

Draft Adare Local Area Plan 2024 – 2030

Section 20(3)(k) Chief Executive's Report to Elected Members on Submissions/Observations received during the Public Consultation on the Material Alterations to the Draft Adare Local Area Plan

25th January 2024

**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 Material Amendments to the Draft Adare Local Area Plan 2024 - 2030. The Material Amendments were placed on public display between Saturday 2nd December and Wednesday 10th January 2024 inclusive. Fifty four written submissions were received within this statutory public display period and one submission was received outside this period.

This report sets out the Chief Executive's responses and recommendations to the issues raised in relation to the proposed amendments and in the response proposes further amendments in advance of finalising the Draft Plan. 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).

1.1 STRUCTURE OF THE 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 a recommendation of the Chief Executive on each of the issues raised.

Part B outlines the proposed amendments to the text of the Draft LAP, the accompanying maps and the Settlement Capacity Audit 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 sets out the Strategic Environmental Assessment Screening and Appropriate Assessment Screening.

Part D is made up of the Chief Executives recommendation.

1.2 PROGRESS TO DATE AND NEXT STEPS

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

Date	Stage
19 th January 2023	Notification of official commencement of Draft Adare Local Area Plan 2024 -2030

4 th February – 6 th March 2023	First issues stage: Submissions were invited
Stage 2	
19 th August 2023 – 2 nd October 2023	Draft Plan on public display: Public submissions invited during statutory period.
27 th October 2023	Chief Executive's Report issued to the Elected Members of the Adare-Rathkeale Municipal District for consideration.
23 rd November 2023	Elected Members considered the report issued 27 th October 2023 and recommended alterations to the Draft Plan for public display.
Stage 3	
2 nd December – 10 th January 2024	Material Alterations were placed on display for 4 weeks. Public submissions were invited on the proposed alterations only, in accordance with the Planning and Development Act 2000 (as amended).
25 th January 2024	Chief Executive's Report on submissions on the Material Alterations issued to Elected Members for consideration at the February meeting of the Adare-Rathkeale Municipal District.
The remaining stages of the Plan are as follows:	
13 th February 2024	Final adoption of Plan by Elected Members, having considered the Chief Executive's Report on the submissions received on the Material Alterations.
26 th March 2024	Plan comes into effect 6 weeks from the date of adoption.

Following receipt of the Chief Executive's Report on the submissions received in relation to the material amendments, the Members of the Adare-Rathkeale Municipal District have up to 6 weeks in which to consider the contents of this report on the material alterations to the Draft LAP. 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 Adare-Rathkeale Municipal District. When performing their functions, the Elected Members of the Adare-Rathkeale Municipal District are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any Local Authority in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

PART A: SUBMISSIONS, RESPONSES AND CHIEF EXECUTIVE'S RECOMMENDATIONS

2.0 PERSONS/BODIES WHO MADE SUBMISSIONS WITHIN THE STATUTORY TIMEFRAME

Submission No.	Submission received from
Prescribed Bodies	
1	Office of the Planning Regulator (OPR)
2	Transport Infrastructure Ireland (TII)
3	Department of Transport
4	Environmental Protection Agency (EPA)
5	Úisce Eireann(UE)
6	Department of Education
7	Office of Public Works (OPW)
8	National Transport Authority(NTA)
Individuals	
9	Gerard Barry/John G Barry
10	Helen Barry
11	Fergal McNamara
12	Nicola McMahon
13	John Quinn
14	Mark Tiernan
15	Owen and Muriel O' Sullivan
16	Aisling and Derry Heraty
17	Brian Sexton
18	Tony Sexton
19	Declan Fitzgerald
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21	David Finucane on behalf of Ailish Finucane

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23	Stephen and Rita Hickey
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27	Paul Griffin
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29	Declan Danaher
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31	Lynsey Danaher
32	Maurice Danaher
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34	BDB on behalf of Ronald and Martina Baker
35	Anita Higgins
36	Paudie Griffin
37	Denis Curran
38	Peter Droog
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40	Bryan Jones
41	Eanna O Bearra
42	Eamon O Bearra
43	Ellen Rooney
44	Rosemarie Hennebry
45	John Hennessy
46	Brian Hall
47	James Clifford

48	Ciarán Gallagher
49	Adare Community Trust (ACT)
50	Manor Fields Adare
51	Sean Brennan
52	Dara Kelly
53	Rose-Marie Brennan
54	Stephen O' Dowd
Late submission	Derek and Kathleen(Kay) Walsh

2.1 SUBMISSIONS SUMMARIES, CHIEF EXECUTIVE'S RESPONSES AND RECOMMENDATIONS

1	Name/Group:	OFFICE OF THE PLANNING REGULATOR (OPR) Ref: LCC – C277-ADAR3-50
	Submission:	Response
	<p>1. Overview:</p> <p>The OPR thank the Local Authority for the work in preparing the proposed Material Alterations and outline their role in the strategic evaluation and assessment of statutory plans to ensure consistency with legislative and policy requirements.</p> <p>The Office concluded that the Draft LAP demonstrated consistency with the core strategy and objectives of the Limerick Development Plan, the RSES and relevant guidelines and the office did not consider it necessary to make any recommendations on the Draft Plan and instead made two observations in relation to transport and accessibility and flood risk.</p> <p>The Office are satisfied that MA10(to the written statement) and MA4(to Map 3 Amenity and Transport map) addressed Observation 1 and MA2 of the Strategic Flood Risk Assessment(SFRA) addressed Observation 2 of the Offices submission to the Draft LAP. Submission outlines that these material alterations are welcomed.</p> <p>The proposal to prepare a transport plan over the lifetime of the Plan under MA14 which will inform parking and cycling facilities (MA 2, MA 3 of the Draft LAP and MA5 of the Draft Public Realm Plan) are welcomed.</p> <p>The Office however have concerns with respect to the proposed material alterations to significantly increase the extent of low density residential development at Graigue.</p> <p>Concern is also voiced that the proposed material alteration relating to flood risk management has been limited to the SFRA</p>	<p>1. Noted.</p>

<p>without a corresponding material alteration in the written statement.</p> <p>In this respect the submission sets out one recommendation and one observation under the following themes: Core strategy and land use zoning for residential use – MA recommendation 1 Flood Risk management – MA observation 1</p> <p>Submission sets out that recommendations issued by the Office relate to clear breaches of relevant legislative provisions, of the national or regional policy framework and or of the policy of government. As such the Planning Authority is required to implement or address the recommendations made by the Office in order to ensure consistency with the relevant policy and legislative provisions.</p> <p>Observations take the form of a request for further information and the Planning Authority is requested to take an action on any observation.</p> <p>2. Core Strategy and land use zoning for residential use: Submission notes that at Draft stage 16.38 hectares of land were zoned for residential purposes which was almost double the 9.5ha required to meet the housing target and this was accepted by the Office.</p> <p>The material alterations propose to increase the amount of land zoned for new residential development to more than 25 hectares (in excess of 265% of that required). The Settlement Capacity Audit (SCA) sets out a projected yield of 283 housing units in comparison to the housing target of 156 units. The Office identified that this is inconsistent with the core strategy of the Development Plan and with Development Plan Policy CS P2 Compact Growth.</p>	<p>2. The justification and rationale for this recommendation is noted and agreed with. As such, it is recommended that the Adare Local Area Plan 2024-2030 is made without the proposed material alteration (Motion no.5 from Elected Members) consisting of 7 ha of peripheral Agricultural zoned land at Graigue to Residential Serviced Sites. The site refers to site 11 of the Settlement Capacity Audit with a potential yield of 70 units. All associated / related changes shall be made to the Draft LAP.</p>
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<p>The main concern in this submission relates to proposed material alteration of 7 hectares of peripheral agricultural zoned lands at Graigue to Residential Serviced Sites(Motion number 5 from the Elected Members – Site no 11 in the SCA) and its projected yield of 70 units.</p> <p>Including Site 11 at Graigue, a total of 10.77 ha is proposed to be zoned for Residential Serviced Sites.</p> <p>While the Office fully accepts the rationale for the provision of land in the village as an alternative to individual houses in the open countryside, the core strategy specifies that such housing should account for no more than 20% of all units (Table 2.6). This would equate to 31 low density units (10uph) in the village, and a land requirement of c.3 ha which is far less than the extent of lands now proposed (10.77 ha).</p> <p>In this regard the report identified that Site 11 is not required to enable Adare to achieve its housing target consistent with the Development Plan and the RSES.</p> <p>The submission also sets out that, by zoning this extent of land for low density residential development, the Plan would facilitate a pattern of development that would not be consistent with the densities applicable to Adare under Table 2.61 and would not be consistent with the Development Plan Objective HO O2 Density of Residential Developments.</p> <p>Additionally Site 11 falls almost entirely outside the CSO settlement boundary for Adare and will not contribute to the achievement of compact growth, inconsistent with RPO 35 Support for Compact Growth and Policy CS P2 Compact Growth of the development plan.</p>	<p>As above, it is proposed to omit Site 11, thus reducing the quantum of land zoned for serviced sites to 3.8ha. The omission of this site further addresses the concerns outlined regarding sequential development. The location of this site outside of the CSO boundary would not support compact growth.</p>
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	<p>Submission outlines that the 7 hectares of land does not constitute sequential zoning of land in line with the policies and objectives in relation to zoning in the Development Plan Guidelines for Planning Authorities (2022).</p> <p>The submission also notes that the SCA assessment carried out for site number 11 identifies that the site is not serviceable within the plan-period. The report from Úisce Eireann(ÚE) is referenced where it is noted that if all zoned lands are developed strategic upgrades may be required in addition to significant network extension to accommodate the development of site number 11. Further it references the Adare Waste Water Treatment Plant and its non-compliance with the Waste Water Discharge Licence. ÚE do not anticipate that this WWTP will be completed within the lifetime of the LAP.</p> <p>The recommendation from the Office outlines the following: Having regard to the provision of new homes at locations that can support compact and sustainable development, and in particular to:</p> <ul style="list-style-type: none"> • Housing target for Adare under the core strategy of the Limerick City and County Development Plan 2022-2028 (Development Plan); • Development Plan Policy CS P2 Compact Growth; • Development Plan Objective HO O2 Density of Residential Developments and the provisions of section S.2.3.5.2 and Table 2.6; • RPO 35 for compact growth; • The provisions for the sequential approach to development plan under section 3.7 Large Villages and the policy and objective to adopt the sequential approach to land use zoning under the Development Plans, Guidelines for Planning 	
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	<p>Authorities (2022) and NPO 72 and the guiding principles of the RSES on settlement typology, concerning housing allocation, which requires compliance with NPO 72 tiered approach to zoning,</p> <p>MA Recommendation 1 – Residential land use zoning</p> <p>The Planning Authority is required to make the LAP without the proposed material alteration / Motions from Elected Members no.5) 7 ha of peripheral Agricultural zoned land at Graigue to Residential Serviced Sites (Site 11 of the Settlement Capacity Audit), and all associated / related changes to the Draft LAP.</p> <p>3. Flood Risk Management</p> <p>The Office welcomes MA2 of the SFRA which positively addresses Observation 2 of the Offices submission on the Draft LAP through the insertion of text:</p> <p><i>New highly vulnerable development is only appropriate in Flood Zone C and that new less vulnerable development is only appropriate in Flood Zone B or C' and that existing development will need to be dealt with in accordance with Section 5.28 of the Planning Guidelines.</i></p> <p>However to ensure a consistent approach in implementation it is recommended that the text wording outlined above should be included in Objective IU 05.</p> <p>Submission concludes that the office request the authority to address the recommendation and observation outlined in the Chief Executives report and to forward notification to the Office within 5 working days of the decision of the Planning Authority in relation to the Draft LAP. Where the authority decides not to comply with the recommendations of the Office or otherwise make the Plan in such as manner as to be inconsistent with the Offices</p>	<p>3. To ensure a consistent approach in the implementation of the Flood Risk Management Guidelines for Local Authorities – 2010 between the SFRA and the LAP it is recommended that the following text is added to Objective IU 05(f) Flood Risk Management: <u>and ensure that new highly vulnerable development is only appropriate in Flood Zone C and new less vulnerable development is only appropriate in Flood Zone B or C. Existing developments in areas at risk of flood will be considered in accordance with Section 5.28 of the Flood Guidelines.</u></p>
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	recommendation the Chief Executive must inform the Office accordingly and state the reasons for the decision of the local authority.	
	Chief Executive's Recommendation:	
	<ol style="list-style-type: none"> 1. No change 2. Make the Adare Local Area Plan 2024-2030 without the proposed material alteration (Motion no.5 from Elected Members) consisting of 7 ha of peripheral Agricultural zoned land at Graigue to Residential Serviced Sites (Site 11 of the Settlement Capacity Audit), and all associated / related changes to the Draft LAP. 3. Amend Objective IU05(f) Flood Risk Management to include the following text: <u>And ensure that new highly vulnerable development is only appropriate in Flood Zone C and new less vulnerable development is only appropriate in Flood Zone B or C. Existing developments in areas at risk of flood will be considered in accordance with Section 5.28 of the Flood Guidelines.</u> 	
	SEA/AA Response: SEA 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 above 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 above Proposed Material Alterations do not require SEA. AA Response: This amendment to zoning at Site 11 is unlikely to have significant effects on the Natura Network at the plan level. Changes are overall neutral with zoning change reverting to the Original Draft Plan zoning of agriculture. Amendment to the Objective IU05 (f) provides clarity to the existing objectives, and will not have any significant effects on the Natura Network.	

2	Name/Group:	TRANSPORT INFRASTRUCTURE IRELAND (TII)
		Ref: LCC-C277-ADAR3-1
	Submission:	Response
	Transport Infrastructure Ireland acknowledges receipt of the Proposed Material Alterations to the Draft Plan and welcomes the consideration given to the initial submission made to the Draft Plan. With respect to text amendment no. 14 which introduces text committing to the delivery of a Transport Plan for the village, and having regard to the strategic national	Noted and the Council will continue to actively engage with Transport Infrastructure Ireland in the development of the Adare Transport Plan.

	road network in the LAP, TII would welcome consultation as part of the preparation of this Plan.	
	Chief Executive's Recommendations:	
	No Change	
	SEA/AA Response: N/A	

3	Name/Group:	DEPARTMENT OF TRANSPORT Ref: LCC – C244– ADAR3-6
	Submission:	Response
	<p>Department welcomes highlighting of permeability measures as a key aspect of a connected transport network in the town and makes the following recommendations:</p> <ol style="list-style-type: none"> 1. Text amendment no 11 in relation to National Sustainable Mobility Policy is noted. 2. The Department welcomes the focus on sustainable transport and further encourages the promotion of shared mobility options (e.g. rented bikes, escooters, car sharing etc.) having regard to the objectives of the National Sustainable Mobility Policy and the Climate Action Plan 2023 (CAP23). 3. The submission encourages Local Authorities to explore the potential for road space reallocation in favour of more sustainable modes, including the potential for a net reduction in car parking capacity, new or enhanced parking charges or controls, and the application of planning and design approaches that can help to reduce levels of car dependency. <p>It also notes that proposals around increased parking should be considered in light of the need for modal shift away from private car use and the investment hierarchy outlined in the National Investment</p>	<p>Noted</p> <ol style="list-style-type: none"> 1. Noted 2. As per the Material Alterations an amendment has been made to Section 7.2 Achieving modal shift to include the following text: <u>The Council promotes the use of shared mobility options such as rented bikes, escooters and car sharing in line with the National Sustainable Mobility Policy and the Climate Action Plan 2023(CAP23).</u> 3. Objective SM1(b) provides for the delivery of a Transport Plan for Adare over the lifetime of the Local Area Plan. The Plan will assess the existing traffic, transport and movement conditions in the village and surrounding context, will identify key transport interventions for the village including parking, and will identify key measures for sustainable and active travel infrastructure to help reduce levels of car dependency. The Plan will also incorporate high quality public realm improvements in line with the Draft Public Realm Plan.

	<p>Framework for Transport in Ireland (NIFTI) which places priority on active travel and public transport ahead of the private car.</p> <p>4. Submission concludes that future iteration of the Climate Action Plan or Sustainability Mobility Policy(SMP) Action Plan may further amend emissions reduction targets and LCC are encouraged to take account of any such amendments</p>	4. Noted
	Chief Executive's Recommendations:	
	1-5 No change	
	SEA/AA Response: N/A	

4	Name/Group:	ENVIRONMENTAL PROTECTION AREA - EPA
		Ref: LCC – C277-ADAR3 - 21
	Submission:	Response
	<p>1. Introduction: The 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. Proposed SEA Determination 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. Sustainable Development Submission requires that the Planning Authority ensures that the Plan as amended is consistent with the need for proper planning and sustainable development with adequate and appropriate critical service infrastructure in place to service any development proposed.</p> <p>The Plan shall align with national commitments on climate change mitigation</p>	<p>1. Noted</p> <p>2. SEA of Local Authority Land Use Plans – EPA Recommendations and Resources has informed and guided the SEA process of this LAP.</p> <p>3. Noted. The Settlement Capacity Audit assessment has informed each residential and enterprise and employment zoned site in the Local Area Plan.</p>

<p>and adaptation, incorporate any relevant sectoral, regional and local climate adaptation plans and ensure that the alterations are consistent with key relevant higher level plans and programmes.</p> <p>4. Future Modifications to the Draft Plan</p> <p>Any future amendments to the Plan should be screened for likely significant effects, using the same method of assessment applied in the “Environmental Assessment” of the Plan.</p> <p>5. SEA Statement – Information on the Decision</p> <p>Once the Plan is adopted an SEA Statement should be prepared 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 Alterations adopted in 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 with the above information should be sent to any environmental authority consulted during the SEA process.</p> <p>6. Environmental Authorities:</p> <p>Under SEA Regulations the Planning Authority should consult with the Environmental Protection Agency, the Minister for Housing, Local Government and Heritage, the Minister for Environment, Climate and Communications, the 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>Noted. The LAP is consistent with National commitments on climate change mitigation and adaptation.</p> <p>4. Any future amendments will be screened for SEA as part of the preparation process.</p> <p>5. An appropriate SEA Statement will be prepared when the Plan is adopted and issued to any environmental authority consulted during the SEA process.</p> <p>6. Noted</p>
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	Chief Executive's Recommendation:
	1-6 – No change
	SEA/AA Response: N/A

5	Name/Group:	ÚISCE EIREANN(ÚE) Ref: LCC – C277- ADAR3 - 25
	Submission:	Response
	<p>1. Zoning Submission notes the zoning change amendments and the increased yield allowed for in the Settlement Capacity Audit(SCA) and a review of the zoning changes has been carried out.</p> <p>Available network information indicate that network reinforcements may be required to service some zoned sites and to maximise the existing water services ÚE encourages sequential development in areas with water infrastructure and capacity. To maximise the capacity of the existing system to foul water the discharge of additional surface water to combined sewers is not permitted.</p> <p>Network upgrades or extension shall be developer driven unless there are committed ÚE projects in place to progress these works.</p> <p>All new residential and commercial/industrial developments connecting to an ÚE network will be assessed on a case by case basis through the ÚE New Connections process which will determine the requirements in relation to network and treatment capacity. New connections are subject to a charge and third party agreement is required where it is proposed to service a new development via private property or private waster services infrastructure.</p> <p>Where ÚE assets are within a development site these will need to be protected and/or diverted and an agreement will be required.</p> <p>ÚE welcome the commentary regarding proximity of sites to the nearest public water</p>	<p>1. Zoning Noted</p> <p>Noted and objective IU 03(b) Wastewater Infrastructure supports the separation of foul and surface waters.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

<p>infrastructure in the SCA with regard the sites that have been unamended.</p> <p>A review has taken place of the SCA with respect to the amended sites and it is noted that there is a significant increase in the amount of residential zoned lands and it is unclear as to the need for this.</p> <p>The submission notes that a more focused approach would assist in forward planning for future infrastructure needs. Submission notes the scale of site 11 and its potential yield of 70 units and sets out that if all land in the area are developed this will increase the need for strategic upgrades. Given the length of sewer extensions required to service the allocated sites, sequential, phased development is recommended to minimise investment required.</p> <p>Site specific commentary is provided as follows:</p> <p>Site 6: Served by an existing 75mm water supply pipe, which will likely require an upgrade in pipe diameter. Likely sewer connection to pumping station approx. 20m from the site.</p> <p>Sites 7, 8, 9, 10 & 11 – these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required.</p> <p>2. Wastewater Infrastructure (a) Wastewater Treatment Plants (WWTPs)</p>	<p>Noted, additional sites were zoned for residential development by the Elected Members at their meeting of the 23rd of November 2023 and these were contained in the Material Alterations report which was on public display from the 2/12/23-10/01/24.</p> <p>Please refer to comments contained in submission number 1 – OPR where a recommendation has been made to omit the zoning on site number 11 in the Settlement Capacity Audit.</p> <p>The Council notes the site specific comments made in relation to the sites in the Settlement Capacity Audit and will update the Table with the specific comments as identified by Úisce Éireann.</p> <p><u>Site 6: Served by an existing 75mm water supply pipe, which will likely require an upgrade in pipe diameter. Likely sewer connection to pumping station approx. 20m from the site.</u></p> <p><u>Sites 7, 8, 9 & 10 – these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required</u></p> <p>Note – Site number 11 has been removed per the recommendations of the OPR submission number 1.</p> <p>2. Wastewater Infrastructure</p>
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<p>Adare WWTP is currently not compliant with Waste Water Discharge Licence. The potential availability of capacity in this case would be dependent on any additional load not resulting in a significant breach of the combined approach as set out in Regulation 43 of the Waste Water Discharge (Authorisation) Regulations 2007, which is the responsibility of the relevant Local Authority to determine.</p> <p>The 2022 Wastewater Treatment Capacity Register indicated that there is currently potential spare capacity to meet the projected 165 units as stated in the Draft LAP, however there is insufficient potential capacity to serve the total updated estimated yield of 383 units from newly zoned site. Applications will be assessed on an individual basis considering their specific load requirements. Submission notes that connection enquiries and applications are currently being processed which may lead to a reduction in available capacity.</p> <p>A WWTP upgrade project to provide sufficient license-compliant capacity is at Stage 2: Preliminary Business Case. At this stage the team detailed analysis is undertaken and short term solutions and preferred options from short term projects are identified. The delivery of the project may extend beyond the lifetime of the Plan and there is potential that land acquisition adjacent to the WWTP may be required to facilitate the upgrade.</p> <p>(b) Wastewater Networks</p> <p>There are no known major constraints on the Adare wastewater network however,</p>	<p>(a) Noted and applications will be assessed on an individual basis considering their specific load requirement by the Local Authority in consultation with Úisce Éireann. The Local Authority note the comments made in relation to current connection enquiries and applications, which may lead to a reduction in available capacity.</p> <p>In line with the recommendation made by the OPR for the removal of site number 11 in the Settlement Capacity Audit (7 hectares for Serviced Sites with a potential yield of 70 units) and the assessment of the services per ÚE the omission of this site will lead to a reduction of demand for services over the lifetime of this Local Area Plan.</p> <p>The omission of this site further addresses the concerns outlined regarding sequential development by the OPR that is supported by ÚE which encourages phased sequential developments in areas with existing water services infrastructure and spare capacity. The location of this site outside of the CSO boundary further supports it's omission as it would not support the principles of compact growth.</p> <p>Noted.</p> <p>Lands adjoining the WWTP have been zoned for Utility purposes and would support works to the plant subject to appropriate planning and environmental consents.</p> <p>(b) Noted</p>
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	<p>localised upgrades/extensions may be required to facilitate development. Some upgrades have been carried out in recent years. The inlet sewer to the WWTP will be upgraded in parallel with the WWTP upgrade works.</p> <p>Water Infrastructure (c) Water Supply: Adare is supplied by the Adare Water Resource Zone (WRZ). A project to facilitate interconnection with Limerick City WRZ, via Croom, is underway and is expected to be delivered by 2026, subject to the necessary approvals. It is envisaged that, with these works, there will be adequate capacity available to cater for the projected population growth over the Plan period.</p> <p>(d)Water Networks: ÚE and the Council are continually progressing leakage reduction, mains rehabilitation activities and capital maintenance. ÚE and the Council will continue to monitor the performance of the network. There are no known major water network constraints in Adare however, localised upgrades/extensions may be required to facilitate development.</p> <p>3.Draft Plan Text Text Amendment: 1– welcomed 5 – welcomed 6 – welcomed 18-ÚE welcomes and draws reference to section in relation to WWTPs 19 – welcomed 24 – welcomed SCA – ÚE welcomes the amendments to the table in relation to site proximity to existing public water infrastructure. Reference is drawn to comments in respect to additional sites which have been zoned for development.</p>	<p>Water Infrastructure (c) Noted</p> <p>(d) Noted.</p> <p>3. Draft Text Amendments Noted</p>
	<p>Chief Executive's Recommendation:</p> <ol style="list-style-type: none"> 1. Make the Adare Local Area Plan 2024-2030 without the proposed material alteration (Motion no.5 from Elected Members) - 7 ha of peripheral Agricultural zoned land at 	

	<p>Graigie to Residential Serviced Sites (Site 11 of the Settlement Capacity Audit), and all associated / related changes to the Draft LAP.</p> <p><u>Site 6: Served by an existing 75mm water supply pipe, which will likely require an upgrade in pipe diameter. Likely sewer connection to pumping station approx. 20m from the site.</u></p> <p><u>Sites 7, 8, 9 & 10 – these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required</u></p> <p>2 - 3 No change</p>
	<p>SEA/AA Response:</p> <p>SEA 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 above 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 above Proposed Material Alterations do not require SEA.</p> <p>AA Response:</p> <p>The standard mitigation measures provided in the Draft NIR for the LAP are considered sufficient to protect the Natura Network. Changes in the foul sewer network and water provision will not result in significant effects on the SAC, provided that project level mitigation is applied.</p> <p>This amendment to zoning at Site 11 is unlikely to have significant effects on the Natura Network at the plan level. Changes are overall neutral with zoning change reverting to the Original Draft Plan zoning of agriculture.</p>

6	Name/Group:	DEPARTMENT OF EDUCATION
		Ref: LCC – C277-ADAR3-24
	Submission:	Response
	<p>The Department has considered the material amendments and makes the following comments:</p> <p>Chapter 5: Sustainable Communities Department notes the amended to objective C1 Education and Community.</p> <p>Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit</p>	<p>Noted.</p> <p>Noted</p> <p>Noted</p>

	<p>Amendment to total area zoned for Education and Community from 23.83 to 19.336 hectares noted.</p> <p>Amendment to Map 1 Land Use Zoning Map Amendments to the Land Use Zoning Map to change the zoning of an area of 4.278 hectares and .252 hectares from Education and Community to Tourism Related at the Western Adare Manor Estate are noted.</p> <p>The Department notes that the changes outlined above do not result in a change to the projected school place requirements or impact on current school place provision and they therefore re-confirm the projected school place requirements as outlined in the submission of the 25th of September 2023.</p> <p>The Department acknowledge the ongoing work of the Council to ensure that there is sufficient and appropriate zoned lands for educational needs.</p>	Noted
	<p>Chief Executive's Recommendations:</p> <p>No Change</p> <p>SEA/AA Response: N/A</p>	

7	Name/Group:	OFFICE OF PUBLIC WORKS (OPW) Ref: LCC – C277-ADAR3-28	
	Submission:	Response	
	<p>1. General</p> <p>The OPW welcome the opportunity to comment on the Material Alterations for the Adare LAP and the submission is made especially concerning flood risk management. Submission welcomes:</p> <p>Updated Table 4-1 Available Flood Data Zone Development including reference to the National Indicative Fluvial mapping in the generation of flood zones.</p> <p>Updated section 5.5 of the SFRA to correct a reference.</p> <p>Updated section 7.6.1 of the SFRA to clarify that Arterial Drainage embankments should not be regarded as providing protection to property.</p>	<p>1. General</p> <p>Noted</p>	

	<p>2. Justification Tests</p> <p>Submission notes that comments made at draft stage in relation to lands outside the core including lands zoned less vulnerable Agriculture and highly vulnerable Existing Residential and Education and Community has been updated and submission notes that it would be beneficial to include the following text as a policy objective.</p> <p>“That new highly vulnerable development is only appropriate in Flood Zone C and that new less vulnerable development is only appropriate in Flood Zone B or C. Existing development will need to be dealt with in accordance with Section 5.28 of the Planning Guideline.”</p> <p>3. Consideration of Climate Change Impacts</p> <p>The OPW commentary on the Draft Plan noted the statement in section 7.8.2 of the SFRA</p> <p>“Finished floor levels should be assessed in relation to the specific development, but the minimum levels set out in Table 7-2 should apply” might be referenced in Objective CH01 Climate Change. This comment has not been addressed at Material Alteration Stage.</p>	<p>2. Justification Tests</p> <p>In line with the response to the submission from the OPR Objective IU 05(f) Flood Risk Management will be amended to include the following text: <u>and ensure that new highly vulnerable development is only appropriate in Flood Zone C and new less vulnerable development is only appropriate in Flood Zone B or C. Existing developments in areas at risk of flood will be considered in accordance with Section 5.28 of the Flood Guidelines.</u></p> <p>3. MA17 has adequately addressed the previous concerns of the OPW. The Material Alterations as displayed on the 2nd of December 2023 included the following text change in Objective CH01(b) Chapter 8:</p> <p><u>Finished floor levels should be assessed in relation to the specific development, but the minimum levels set out in Table 7-2 Volume 3c of the Strategic Flood Risk Assessment shall apply.</u></p> <p>This change will be brought through into the finalised Adare LAP 2024-2030. Therefore no change is required at this point.</p>
	<p>Chief Executive’s Recommendation:</p> <ol style="list-style-type: none"> 1. No change 2. Amend Objective IU05(f): Flood Risk Management to include the following text: <u>and ensure that new highly vulnerable development is only appropriate in Flood Zone C and new less vulnerable development is only appropriate in Flood Zone B or C. Existing developments in areas at risk of flood will be considered in accordance with Section 5.28 of the Flood Guidelines</u> 3. No change <p>SEA/AA Response:</p> <p>SEA 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</p>	

	<p>Proposed Alterations above 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 above Proposed Material Alterations do not require SEA.</p> <p>AA response: Amendment to the Objective IU05 (f) provides clarity to the existing objectives, and will not have any significant effects on the Natura Network.</p>
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8	Name/Group:	NATIONAL TRANSPORT AUTHORITY (NTA) Ref: LCC – C277-ADAR3-36
	Submission:	Response
	<p>The National Transport Authority welcome the publication of the material alterations to the Draft LAP and the manner in which it generally provides a framework for the sustainable development of the town.</p> <p>The incorporation of the recommendations made at draft stage in the Plan are noted and welcomed especially those related to the status of the Transport Plan for the village, car parking and the Cycle Design Manual.</p>	<p>Noted and the Council will continue to actively engage with National Transport Authority in the development of the Adare Transport Plan</p>
	Chief Executive's Recommendation:	
	No change	
	SEA/AA Response: N/A	

9	Name/Group:	GERARD BARRY/JOHN G BARRY Ref: LCC – C277-ADAR3-2
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<ul style="list-style-type: none"> Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

10	Name/Group:	HELEN BARRY Ref: LCC – C277-ADAR3-3
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> Play area for children; 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<ul style="list-style-type: none"> Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

11	Name/Group:	FERGAL MCNAMARA
		Ref: LCC – C277-ADAR3-4
	Submission	Response
	Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on	Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.

	<p>the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

12	Name/Group:	NICOLA MCMAHON Ref: LCC – C277-ADAR3-5
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	upheld in the finalised Adare Local Area Plan 2024-2030.	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

13	Name/Group:	JOHN QUINN
		Ref: LCC – C277-ADAR3-7
	Submission	Response
	<p>Submission expresses appreciation for the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies that there are numerous policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands contribute significantly to the social, economic environmental benefits to local residents and the wider community</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

14	Name/Group:	MARK TIERNAN Ref: LCC – C277-ADAR3-8	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to "The Village" are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

15	Name/Group:	OWEN AND MURIEL O' SULLIVAN
		Ref: LCC – C277-ADAR3-9
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to "The Village" are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

16	Name/Group:	AISLING AND DERRY HERATY	
		Ref: LCC – C277-ADAR3-10	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

17	Name/Group:	BRIAN SEXTON
		Ref: LCC – C277-ADAR3-11
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

18	Name/Group:	TONY SEXTON
		Ref: LCC – C277-ADAR3-12
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>which the residents maintain with no other suitable area within the 69 unit development;</p> <ul style="list-style-type: none"> • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

19	Name/Group	DECLAN FITZGERALD Ref: LCC – C277-ADAR3-13
	Submission	Response
	The submission notes the changed landscape of Adare via the additional residential zoned sites under planning references 22/990, 19/8010 and Part VIII applications along with the lands zoned through the material alterations at the	In line with the submission from ÚE and the recommendation issued from the OPR under submission number 1, the site which was the subject of Motion number 5 by the Elected Members and identified as site number 11 in the Settlement Capacity Audit has been

	<p>Village Green and additional serviced sites off the N21.</p> <p>Submission notes that the zoning of lands on one side of Adare conflicts with the ten minute town concept and is not a town centre approach. Concern is also voiced in terms of water quality and if it will be compromised given the large residentially zoned areas.</p> <p>The submission sets out that if these sites are to be included then the newly developed wastewater facilities currently being developed for the sites 22/990, 19/8010 and Part VIII applications are extended to the current residents on the Rathkeale road (exiting Adare on the N21) to ensure there is no deterioration in the quality of the receiving waters in this area due to increased levels of development and wastewater management. This will ensure that there is reduced water pollution in the area and will support a cleaner environment.</p> <p>The submission concludes with a request that objective IU03 wastewater infrastructure is updated to include these material alterations and is supported by the Irish Water investment plans set out in the objectives.</p>	<p>removed. This relates to a large tract of land – 7 hectares proposed for Serviced Sites use which are not serviced/serviceable and where there are capacity issues with respect to waste water treatment. Site 11 is located outside the CSO boundary and its inclusion would not lead to compact growth.</p> <p>The remainder of the lands included in the Settlement Capacity Audit have been identified as serviced or serviceable over the lifetime of the LAP and their inclusion in the Plan for Adare have been considered by the relevant agencies/bodies, including ÚE, and deemed acceptable.</p> <p>Environmental assessments have also been carried out at all stages of the Plan preparation.</p> <p>In accordance with the submission made by Úisce Éireann the Settlement Capacity Audit table will be updated with the specific site comments identified by Úisce Éireann.</p> <p>Furthermore, all new developments connecting to an ÚE network will be assessed on a case by case basis through the ÚE New Connections process which will determine the requirements in relation to network and treatment capacity.</p>
	Chief Executive's Recommendations	
	No Change	
	SEA/AA Response: N/A	

20	Name/Group:	MAURICE DANAHER
		Ref: LCC – C277-ADAR3-14
	Submission	Response
	Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on	Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.

	<p>the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

21	Name/Group:	DAVID FINUCANE ON BEHALF OF AILISH FINUCANE Ref: LCC – C277-ADAR3-15
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	upheld in the finalised Adare Local Area Plan 2024-2030.	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

22	Name/Group:	MARY DANAHER Ref: LCC – C277-ADAR3-16
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

23	Name/Group:	STEPHEN AND RITA HICKEY Ref: LCC – C277-ADAR3-17	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to "The Village" are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

24	Name/Group:	DAVID FINUCANE
		Ref: LCC – C277-ADAR3-18
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

25	Name/Group:	VINCENT P FOLEY Ref: LCC – C277-ADAR3-19	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

26	Name/Group:	MICHELLE BRENNAN GALLAGHER Ref: LCC – C277-ADAR3-20
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

27	Name/Group:	PAUL GRIFFIN
		Ref: LCC – C277-ADAR3-22
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>which the residents maintain with no other suitable area within the 69 unit development;</p> <ul style="list-style-type: none"> Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

28	Name/Group:	SINEAD O’ DONOGHUE
		Ref: LCC – C277-ADAR3-23
	Submission	Response
	Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.	Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.

	<p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	
29	<p>Name/Group:</p> <p>DECLAN DANAHER Ref: LCC – C277-ADAR3-26</p> <p>Submission</p>	<p>Response</p>

<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>
<p>Chief Executive’s Recommendation</p> <p>No Change</p>	

SEA/AA Response: N/A

30	Name/Group:	BRYAN ROGERS
		Ref: LCC – C277-ADAR3-27
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

31	Name/Group:	LYNSEY DANAHER
		Ref: LCC – C277-ADAR3-29
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

32	Name/Group:	MAURICE DANAHER Ref: LCC – C277-ADAR3-30
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

33	Name/Group:	SAMANTHA DANAHER
		Ref: LCC – C277-ADAR3-31
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

34	Name/Group:	BDB ON BEHALF OF RONALD AND MARTINA BAKER	
		Ref: LCC – C277-ADAR3-32	
	Submission	Response	
	<p>Submission outlines the support for the material alteration sin the Draft LAP and in particular the rezoning of lands at Graigue, Adare.</p> <p>In light of the rezoning the client has formally withdrawn the planning application for 9 serviced sites where an Open Space and Recreation zoning has now been attributed and is welcomed.</p> <p>The submission also welcomes the rezoning of the Pitch and Putt course to New Residential and believes it will enhance the quality of life for current residential and also contribute to the well-being of future generations.</p> <p>The clients are committed to working collaboratively with the community and the</p>	<p>Noted – the material alterations identify the subject land as New Residential and no change is proposed to this zoning</p>	

	relevant authorities to ensure the implementation of these changes.	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

35	Name/Group:	ANITA HIGGINS
		Ref: LCC – C277-ADAR3-33
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

36	Name/Group:	PAUDIE GRIFFIN Ref: LCC – C277-ADAR3-34	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to "The Village" are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

37	Name/Group:	DENIS CURRAN
		Ref: LCC – C277-ADAR3-35
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

38	Name/Group:	PETER DROOG
		Ref: LCC – C277-ADAR3-37
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

39	Name/Group:	MKO
		Ref: LCC – C277-ADAR3-38
	Submission	Response
	<p>This submission is made on behalf of the Adare Village Owners Management Company, who wish to express support for the material alterations relating to the zoning of lands at The Village from new Residential to Open Space and Recreation. Support is shown for the decision to retain the zoning of 1.1 hectares of lands as Open Space and Recreation. Submission outlines that the lands are used extensively by the residents of The Village for recreation purposes and serves all demographics of the local community which comprises 69 homes including 85 children. It also supports a host of wildlife.</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>Other areas of open space are available around the estate however there is limitations in terms of their usability give tree planting, a high water table and topographical sloping in the area. The submission welcomes the recognition of this by the Council.</p> <p>Retaining the area for Open Space purposes aligns with key planning policies from national to local level and this provides positive planning and place-making in Adare.</p> <p>In conclusion support is voiced for the retention of the zoning at this location and it is identified that these lands provide excellent social and environmental benefits to the local community.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

40	Name/Group:	BRYAN JONES
		Ref: LCC – C277-ADAR3-39
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

41	Name/Group:	EANNA O’ BEARRA
		Ref: LCC – C277-ADAR3-40
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

42	Name/Group:	EAMON O’ BEARRA
		Ref: LCC – C277-ADAR3-41
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>which the residents maintain with no other suitable area within the 69 unit development;</p> <ul style="list-style-type: none"> Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

43	Name/Group:	ELLEN ROONEY Ref: LCC – C277-ADAR3-42
	Submission	Response
	Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.	Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.

	<p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	
44	Name/Group:	ROSEMARIE HENNEBRY
		Ref: LCC – C277-ADAR3-43
	Submission	Response

	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>
	<p>Chief Executive’s Recommendation</p> <p>No Change</p>	

SEA/AA Response: N/A

45	Name/Group:	JOHN HENNESSY
		Ref: LCC – C277-ADAR3-44
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

46	Name/Group:	BRIAN HALL Ref: LCC – C277-ADAR3-45
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

47	Name/Group:	JAMES CLIFFORD Ref: LCC – C277-ADAR3-46
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to "The Village" are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

48	Name/Group:	CIARÁN GALLAGHER
		Ref: LCC – C277-ADAR3-47
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

49	Name/Group:	ADARE COMMUNITY TRUST(ACT) Ref: LCC – C277-ADAR3-48
	Submission	Response
	<p>Submission outlines concerns with respect to the significant amendments made to the Draft LAP in relation to the change of zoning on the site of the Pitch and Putt.</p> <p>ACT outline that they actively engaged with the local community to make a submission on this basis. At this stage they question how LCCC made changes without further consultation and engagement with the businesses and communities of Adare.</p> <p>Submission understands and appreciates that the Pitch and Putt is privately owned and has benefited the community greatly over the years. There are concerns that this amenity is now being considered for removal with no consideration within the LAP as to how this amenity will be either relocated or replaced so as to meet the needs of the current and future growth.</p>	<p>The change in zoning to the lands in questions formed part of the Material Alterations which were placed on public display from the 2nd December 2023 to the 10th January 2024. This display period afforded the community and general public an opportunity to engage on the changes which were made to the Draft LAP.</p> <p>Having regard to the loss of this amenity an area which was proposed for Agricultural zoning in the Draft LAP comprising 2.379 hectares has been included to the rear of this site for Open Space and Recreation purposes. This zoning will support the delivery of recreational facilities (including a new Pitch and Putt course), subject to planning approval through the planning application process.</p>

	Chief Executive's Recommendation
	No Change
	SEA/AA Response: N/A

50	Name/Group:	MANOR FIELDS ADARE
		Ref: LCC – C277-ADAR3-49
	Submission	Response
	<p>Submission is made in relation to the re-zoning of lands on the western side of Adare in proximity to the Manor Fields to allow for serviced sites and residential development. Submission outlines that in conjunction with granted planning permissions the development of these sites would result in a need for investment in recreational space.</p> <p>The Manor fields fulfils this function on a voluntary basis in Adare.</p> <p>Submission notes that private developers promote the proximity of their sites to this amenity however they do not contribute towards its development. It is also noted that of the €3.1 million investment to date at this location that the Local Authority have invested less than 4%. This facility needs ongoing maintenance and financial investment.</p> <p>The submission requests that LCCC develop a new Recreational and Amenity Policy similar to the policy adopted in Cork in 2006. This includes:</p> <ul style="list-style-type: none"> • Private developers, housing agencies and the local authority to engage in a meaningful manner with the local community, prior to submitting planning permission(s), for their development • The Council to ensure that all new developments make adequate provision for the full range of recreational and amenity activities, sufficient to meet the needs of the development, and the entire community and that such facilitates 	<p>Chapter 5 Sustainable Communities of the Draft Adare Local Area Plan 2024-2030 sets out the range of community, recreational and open space facilities available to the community of Adare.</p> <p>It also provides policy support across all objectives for the enhancement of existing and the provision of new additional amenities for the village.</p> <p>Further Table 6: Open Space Provision in Residential Developments in Adare sets out the requirements for the provision of new open space in line with the development of housing units.</p> <p>Objective H1 Residential Development of the Draft LAP also requires the provision of Sustainability Statements and Social Infrastructure Assessments as part of new residential developments. Where new facilities are proposed there will be a requirement for high quality public open space and play lots which shall have cognisance to accessibility, safety, permeability and the public realm. In this respect regard shall be had to the Public Realm Plan included in Volume 2 of the Draft LAP.</p> <p>The Limerick Development Contribution Scheme sets out a scheme whereby monies that are received by way of contributions attached to a grant of planning permission will be ring fenced for public infrastructure and facilities. A number of projects in Adare have benefited from this funding stream, including the Manor Fields.</p>

	<p>are maintained in perpetuity for the benefit of the development.</p> <ul style="list-style-type: none"> • Developers of new housing developments to make provision for investment in sport and recreational infrastructure – commensurate with the needs of the development, as an integral element of their proposal. <p>Submission outlines that it is essential that the Council set up a Community Fund as set out in Section 109 of the Local Government Act 2001 for the purposes of supporting community initiatives.</p> <p>Reference is made to a recent planning application 23/60793, in which an audit of social infrastructure was submitted by the developer and the Manor Fields facilities were outlined. Concern is expressed that the debt attached to the development of this amenity has not been recognised in this report and it is urges the Local Authority to give deeper consideration to supporting documentation to ensure that voluntary efforts are not taken advantage of by private developers.</p> <p>The submission outlines that in developing this submission account has been taken of national and local government policies, plans and guidelines including the NPF(National Policy 3), Sustainable residential Development in Urban Areas(4.18 Open Space), Limerick Development Plan 2022-2028, Objective CG015 Requirements for development in Level 4 Settlements – where new community facilities are required in conjunction with residential developments, Objective SCS1 027 – Playgrounds and the objectives of the Draft Adare LAP to provide for new development in tandem with the provision of social and physical infrastructure.</p>	
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	<p>The submission concludes that a financial mechanism to relieve the community from the financial burden required to ensure investment and maintenance in community recreational and sports facilities must be ring fenced from the resources of those who will benefit from proposed re-zonings and the local authority to ensure that recreational facilities in Adare are provided to a growing community.</p> <p>Submission includes an attachment for the Cork County Council Recreation and Amenity Policy for reference.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

51	Name/Group:	SEAN BRENNAN Ref: LCC – C277-ADAR3-51	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to "The Village" are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

52	Name/Group:	DARA KELLY Ref: LCC – C277-ADAR3-52	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive's Recommendation	
	No Change	
	SEA/AA Response: N/A	

53	Name/Group:	ROSE-MARIE BRENNAN Ref: LCC – C277-ADAR3-53	
	Submission	Response	
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the "Village Green Area" as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of "The Village" <p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the</p>	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>	

	<p>most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

54	Name/Group:	STEPHEN O’ DOWD
		Ref: LCC – C277-ADAR3-54
	Submission	Response
	<p>Submission acknowledges and welcomes the proposed material alterations and particularly the retention of the zoning on the “Village Green Area” as Open Space and Recreation.</p> <p>Submission outlines why this area is significant within the Village Housing estate:</p> <ul style="list-style-type: none"> • Play area for children; • Exercise area including the use of the walking path around the green area which the residents maintain with no other suitable area within the 69 unit development; • Used extensively by the residents of “The Village” 	<p>Noted – the material alterations identify the subject land as Open Space and Recreation and no change is proposed to this zoning.</p>

	<p>Submission outlines that the area serves 69 homes and locals have benefitted from this area as a recreation and open space area for over 15 years where it caters for one of the most densely populated housing developments in Adare.</p> <p>It also supports wildlife while other green spaces within proximity to “The Village” are primarily pay for play and cannot be considered as a suitable alternative.</p> <p>Submission identifies a wealth of policies available to support the provision, protection and retention of green and open space across the NPF 2040, Limerick Development Plan and Draft Adare LAP. The lands deliver a plethora of social, economic environmental benefits to local residents and the wider community and its removal risks a decline in social wellbeing and environmental sustainability.</p> <p>Submission concludes by identifying the importance of this asset to the local community and requests that this zoning is upheld in the finalised Adare Local Area Plan 2024-2030.</p>	
	Chief Executive’s Recommendation	
	No Change	
	SEA/AA Response: N/A	

2.2 LATE SUBMISSIONS

Derek and Kathleen(Kay) Walsh	
Submission	
<p>Submission outlines concerns with respect to the provision of new footpaths in front of their cottage beside the Village Hall. Submission suggests that a wall should be constructed parallel to the existing wall which would provide a safe corridor for pedestrians and leave the grass area unchanged.</p> <p>The public park in the centre of the village which is not close to any private houses is identified as a suitable public resource.</p>	

PART B: PROPOSED AMENDMENTS TO DRAFT ADARE LOCAL AREA PLAN 2024 – 2030

(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 DRAFT LOCAL AREA PLAN TEXT

Chapter 9: Infrastructure and Utilities

Text Amendment No.	Proposed Amendment	Submission No.
1	Amend Objective IU 05(f) Flood Risk Management to include the following text: <u>And ensure that new highly vulnerable development is only appropriate in Flood Zone C and new less vulnerable development is only appropriate in Flood Zone B or C. Existing developments in areas at risk of flood will be considered in accordance with Section 5.28 of the Flood Guidelines.</u>	1, 5 & 7

Chapter 10: Land Use Framework, Zoning Matrix and Settlement Capacity Audit

Text Amendment No.	Proposed Amendment	Submission No.
2	The Settlement Capacity Audit will be, updated to align with the final site numbers zoned for residential and enterprise and employment use by the Elected Members and with the comments made by Úisce Eireann in relation to specific sites.	1 & 5

Amendment No. 3:

Amend figures in table 10 to zoning change made to Residential Serviced Sites and Agricultural zonings

Amend Table 10 Section 10.3 as follows:

Zoning	Total Area Zoned in 2024 LAP - ha
Agriculture	68.029 <u>74.977</u>
Enterprise and Employment	5.71
Education and community facilities	19.336
Utilities	0.923

New residential/ Phase 1	14.19
New residential Phase 2	No designation
Existing Residential	47.21
Residential Serviced Sites/ Phase 1	10.77 3.821
Residential Serviced Sites Phase 2	No designation
Open Space and Recreation	37.66
Village Centre	8.72
Special Control Area	21.61
Semi Natural Open Space	6.34
Proposed Natural Heritage Area	6.7
Tourism Related Development	280.29

3.2: AMENDMENTS TO MAPS

Amendments to Map 1 Land Use Zoning Map:

Proposed Amendment		Submission No.
1.	Amend the land use zoning map to remove the serviced sites zoning from site number 11 identified in the Settlement Capacity Audit in the Material Alterations report of the 2 nd of December 2023 and all associated / related changes to the Draft LAP.	1 & 5

Amendments to Map 2 Flood Map:

Proposed Amendment		Submission No.
1.	Amend the Flood map to remove the serviced sites zoning from site number 11 identified in the Settlement Capacity Audit in the Material Alterations report of the 2 nd of December 2023 and all associated / related changes to the Draft LAP.	1, 5 & 7

Amendments to the Map 6 Settlement Capacity Audit Map

Proposed Amendment		Submission No.
1.	Remove site number 11 in the Settlement Capacity Audit map of the Material Alterations report of the 2 nd of December 2023 and renumber the subsequent sites accordingly.	1 & 5

3.3: AMENDMENTS TO SETTLEMENT CAPACITY AUDIT

Settlement Capacity Audit

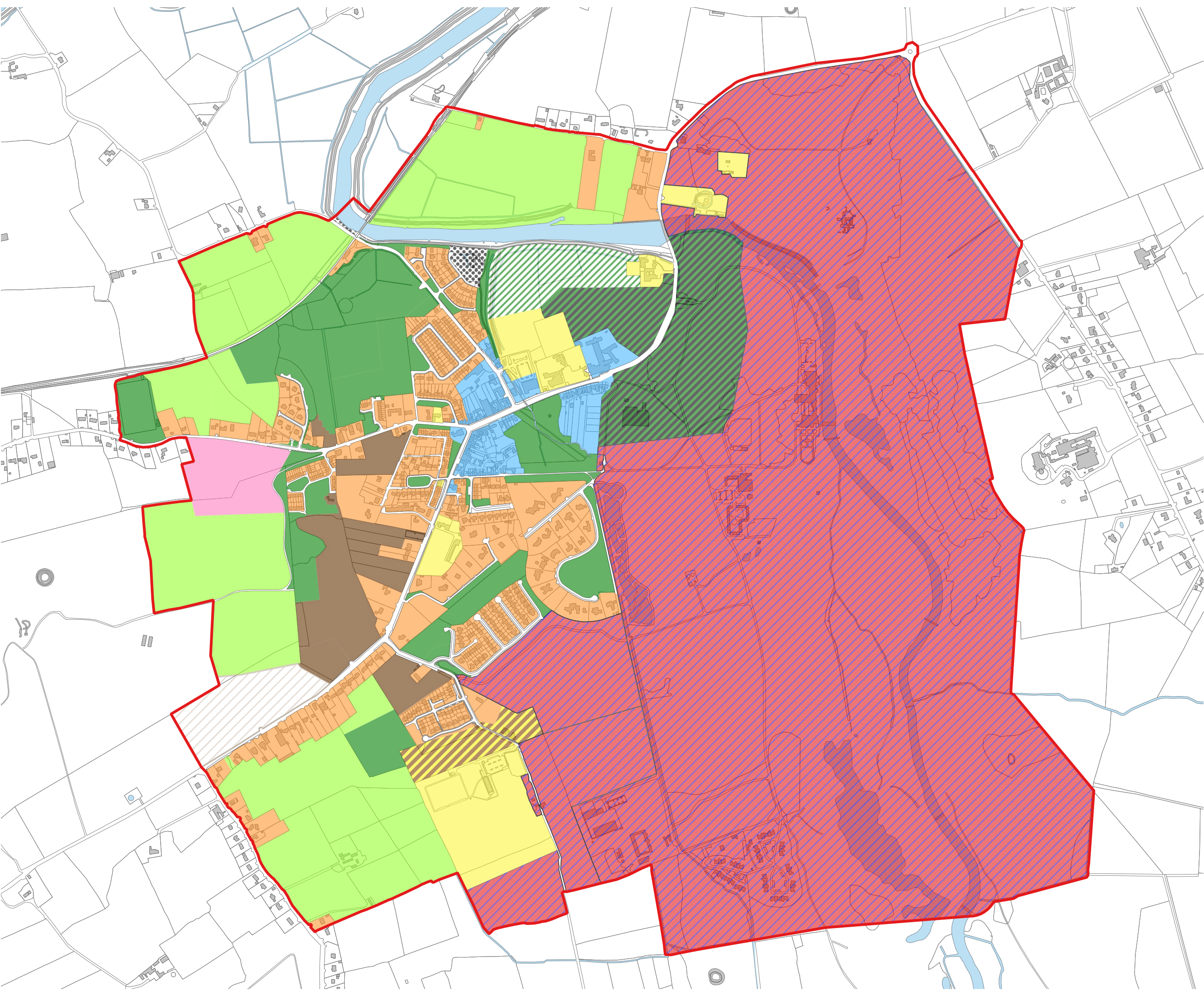
In accordance with Appendix 3 of the National Planning Framework (NPF), the tiered approach to zoning has been applied to zoned lands as laid out in Fig.11.1 below. Tier 1 refers to lands that are adequately serviced and can connect to existing services (road, path, public lighting, water supply and surface water drainage). Tier 2 lands refer to lands that have constraints in terms of connecting to services, but have the potential to become fully serviced over the lifetime of the Plan. The Settlement Capacity Assessment sets out the sites identified for new residential development, serviced sites and enterprise and employment with respect to availability of key infrastructure to ensure that these lands are developable over the lifetime of the Plan. The sites are identified as being serviced (utilities), served by public transport and community infrastructure and satisfies the principles of the Ten Minute Town Concept and compact growth, all promoted by higher level spatial plans. Where existing infrastructure is located in close proximity to a site and can potentially be extended to service the site, these services have been indicated as available. It should be noted that the table below is for information purposes only and developers are advised to avail

Site No.	Zoning	Area (ha)	Density units per ha	Est Yield	Lighting	Footpath	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill - Brownfield	Cost	Comments if applicable	Tier
6	New Residential	.338	22	7	✓	✓	•	✓	✓	✓	!	✗	✓	€33,800	Pinch points along the roadway, upgrades will be required. GIS indicates area is served by a 75mm diameter main. Localised water network upgrades/extension likely to be required. <u>Served by an existing 75mm water supply pipe, which will likely require an upgrade in pipe diameter. Likely sewer connection to pumping station approx. 20m from the site.</u>	1
7	New Residential	1.9	22	42	✓	✓	•	✓	✓	!	!	✗	✗	€285,000	Closest available sewer is on N21 outside Adare Boys N.S. Long extension of 300-600m required to connect to public network, depending on site. Upon development of site 4, potential may also exist to connect via this site. Short extensions may be required. <u>Sites 7, 8, 9 & 10 – these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required</u>	2
8	Residential Serviced Sites	1.15	10	12	✓	✓	•	✓	✓	!	!	✗	✗	€172,500	Closest available sewer is on N21 outside Adare Boys N.S. Long extension of 300-600m required to connect to public network, depending on site. Upon development of site 4, potential may also exist to connect via this site. Short extensions may be required. <u>Sites 7, 8, 9 & 10 – these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required</u>	2
9	Residential Serviced Sites	2.3	10	23	✓	✓	•	✓	✓	!	!	✗	✗	€345,000	Adjoins permission 22/493, site 1km from the village centre. Extension of foul and storm sewer network will need to take place. Closest available sewer is on N21 outside Adare Boys N.S. Long extension of 300-600m required to connect to public network, depending on site. Upon development of site 4, potential may also exist to connect via this site. Short extensions may be required.	2

																Sites 7, 8, 9 & 10– these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required	
10	Residential Serviced Sites	0.8	extant	5											€80,000	<p>Permission 22/493, site 1km from village centre. Extension of foul and storm sewer network from adjoining site. Closest available sewer is on N21 outside Adare Boys N.S. Long extension of 300-600m required to connect to public network, depending on site. Upon development of site 4, potential may also exist to connect via this site.</p> <p>Sites 7, 8, 9 & 10– these sites are serviced by the public sewer on the N21 at the Boys NS, in each case this would require a long extension of between 360m and 1km. These sites could benefit from the proposed new developer lead sewer through Site 2 by way of a network extension, subject to capacity assessment and third party permissions. Localised water upgrades may also be required</p>	1
12	Enterprise and Employment	5.7	n/a	-											€855,000	<p>Site located <1km from village centre. Sewer line available circa 100m from site. Refer to Objective ED1. Available GIS indicates the nearest network is approximately 140m away (Adare Old WWPS). GIS indicates area is served by a 75mm diameter main. Localised water network upgrades/ extension likely to be required.</p>	2

Figure 11.1 Settlement Capacity Audit

Legend			
Serviced/Yes	✓	Serviceable/ Investment required	!
Not required/No	✗	Located within a 1km walk	●
Cost (K)	Cost in Thousands 100k per hectare Tier 1 150k per hectare Tier 2		



**Draft Adare
Local Area Plan
2024-2030**

Zoning Map

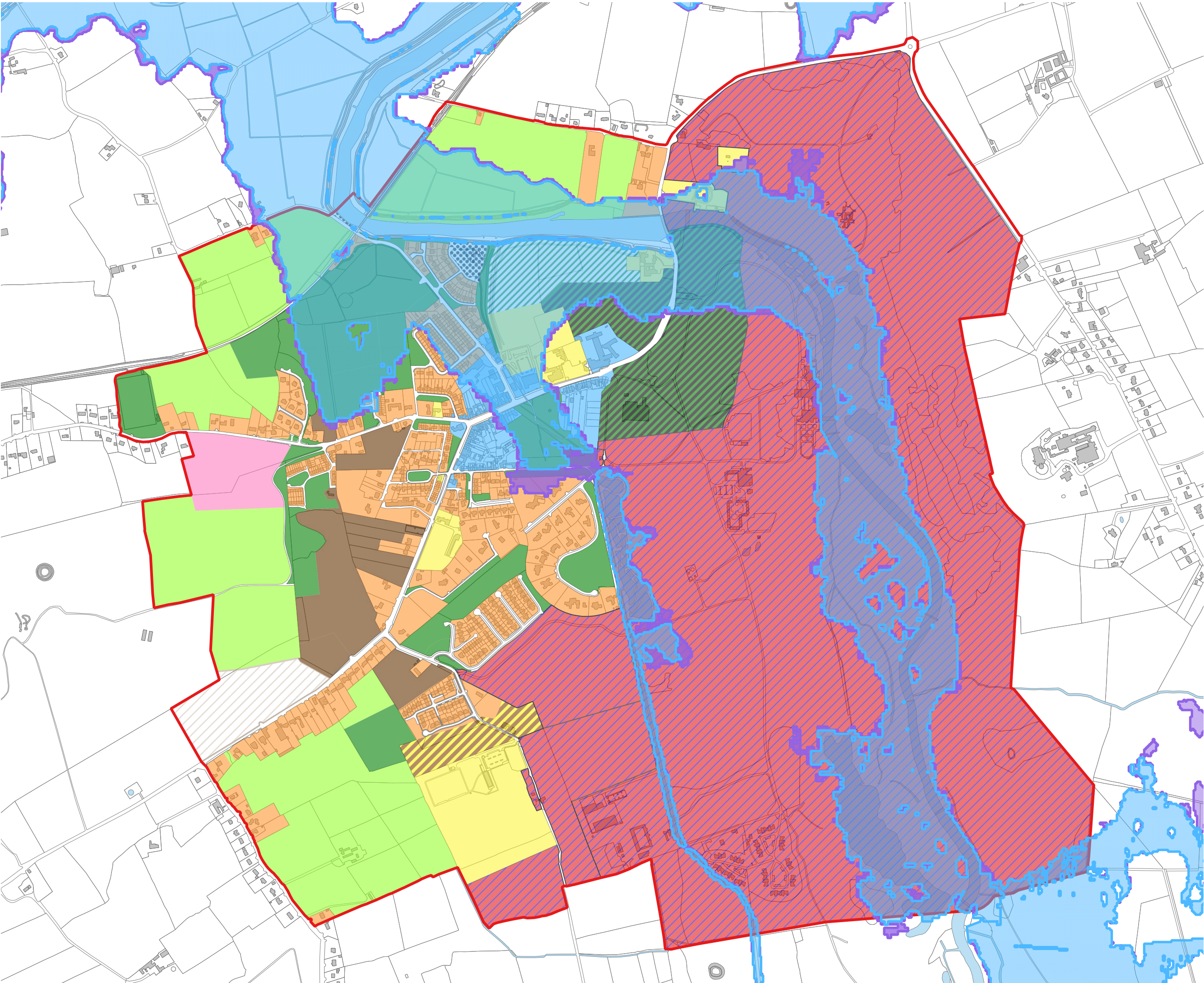
**Chief Executive's Report
on Submissions Received
on Material Alterations**

- Legend**
- Agriculture
 - Education and Community
 - Enterprise and Employment
 - Existing Residential
 - New Residential
 - Open Space and Recreation
 - Proposed Natural Heritage Area
 - Tourism Related Development
 - Residential Serviced Sites
 - Semi-Natural Open Space
 - Special Control Area
 - Village Centre
 - Utilities
 - ADARE LAP Boundary

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DATE: January 2024		DWG. No. ADZN/24-30/R17	
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**Draft Adare
Local Area Plan
2024-2030**

Flood Map

**Chief Executives Report on
Submissions Received on
Material Alterations**

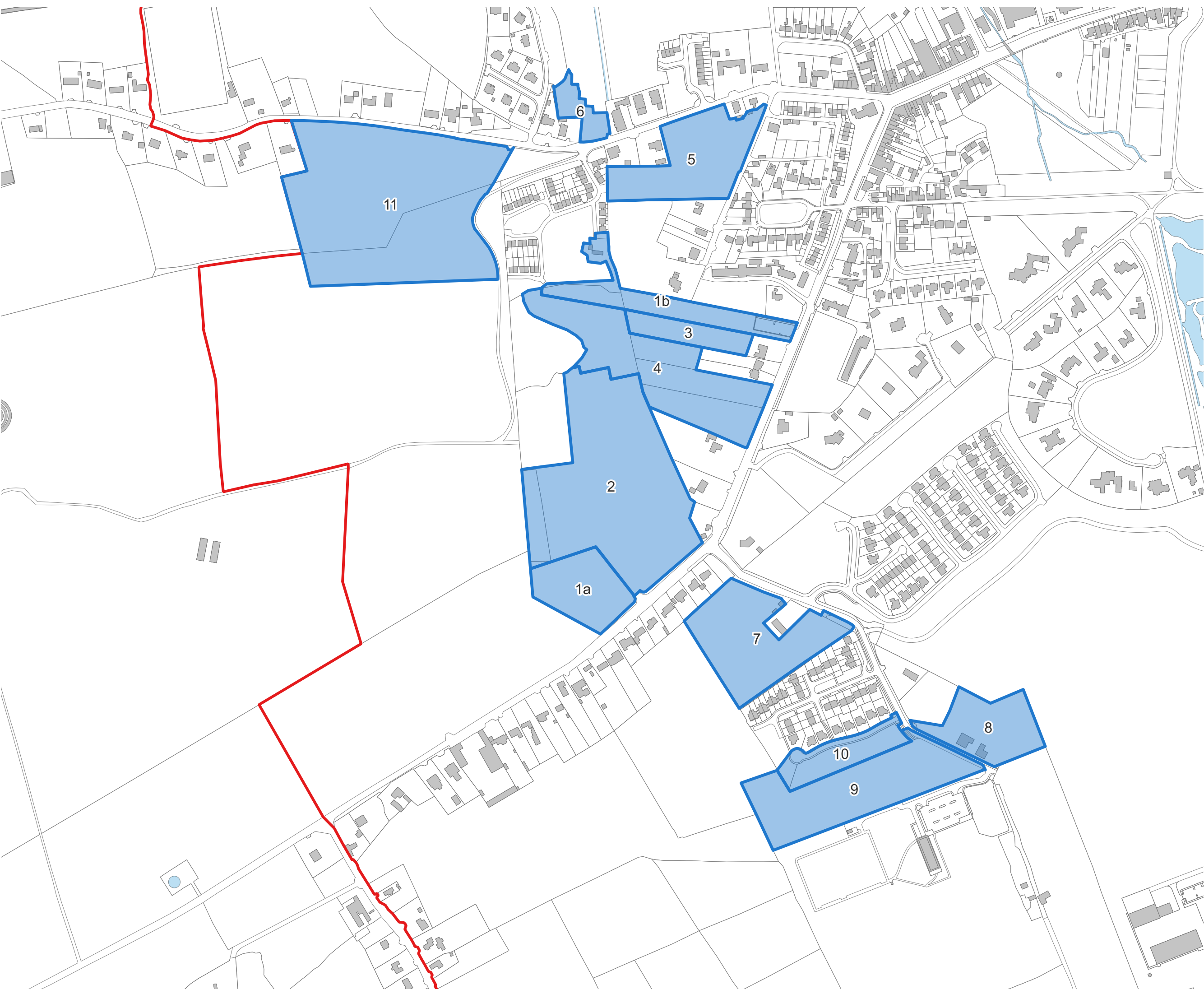
Legend

-  Flood Zone A
-  Flood Zone B
-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  New Residential
-  Open Space and Recreation
-  Proposed Natural Heritage Area
-  Tourism Related Development
-  Residential Serviced Sites
-  Semi-Natural Open Space
-  Special Control Area
-  Village Centre
-  Utilities
-  ADARE LAP Boundary

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**Draft Adare
Local Area Plan
2024-2030**

**Settlement Capacity
Audit Map**

**Chief Executives Report on
Submissions Received on
Material Alterations**

Legend

-  Settlement Capacity Audit Sites
-  ADARE LAP Boundary

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PART C: STRATEGIC ENVIRONMENTAL ASSESSMENT DETERMINATION AND APPROPRIATE ASSESSMENT DETERMINATION

Screening for Strategic Environmental Assessment Determination

Under Article 8 (14A) (3) Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No 201 of 2011) for the:

Proposed amendments to the material alterations to the Draft Adare Local Area Plan 2024-2030

The Screening for Strategic Environmental Assessment (SEA) determination regarding whether or not implementation of the proposed amendments to the material alterations to the Draft Adare Local Area Plan 2024-2030 would be likely to have significant effects on the environment is being made under the above Regulations.

As part of this determination, the Council is considering whether or not implementation of the proposed amendments to material alterations to the local area plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the above Regulations. These criteria are taking into account as follows:

1. The characteristics of the plan having regard, in particular, to:

the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,

The Draft LAP will set the six year framework for the sustainable development of Adare and proposed amendments to the material alterations as shown and assessed in the accompanying Chief Executive Report do not significantly alter the findings of the SEA, AA and SFRA of the Draft LAP to date.

the degree to which the Plan influences other plans, including those in a hierarchy,

The Plan is prepared in the context of new national and regional planning frameworks, namely the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) and Limerick City and County Development Plan 2022-2028 (CDP). The LAP includes a written statement comprising development objectives, policies, standards and maps including land use zoning. Taking the above and the examination of likely significant environmental effects, the proposed amendments to the material alterations would not be likely to result in significant environmental effects.

the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,

The Draft Adare LAP has been subject to full SEA, AA and SFRA and has integrated environmental considerations with a view to promoting sustainable development at local plan level in the plan area. Taking the above and the examination of likely significant environmental effects, the proposed amendments to material alterations would not be likely to result in significant environmental effects.

Environmental problems relevant to the plan

Environmental problems relevant to the plan have been identified through the SEA process and measures to address same have informed the LAP development and mitigation measures. Taking the above and the examination of likely significant environmental effects, the proposed amendments to material alterations would not be likely to result in significant environmental effects.

the relevance of the plan to the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

The plan provides a landuse framework for the plan area and is subject to SEA and AA and SFRA. The plan considers and integrates European Union legislation on the environment including those relating to topics such as Waste Management and Water protection. Taking the above and the examination of likely significant environmental effects, the proposed amendments to the material alterations would not be likely to result in significant environmental effects.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

Taking the above and the examination of likely significant environmental effects, the proposed amendments to material alterations would not be likely to result in significant environmental effects

the cumulative nature of the effects,

Taking the above and the examination of likely significant environmental effects, the proposed amendments to the material alterations would not be likely to result in significant environmental cumulative effects.

the transboundary nature of the effects

No such effects are identified through the examination of the proposed amendments to the material alterations.

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

As above, taking the above and the examination of likely significant environmental effects, the proposed amendments to material alterations would not be likely to result in significant environmental effects.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

As above, taking the above and the examination of likely significant environmental, the proposed amendments to material alterations would not be likely to result in significant environmental effects.

the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

Taking the above and the examination of likely significant environmental effects this SEA Screening report, the proposed amendments to the material alterations would not be likely to result in significant environmental effects.

(b) exceeded environmental quality standards or limit values,

Taking the above and the examination of likely significant environmental effects, the proposed amendments to the material alterations would not be likely to result in significant environmental effects.

(c) intensive land-use,

The Draft Plan provides in line with national, regional and county policies the provision of relatively intensive landuse within the urban setting. Taking the above and the examination of likely significant environmental effects, the proposed amendments to the material alterations would not be likely to result in significant environmental effects.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

Taking the above and the examination of likely significant environmental effects the proposed amendments to the material alterations would not be likely to result in significant environmental effects. The Screening Statement for appropriate assessment has examined the material alterations and a finding of no likely significant effects on the conservation management objectives of European Sites was concluded.

With reference to the foregoing information, it is determined that the proposed amendments to the material alterations to the Draft Adare LAP 2024-2030 would not be likely to result in significant effects and that SEA is not required to be undertaken on the Draft Adare Local Area Plan 2024 to 2030.

Signed

Date:

25 - 1 - 24

Signatory: Vincent Murray

Director of Services – Planning, Environment and Place - Making

Appropriate Assessment Determination

Under Section 177V of the Planning and Development Act 2000, as amended,

for the

Adare Local Area Plan 2024-2030

In order to comply with the requirements of Section 177V of the Planning and Development Act 2000, as amended, and pursuant to Article 6(3) of the Habitats Directive as to whether or not a plan or project would adversely affect the integrity of any European site(s), this Appropriate Assessment determination is being made by Limerick City and County Council relating to the potential for the Adare Local Area Plan 2024-2030 (Volume 1) and the Adare Public Realm Plan (Volume 2) that is being adopted to have effects on the integrity of European sites.

In carrying out this Appropriate Assessment (AA) Final Determination, the Council is taking into account the matters specified under Part XAB of the Planning and Development Act 2000 (as amended), including the following:

- The Natura Impact Report prepared for the LAP and Public Realm Plan;
- The AA Screening Report for the Proposed Material Alterations;
- Written submissions made during the Plan preparation process; and
- Ongoing advice on AA from the Council's agents.

As part of the AA, it was identified that the Local Area Plan and Public Realm Plan may, if unmitigated, have significant effects on 2 (no.) European sites. Impacts that could potentially affect the integrity of the European sites include pressures from new development and infrastructure, including recreational impacts, atmospheric pollution, water abstraction/discharge, increased water pollution and flood risk management pressures, impacts from tourism and opportunity sites. Sensitivity of Qualifying Features was identified across a number of potential hazards including (but not limited to) habitat loss and fragmentation, disturbance effects, changes to water quality and pollution.

Mitigation was integrated into the Draft Local Area Plan and Public Realm Plan that allowed the Natura Impact Report to conclude that the Adare Local Area Plan and Adare Public Realm Plan is not foreseen to give rise to any significant effects on designated European sites, alone or in combination with other plans or projects.

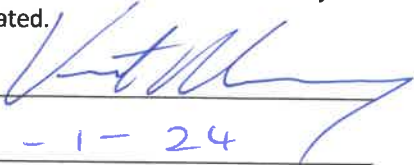
The undersigned, having carefully considered the information referred to above agrees with and adopts the reasoning and conclusions presented and determines that:

- Implementation of the Local Area Plan and Public Realm Plan would have had the potential to result in effects to the integrity of European sites, if unmitigated.
- The risks to the safeguarding and integrity of the qualifying interests, special conservation interests and conservation objectives of the European sites have been addressed by the inclusion of mitigation measures that will prioritise the avoidance of effects in the first place and reliably mitigate effects where these cannot be avoided. In addition, any lower-level plans and projects arising through the implementation of the Plan will themselves be subject to AA when further details of design and location are known.
- In-combination effects from interactions with other plans and projects have been considered in this assessment and the mitigation measures have been incorporated into the Local Area Plan and Public Realm Plan – these measures are robust and will ensure there will be no effects on the integrity of European sites as a result of the implementation of the Local Area Plan and Public Realm Plan either alone or in-combination with other plans/projects.
- Having incorporated mitigation measures and taken into account the measures already in place through the Limerick Development Plan 2022-2028, the Plan is not foreseen to give rise to any effect on the integrity of European sites, alone or in combination with other plans or projects¹. This evaluation is

¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

made in view of the conservation objectives of the habitats or species, for which these sites have been designated.

Signed: _____



Date: _____

25 - 1 - 24

Signatory: Vincent Murray

Director of Services – Planning, Environment and Place - Making

PART D: CHIEF EXECUTIVE'S RECOMMENDATION

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), it is recommended that the Draft Local Area Plan is made in accordance with the Draft Plan published on the 19th August 2023 and the Proposed Material Alterations published 2nd December 2023 and the alterations outlined in the Chief Executives Report above.



Vincent Murray

Director of Services – Planning, Environment and Place - Making