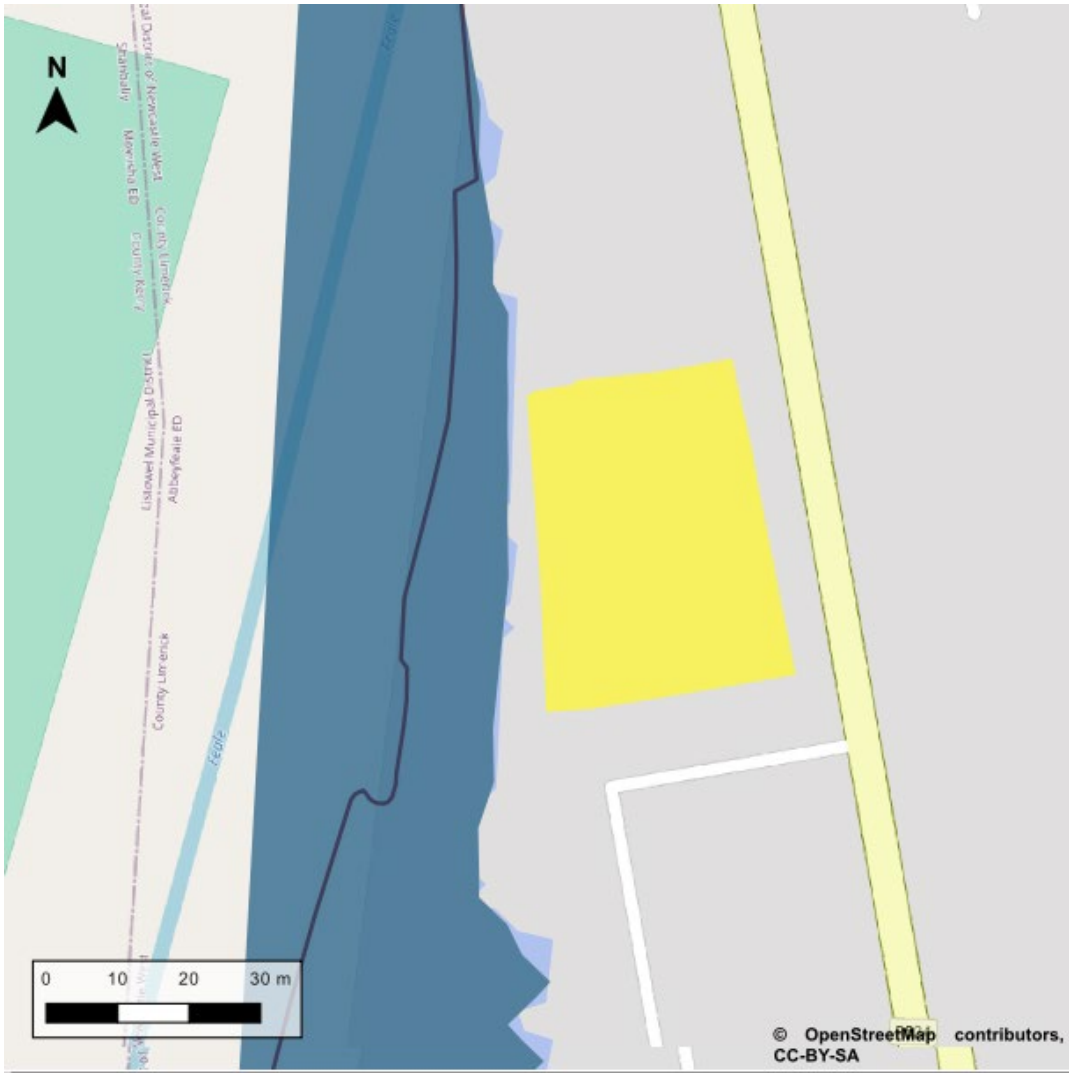
Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban

Lands are located within 450 metres from the town centre and lands are zoned for Existing Residential development and is occupied with exiting dwelling houses on the lands.

settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 450 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 450 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>A significant proportion of the land here is within Flood Zone B. Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> • Additional development in Flood Zones A/B should be limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Bedrooms should be located in the upstairs of two-story buildings when extending existing property; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.3.2 Education and Community Facilities

	
<p>1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p>	<p>Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale’s hinterland.</p> <p>Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.</p>
<p>2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:</p>	<p>Lands are located within 500 metres from the town centre and lands are zoned for Community and Education use and is occupied with Community Facilities on the lands.</p>

i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 500 metres of the town centre, occupied with existing Community Facilities and form an integral part of the urban settlement.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 500 metres of the town centre, occupied with existing Community Facilities and form an integral part of the urban settlement.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>The existing Education and Community Facilities Lands are within Flood Zone A\B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>Any future construction should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • Only water compatible development should be placed in Flood Zone B; • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Development is constructed in accordance with the site specific FRAs. • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.4 Town Centre

A.4.1 Town Centre



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland.

Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

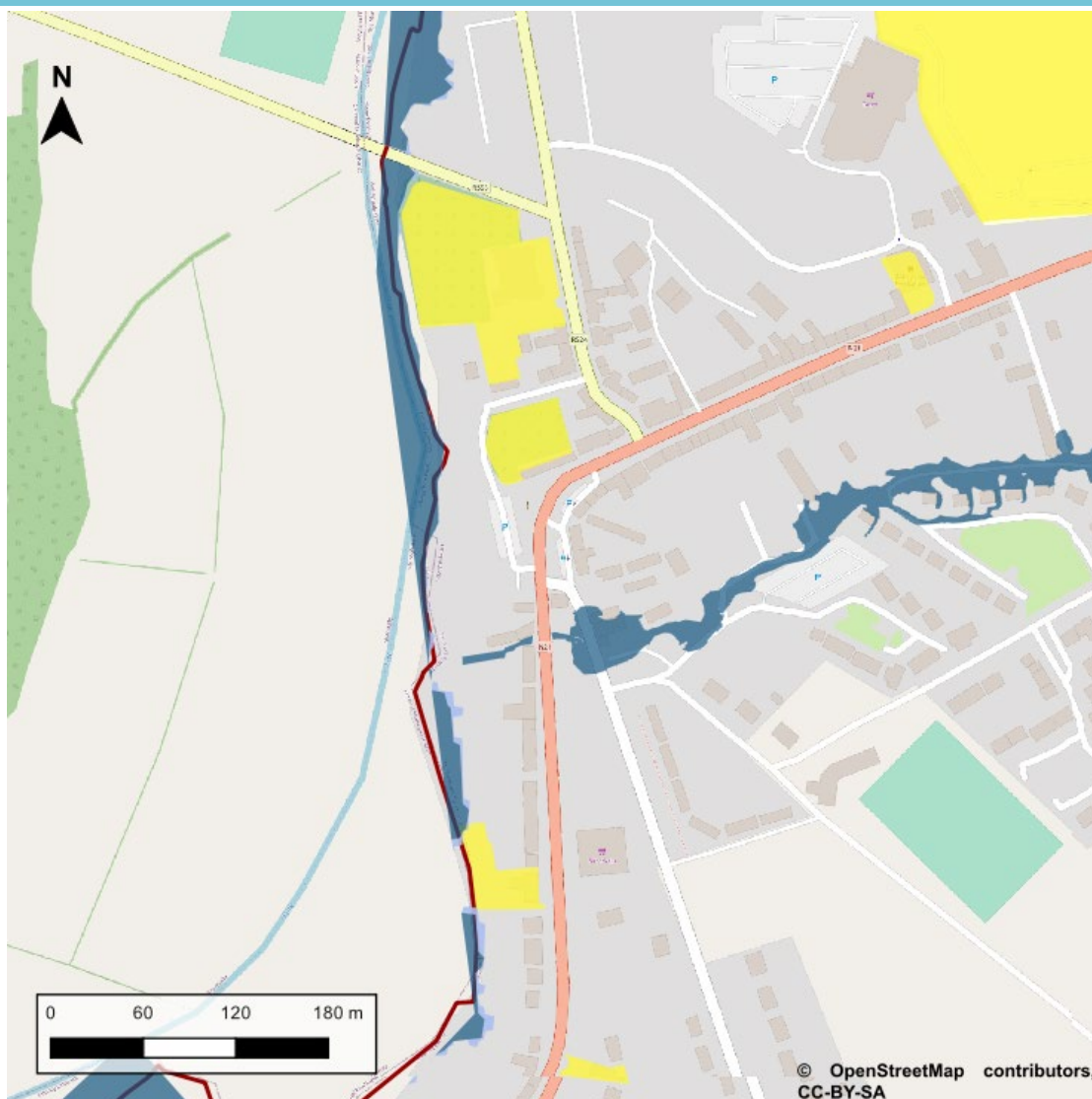
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning

Lands are zoned town centre and make up the historic fabric of Abbeyfeale. The lands are located within the core of the settlement and by in large comprise of developed lands and in

and sustainable development of the urban settlement and, in particular:	accordance with national and regional planning policy are critical to support the town centre first approach to development of the town centre of Abbeyfeale.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	These lands are essential to facilitate regeneration, consolidation and expansion of the centre of the urban settlement
ii. Comprises significant previously developed and/or under-utilised lands:	The lands zoned town centre comprises of significant previously developed and some under-utilised lands to the backlands, which are critical to the enhancements of Abbeyfeale town centre.
iii. Is within or adjoining the core of an established or designated urban settlement:	The lands are located in the core of the established settlement of Abbeyfeale.
iv. Will be essential in achieving compact and sustainable urban growth;	The lands are essential in achieving compact and sustainable urban growth of the town of Abbeyfeale in line with national and regional planning policy.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Having regard to the location of these lands at the centre of Abbeyfeale town centre, there are no other lands as strategically located as these lands to achieve compact sustainable development in line with national and regional planning policy.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>Parts of the Town Centre are within Flood Zone A/B. While most of the land is under existing development.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> • Within Flood Zone A/B development is limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • Less vulnerable development is appropriate within Flood Zone B. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2, where practicable; • Bedrooms should be located in the upstairs of two-story buildings when extending existing residential property in Flood Zone A/B; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B; • Provision should be made for any potential future flood relief measures;

	<ul style="list-style-type: none"> • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.
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A.4.2 Education and Community Facilities



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland.

Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban

Lands are located within 250 metres from the town centre and lands are zoned for Community and Education use and is occupied with Community Facilities on the lands, namely St. Mary's Boys National School.

settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 250 metres of the town centre, occupied with existing Community Facilities and form an integral part of the urban settlement.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 250 metres of the town centre, occupied with existing Community Facilities and form an integral part of the urban settlement.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>A limited area of existing Education and Community Facilities lands are within Flood Zone A\B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>Any future construction should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • Only water compatible development should be placed in Flood Zone A or B; • FRA should address climate change and FFL requirements in relation Table 7-1 and Table 7-2; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Development is constructed in accordance with the site specific FRAs. • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.4.3 Existing Residential



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland. Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:

Lands are located within 150 - 350 metres from the town centre and lands are zoned for Existing Residential development and is occupied with exiting dwelling houses on the lands.

i. Is essential to facilitate regeneration and/or expansion of the centre of the

Lands are located within 150 – 350 metres of the town centre, occupied with existing dwelling houses and form an

urban settlement:	integral part of the urban settlement.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 150 – 350 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>A significant proportion of the land here is within Flood Zone A and B.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> • Additional development in Flood Zones A/B should be limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Bedrooms should be located in the upstairs of two-story buildings when extending existing property; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B; • Provision should be made for any potential future flood relief measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.5 — Killarney Road North

A.5.1 — Existing Residential



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland. Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type

Lands are located within 750 metres from the town centre and lands are zoned for Existing Residential development

is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	and is occupied with exiting dwelling houses on the lands.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 750 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
ii. Comprises significant previously developed and/or under utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 750 metres of the town centre, occupied with existing dwelling houses and form an integral part of the urban settlement.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>A limited area of the land here is within Flood Zone A and B. Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> • Additional development in Flood Zones A/B should be limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Bedrooms should be located in the upstairs of two-story buildings when extending existing property; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.6 — Killarney Road South

A.6.1 — Utilities



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland. Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban

The lands are zoned Utilities to reflect the existing land use on these lands. The lands are occupied with existing infrastructure.

settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	The lands are zoned Utilities to reflect the existing land use on these lands.
ii. Comprises significant previously developed and/or under-utilised lands;	The lands are zoned Utilities to reflect the existing land use on these lands.
iii. Is within or adjoining the core of an established or designated urban settlement;	The lands are zoned Utilities to reflect the existing land use on these lands.
iv. Will be essential in achieving compact and sustainable urban growth;	The lands are zoned Utilities to reflect the existing land use on these lands.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are occupied with an existing use and the land use zoning reflects this use.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>Utility Lands are within Flood Zone A\B. Buildings currently lie in Flood Zone C.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning.</p> <p>Any future expansion of the existing public utility should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • The sequential approach should be applied and Highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.7 Dromtrasna

A.7.1 Existing Residential



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022–2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland. Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

2. The zoning or designation of the lands

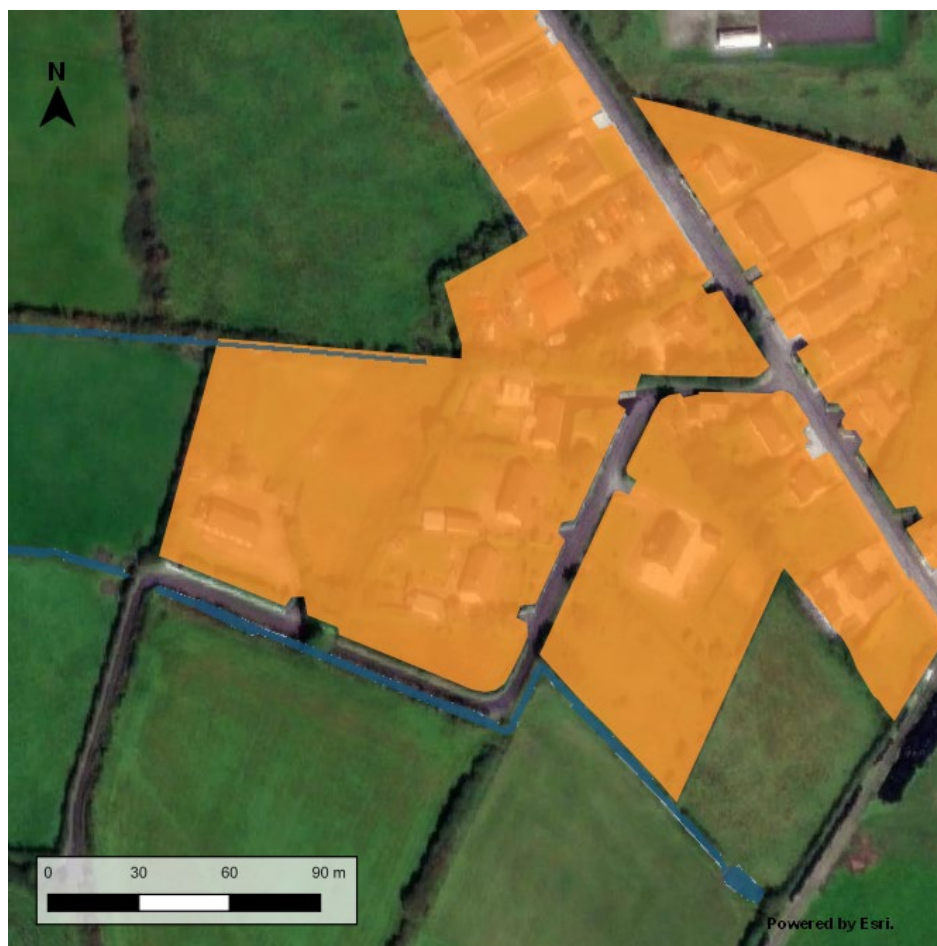
Lands are located within 1km from the town centre and

for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	lands are zoned for Existing Residential development and is occupied with an existing dwelling house on the land.
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 1km of the town centre, occupied with an existing dwelling house on the land.
ii. Comprises significant previously developed and/or under-utilised lands:	Lands are currently developed and occupied and zoning reflects land use on site.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 1km of the town centre, occupied with an existing dwelling house on the land.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are currently developed and occupied and zoning reflects land use on site.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>Some of the existing residential lands are within Flood Zone A\B. Risk is limited to the banks of the watercourse and all buildings lie in Flood Zone C.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> Additional development in Flood Zones A/B should be limited to extensions, renovations and change of use. Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; and should also assess residual risk from culvert blockage; Bedrooms should be located in the upstairs of two-story buildings when extending existing property; Flood resilient construction materials and fittings should be considered if in Flood Zone A/B;

	<ul style="list-style-type: none"> • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.

A.8 ~~Clash~~

A.8.1 ~~Existing Residential Clash Road~~



~~1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.~~

Abbeyfeale is a Level 3 Settlement in the Settlement Hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 towns as settlements capable of population and employment growth sustaining a wide range of functions, services and employment opportunities supporting Abbeyfeale's hinterland. Abbeyfeale requires investment in services, infrastructure, transport, employment and housing. In line with National Policy 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the town.

~~2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:~~

Lands are located within 1km from the town centre and lands are zoned for Existing Residential development and is occupied with existing dwelling houses on the lands.

i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	Lands are located within 1km from the town centre and lands are zoned for Existing Residential development and is occupied with existing dwelling houses on the lands.
ii. Comprises significant previously developed and/or under utilised lands:	Lands are located within 1km from the town centre and lands are zoned for Existing Residential development and is occupied with existing dwelling houses on the lands.
iii. Is within or adjoining the core of an established or designated urban settlement:	Lands are located within 1km from the town centre and lands are zoned for Existing Residential development and is occupied with existing dwelling houses on the lands.
iv. Will be essential in achieving compact and sustainable urban growth;	Lands are located within 1km from the town centre and lands are zoned for Existing Residential development and is occupied with existing dwelling houses on the lands.
v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Lands are currently developed and occupied and zoning reflects land use on site.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>Some of the existing residential land here is within Flood Zone A and B. Buildings lie within Flood Zone C. Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that;</p> <ul style="list-style-type: none"> • Additional development in Flood Zones A/B should be limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2; • Bedrooms should be located in the upstairs of two story buildings when extending existing property; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B;

	<ul style="list-style-type: none"> • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with LCCC SuDS Policy.
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In accordance with Section 20 of the Planning and Development Act 2000 (as amended), it is recommended that the Local Area Plan is made in accordance with the Draft Plan published on the 15th April 2023 and the alterations outlined in the Chief Executives Report above.

Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Alterations outlined in this Chief Executive's Report do not require SEA.

Furthermore, taking into account the mitigatory measures already in force through the Development Plan and those already included in the Draft Plan, the Proposed Alterations outlined in this Chief Executive's Report the Proposed Alterations will not give rise to any likely significant effect on any European site. Consequently, Stage 2 M will not be required to be undertaken on the Proposed Alterations.



Vincent Murray

Director of Services - Planning, Environment and Place - Making