

Patrickswell Local Area Plan 2024-2030 Written Statement



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In accordance with the provisions of Section 20 of the Planning and Development Act 2000 as amended), the Patrickswell Local Area Plan came into effect on the 8th of April 2024, six weeks after the adoption of the Local Area Plan by the Elected Members of Limerick City and County Council on the 26th of February 2024.

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CHAPTER 1

INTRODUCTION

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1.1 What is the Local Area Plan?

A Local Area Plan (LAP) is a statutory document prepared by the Planning Authority, in accordance with the requirements of Section 20 of the Planning and Development Act 2000 (as amended), hereafter referred to as “the Act”. The Patrickswell Local Area Plan 2015-2021 was extended until 2024 under Section 19 of the Planning and Development Act 2000 (as amended).

This LAP sets out a land use strategy for the proper planning and sustainable development of Patrickswell to 2030, whilst complying with the provisions of higher-level Local, Regional and National spatial plans. The LAP consists of a written statement and maps indicating objectives for zoning of land, residential and economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change/adaptation and mitigation. This Plan also includes a Settlement Capacity Audit, which identifies the quantum, location and availability of services for the land zoned for Residential and Enterprise and Employment in the Plan. The making of the new LAP is a reserved function. As the local area plan boundary extends over two Municipal Districts (both the Limerick Metropolitan Area and the Municipal District of Adare-Rathkeale), the making of the Patrickswell Local Area Plan 2024-2030 is a reserved function of the full Limerick City and County Council.

1.2 Review Process

The Local Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended), in a manner consistent with the policies and objectives of the higher tier National Planning Framework (NPF), Regional and Spatial Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028.

Preparation of the LAP has been informed by and is consistent with Ministerial Guidelines issued pursuant to Section 28 of the Act, together with EU requirements with respect to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) as set out under Section 1.5 below.

Section 20 of the Planning and Development Act 2000 (as amended) sets out the process for the making of a Local Area Plan as outlined in Figure 1.1 below.



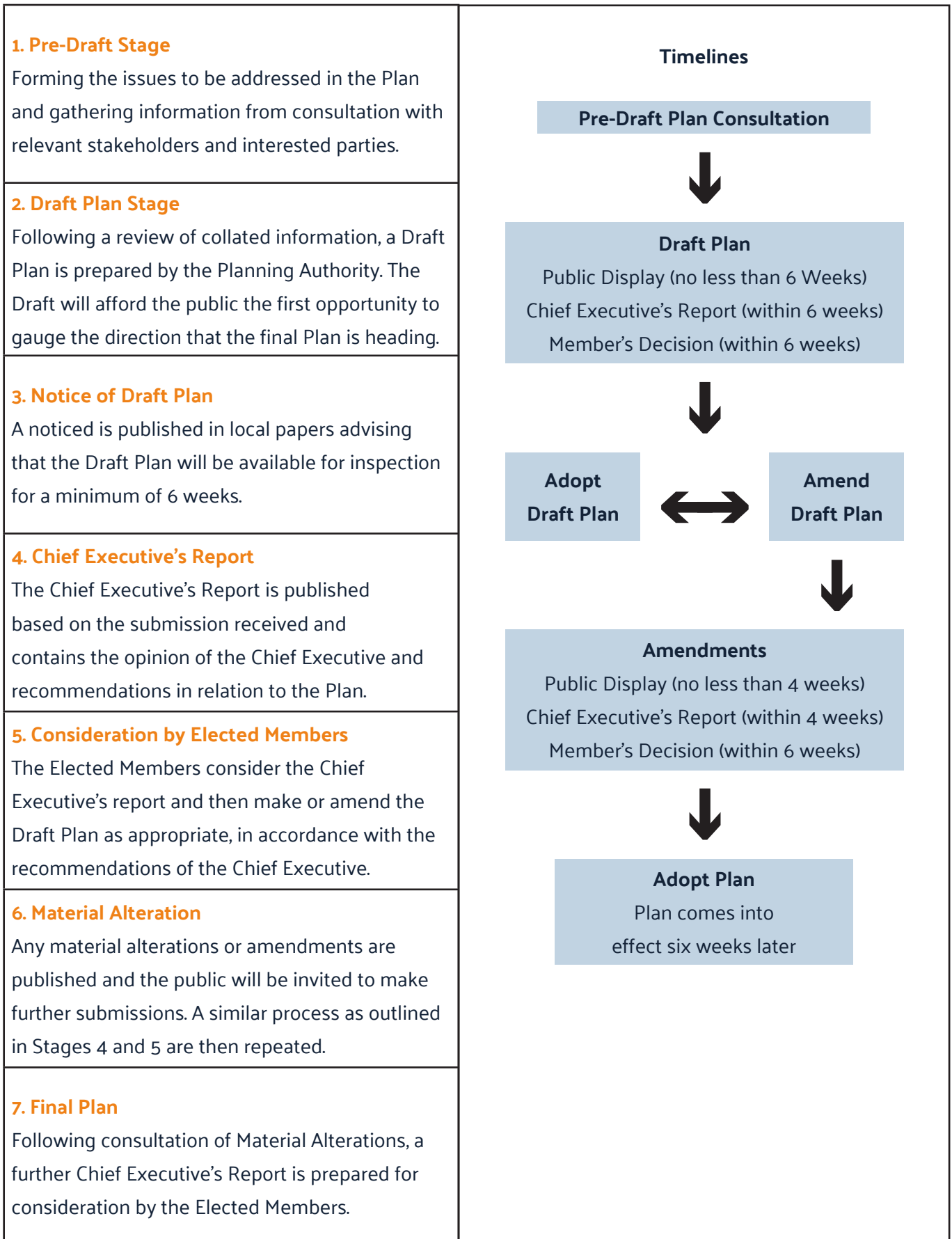


Figure 1.1: LAP Preparation- Key Stages

1.2.1 First Issues Stage

The formal process for the preparation of the Draft Local Area Plan commenced on 4th of February 2023, with the publication of a Pre-Draft Issues Paper. This Issues Paper related to the non-statutory “Pre-Draft” stage of the LAP preparation process as outlined in Figure 1.1 previous. The Issues Paper aimed to highlight local issues and encourage interest and debate on the future development of Patrickswell. Submissions or observations were invited until 6th of March 2023, during which time 27 no. submissions were received.

Public consultation during this stage included the publication of the Issues Paper, a schools consultation programme with students from Patrickswell National School on the 21st of February 2023, a public consultation evening at Patrickswell GAA Hall on the 22nd of February 2023 and an online social media campaign to engage the public throughout the submission period.

1.2.2 Draft Local Area Plan

The publication of the Draft Plan was followed by six weeks of public consultation, which took place between the 2nd of September to the 16th of October. During this time, written submissions were invited and were considered and responded to in a Chief Executive’s Report, which was then issued to the Elected Members of Limerick City and County Council. Following consideration of the Draft Plan and Chief Executive’s Report by the Elected Members, and subject to the Material Alterations proposed, there was an additional public consultation period with the final plan adopted in April 2024.



Figure 1.2: Pre-Draft Issues Paper Issued February 2023 and Promotional Tools



Figure 1.3: Patrickswell National School Consultation Programme

1.3 Panning Context – National, Regional and Local

The LAP must be consistent with the objectives of the higher-level spatial plans, including the NPF, RSES and the Limerick Development Plan 2022-2028. When interpreting the objectives of the Plan for Patrickswell, it is essential that both the Limerick Development Plan 2022-2028 and the Patrickswell LAP are read together.

As set out under the Regional Spatial and Economic Strategy for the Southern Region (RSES), Patrickswell forms part of the Limerick Shannon Metropolitan Area and comes within the scope of the Limerick Shannon Metropolitan Area Strategic Plan (MASP). The MASP seeks to strengthen the role of the Metropolitan Area as an international location of scale and a primary driver of economic and population growth in the Southern Region.



Figure 1.4: Spatial Plan Hierarchy

Policy I O1 - Spatial Planning: It is a policy of the Council to:

Ensure that provisions of the Patrickswell Local Area Plan 2024 – 2030 for population and economic growth align with the policies and objectives of the higher-level spatial plans, such as the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028.

Policy I O2 - Limerick – Shannon Metropolitan Area: It is a policy of the Council to:

Facilitate and promote Patrickswell’s role as part of the Limerick-Shannon Metropolitan Area in accordance with the Limerick – Shannon Metropolitan Area Strategic Plan, the Regional Spatial and Economic Strategy for the Southern Region and the Limerick Development Plan 2022-2028.

1.4 Plan Area

The Patrickswell LAP covers approximately 1.25 square kilometres in area and mainly falls into the Patrickswell Electoral Division (ED). A small area of the Plan also falls within the Crecora ED, which is within the Municipal District of Adare Rathkeale. The settlement area contains parts of the townlands of Barnakyle, Ballyanrahan East, Attyflin and Fortetna.

The settlement boundary for Patrickswell is defined by the principle of a compact settlement, prioritising the development potential of the village centre, sequential development from the village centre out and maximising under-used/vacant brownfield infill sites and repurposing existing vacant/derelict buildings. The Census CSO boundary for the village of Patrickswell is less expansive than that of the settlement boundary of the Local Area Plan.

Considering the existing built footprint of the village and to align with national spatial policy, the settlement boundary for the LAP has been determined as per the Land Use Zoning Map in Appendix 1.

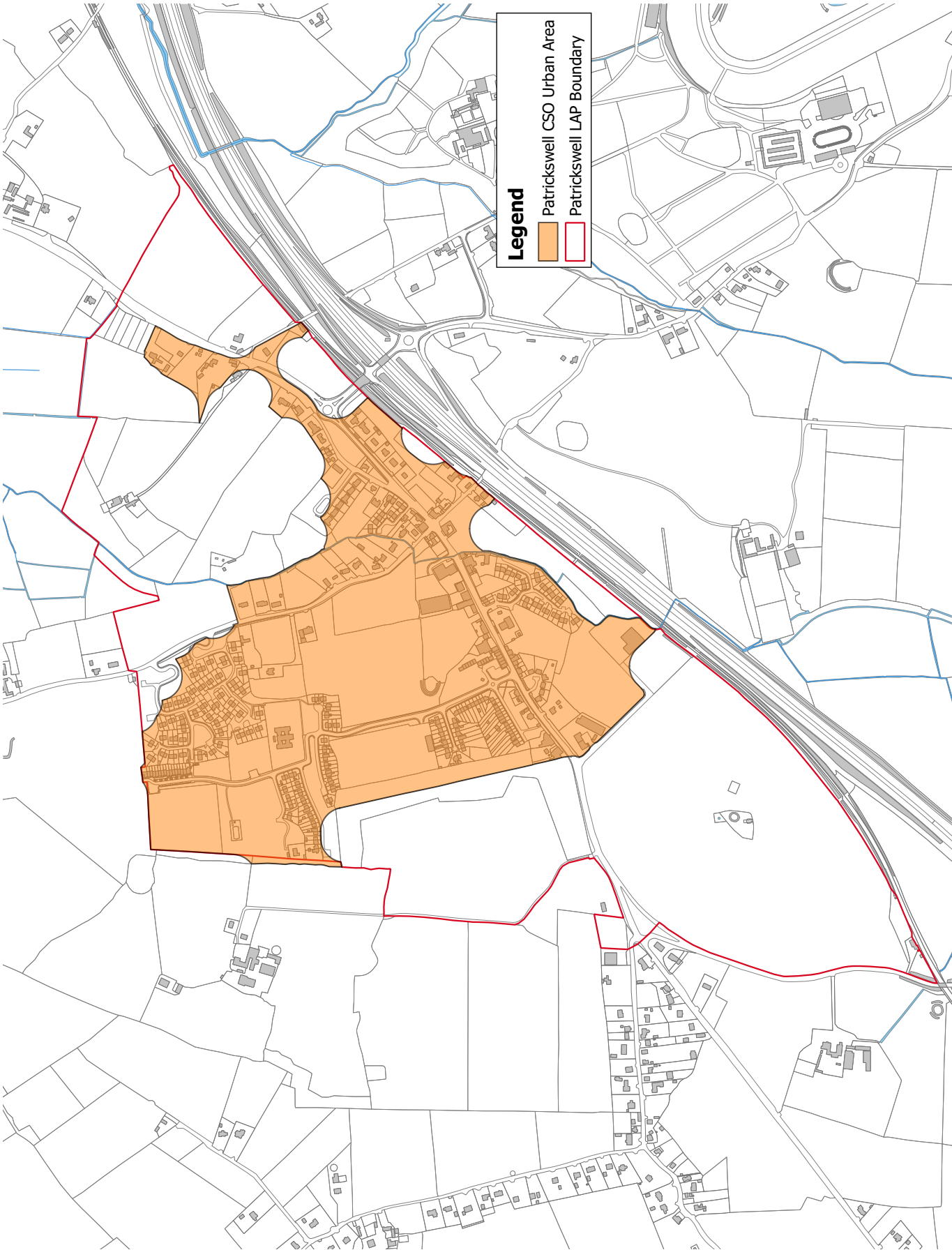


Figure 1.5: Patrickswell Cso Boundary And Lap Boundary

1.5 Environmental Assessments

1.5.1 Strategic Environmental Assessment and Appropriate Assessment

In accordance with the Planning and Development Act 2000 (as amended), the LAP is subject to the following environmental assessments:

- Strategic Environmental Assessment (SEA) Screening accompanies the LAP in accordance with the SEA Directive (2001/42/EC). This assessment is a formal, systematic evaluation of the likely significant environmental effects of implementing a plan, policy or programme. The conclusion of the SEA screening at the Draft LAP preparation process is that progression to full SEA and the preparation of an Environmental Report was not required.
- Appropriate Assessment (AA) is required in accordance with Article 6(3) and 6(4) of the EU Habitats Directive (92/43/EEC). AA is a focused and detailed impact assessment of the implications of the plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site in view of the site's conservation objectives. Following screening for AA, it was determined that the Draft Patrickswell LAP was unlikely to have any impacts on an area designated as a Natura 2000 site, therefore a Natura Impact Report was not required.
- A Strategic Flood Risk Assessment (SFRA) has been prepared in accordance with the requirements of "The Planning System and Flood Risk Management - Guidelines for Planning Authorities" (DEHLG, 2009) as amended by Circular PL2/2014. The SFRA informed the land use zoning objectives and

all recommendations have been integrated into the LAP, with a precautionary approach applied to the zoning of lands identified as potentially at risk of flooding.

1.6 Climate Action

The NPF and the Climate Action Plan 2023 have set out the scale of the climate change challenge. It has established a national policy position to achieve a 50% reduction in overall greenhouse gas emissions by 2030 and sets a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and the Climate Act 2021. To achieve this objective, radical change is required in how we plan our cities, towns and rural areas. This Plan places climate action at the heart of its vision and will promote a framework to achieve compact growth and best practice in achieving a reduction in our carbon footprint.

Climate Change is a crosscutting theme of the LAP. In reinforcing climate action, this Plan places a priority and focus on enhancing and protecting the biodiversity, natural heritage and environment of the village. The SEA of the Plan, in accordance with the National Adaptation Framework (2018), supports the integration of climate action and land use considerations in the plan-making process



CHAPTER 2

SETTLEMENT IN CONTEXT

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2.1 Settlement Location

Patrickswell is located approximately 12km southwest of Limerick City Centre. Patrickswell's hinterland is a rural area, defined by the Limerick Development Plan 2022-2028 as an area under Strong Urban Influence. The large village is strategically located in proximity to the national roads network. The village is bypassed and can be accessed at either end from the M20 Cork to Limerick motorway. The east of the village can be accessed from the junction for the Limerick Racecourse, whilst the Attyflin Junction (M20/N21 Junction) provides access to the west of the village.

The village retains the appearance of a linear settlement with many traditional single storey buildings located along the Main Street. Patrickswell's village centre stretches along the old N20 national road and consists mainly of retail, commercial, public/institutional buildings and some dwellings. A more loosely knit pattern of development, consisting mainly of dwellings, spreads further north from the Main Street. The settlement boundary straddles two Municipal Districts, both the Metropolitan District of Limerick and the Municipal District of Adare-Rathkeale.

2.2 Settlement Profile

Census Data is a crucial element of the plan, as it provides the only robust, credible and systematic source of data available to analyse at a local level. This includes social economic trends and mobility/transport patterns available to support the policies and objectives of the LAP for the sustainable development of the village. As of June 2024, the CSO Census Data have released 'Profile 1 – Population Distribution and Movement'. According to the data released to date, the population of Patrickswell has remained stagnant with an increase of only one person between 2016 to 2022, (0.12%) to 848 persons. The total population increase between the Census years 2011 to 2022 was 0.83% (7 persons). Previous Census data also illustrated limited growth, as can be seen in the graph outlined in Figure 2.3 in the following pages.

The lack of population growth to 2013 was largely due to the unavailable wastewater treatment capacity resulting in no significant development being constructed during the Celtic Tiger boom years of the 2000's. However, Patrickswell was connected to the Limerick Main Drainage scheme in 2013 for the disposal of effluent and growth has subsequently commenced in the village.



Figure 2.1: Patrickswell In Context

The 2016 Census recorded the working population to be just below the national average at 45.7% (53% national average). Unemployment rates were significantly higher in Patrickswell in comparison to Limerick City and County at 7.5% (11.6% in Patrickswell) and across the state at 7.08%.

Patrickswell has a median gross household income of €44,426. This is just below the national median average of €45,256. In terms of the Pobal Relative Deprivation Index areas, the village is divided into five small area administrative boundaries, three of which are identified as ‘very disadvantaged’, ‘disadvantaged’ and ‘marginally below average’. Figure 2.2 adjacent provides a socio-economic overview of the village.

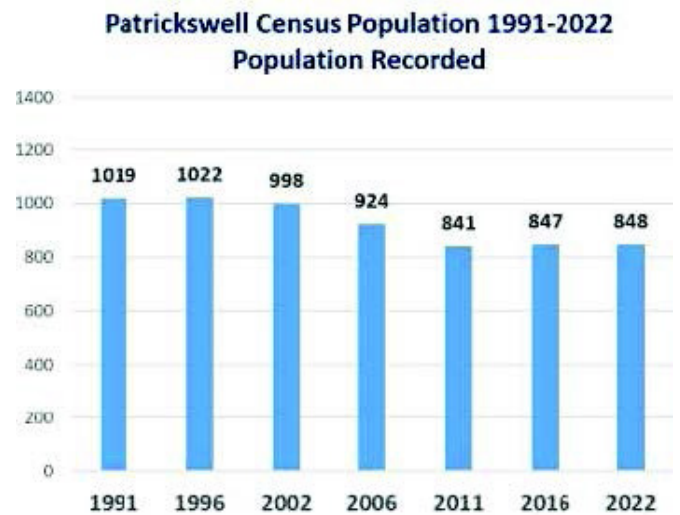


Figure 2.2: Patrickswell Census Data 1991-2022

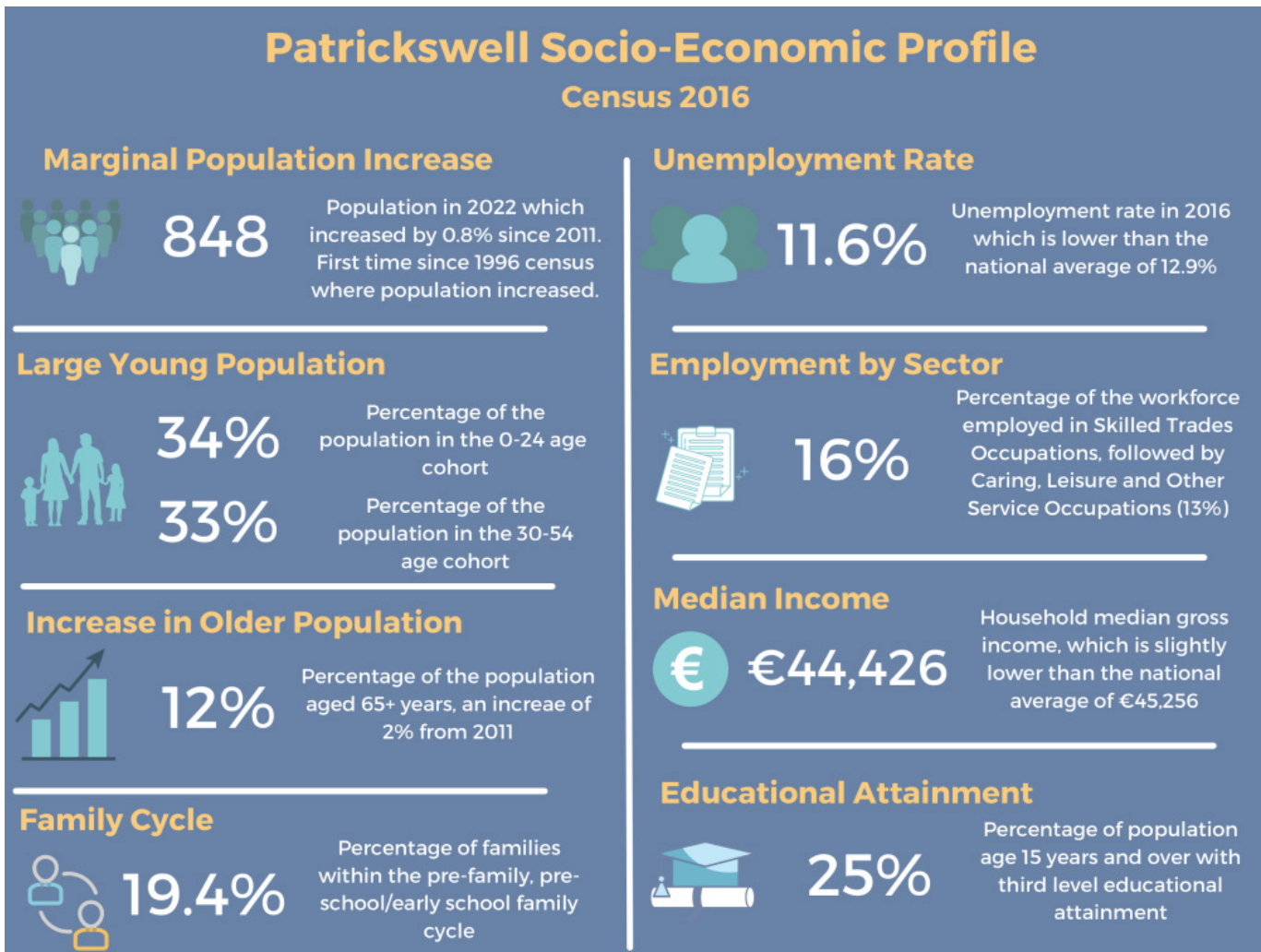


Figure 2.3: Socio-Economic Profile of Patrickswell (Source: Census 2016)

2.3 Historical Context

The earliest known surviving settlement in Patrickswell is represented by the large ringfort (LI012- 089) in Ballyanrahan East. Ringforts were the homes of farmers in the early medieval period (500-1100A.D.) and the translation of the townland name is the town of Ó hAnracháin. There are at least another five ringforts within a kilometre of the village centre. St. Patrick’s Well, which gives the village its name, may date from this period also. The Well, when originally open, was recorded as curing sores, toothaches, other pains and also cattle. The stone plaque associated with the Well dates back to the beginning of the 19th Century, it was covered by a pump in 1890 (Danachair, 1955, 215).

The Civil Survey of Ireland (1654-56 ref Simington)¹[1] makes no mention of the village, but records the land in Ballyanrahan East as agricultural and associated with Donogh O’Byrne of Carrigogunnel Castle. The ensuing transfer of lands saw new families, such as the Roses (from Devonshire) and the Westropp, moving into the area (Irwin, 2013, 184).

It has been suggested that Patrickswell evolved as a worker’s village at the edge of several 17 Century landlord estates. In 1806, the right to hold fairs in Patrickswell was granted to Hickman Rose.

1. Simington, R.c. 1938 The Civil Survey Ad 1654 – 1656, County Of Limerick, Vol. Iv, Dublin.

The village began as a cluster of housing, where the workforce resided, at the common edge of a number of estate houses and demesnes, such as Attyflin, Faha, Greenmount, Dooneen and Fortetna. The earliest description of the village is in the first Ordnance Survey (1840), when it appears as a well-established urban centre having 41 houses, 3 public houses, 2 blacksmiths, 2 carpenters, 4 masons, 1 broguemaker, 3 hucksters, 3 taylors, 2 shoemakers, 1 weaver, 4 lodging houses, a Police Station with 1 constable and 7 sub-constables, a court house, a post office (established 1828), 1 summons server and a Petty Sessions clerk. (O’Donovan, 1840 unpub.)

From 1839 there was a Roman Catholic school containing 60 boys and 40 girls. The Roman Catholic parish church was located in Ballyanrahan West, which was replaced by another structure in Lurraga in 1847, functioning until the existing church was built in 1977 (Irwin, 2013, 182)[2]. The present day parish of Patrickswell Ballybrown consists of parts of the pre-reformation parishes of Kilkeedy, Killonahan, Mungret, Croom and Adare. Until the middle of the 18th Century, the parishes of Kilkeedy and Clounanna were joined with Adare. When the parish of Patrickswell was formed, Kilkeedy and Clounanna became part of the new parish.



Figure 2.4: First Ordnance Survey Map of Patrickswell- Edition 1840

2.4 Recent Development and Current Context

Patrickswell village retains the appearance of a linear settlement with many traditional single storey buildings located along its Main Street. The village centre stretches along the old N20 national road and consists mainly of retail, commercial, public/ institutional buildings and some dwellings. A more loosely knit pattern of development, consisting mainly of dwellings, spreads further north from the Main Street. The settlement boundary straddles two Municipal Districts, the Metropolitan District of Limerick and the Municipal District of Adare Rathkeale.

Patrickswell is essentially a linear village having developed along the old N20 Limerick to Cork road. It has a largely fragmented urban form with developments from different periods dispersed loosely around the built-up area. Patrickswell is typical of an urban settlement located in a predominantly rural area. The village performs an important civic and service function, with a concentration of civic amenities including a Primary School, Garda Station, a Community Resource Centre and a church located just outside the village boundary.

These provide services for the resident population and for a much wider rural based population. The majority of the village’s building stock is of nineteenth and early twentieth century origin. The village lacks a strong urban structure but displays a number of notable buildings, including the former parochial house at Ballyanrahan East, the former Community Resource Centre building, The Dark Horse pub and the Cú Chulainn Bar located on Main Street.

The population of Patrickswell grew gradually over the latter two decades of the twentieth century. The attractiveness of the village, as a dormitory village for Limerick City began to emerge in the late 1990's and early 2000's however, at this time, infrastructure constraints meant that only limited development occurred. These constraints continued into the first decade of the 2000's. The lack of waste-water treatment infrastructure had, up until 2013 stifled growth in Patrickswell, however a number of planning permissions, having being granted since the adoption of the 2015 LAP, some of which are now being activated and construction is evident in the village. A Limerick City and County Council housing scheme was completed in 2019 with the delivery of 16 no. units in Ballyhanrahan

East. An additional Limerick City and County Council Part 8 consent on the Clarina Road for 24 no. units was permitted in 2022.

Having regard to its historic importance, its location in the Limerick-Shannon Metropolitan Area and high quality connectivity, the Limerick Development Plan identifies Patrickswell as a Level 4 settlement in the settlement hierarchy for Limerick, in terms of population growth. For Patrickswell to fulfil its role as a Level 4 settlement, the village requires consolidation of land use, investment in services, infrastructure, sustainable transport options, amenities and local employment balanced with supporting the existing residential, community and providing for additional housing growth.

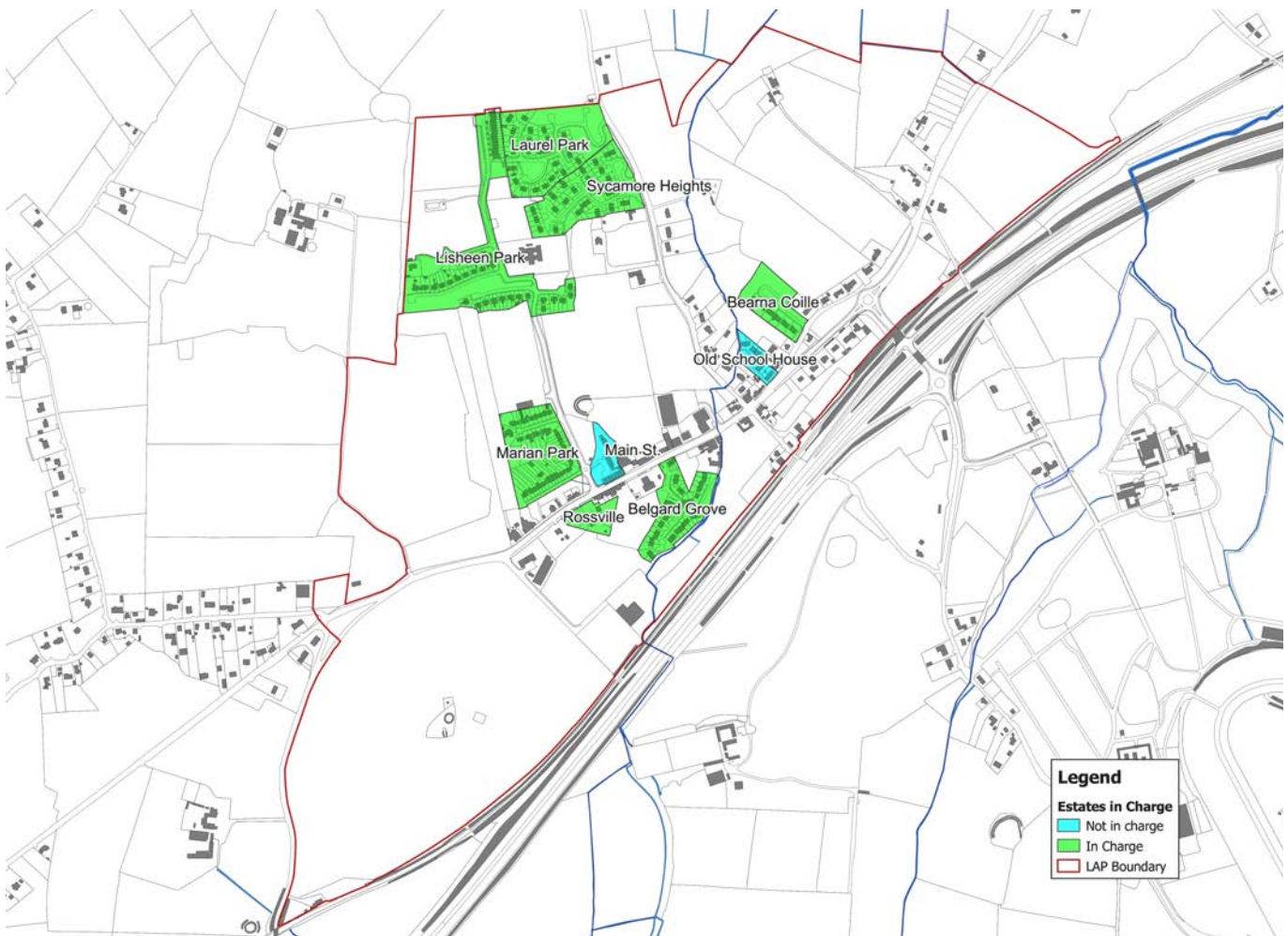


Figure 2.5: Residential Estates in Patrickswell

2.5 Plan Issues and Development Challenges

On review of the 2015 Local Area Plan for Patrickswell, a number of key issues, considerations and challenges were highlighted, which have shaped the overall policies and objectives of the Plan.

Patrickswell has a number of positive attributes that create a distinct sense of place. In particular, its sporting history has placed Patrickswell at the forefront of GAA both at a local, county and national level. However, the lack of amenities and quality of open space, particularly in the village centre, is undermined somewhat by a combination of poor public realm, lack of residential development within the village and property vacancy or neglect on the Main Street. Phase 2 of a Village Renewal Scheme on Main Street, which seeks to upgrade the public realm and remodel the street to improve traffic management and active travel connectivity, is currently under construction. Separately, the economy of the village is predominantly based on the service sector, including pubs, takeaways and professional services. Commuting patterns further highlight the limited employment opportunities within the settlement, with 68% travelling outside the settlement for work purposes (Census 2016).

Patrickswell has faced challenges in relation to vacancy, declining vibrancy and deficiency in transport infrastructure. This plan seeks to balance the needs of the local community, businesses, landowners and the environment along with enabling Patrickswell to become an important local driver and self-sufficient village, providing a range of functions for its resident population and the surrounding catchment. Patrickswell's strategic

location benefiting from its close proximity to Limerick City and ease of access to the N/M20 Motorway, makes it a desirable location for future development. With a relatively compact village and the centre being readily accessible within a ten-minute walk time, opportunities exist for achieving modal shift targets for short journeys.

2.6 SCOT Analysis

The SCOT Analysis is a study of the Strengths, Challenges, Opportunities and Threats that exist within Patrickswell. Such analysis identifies both the key issues in Patrickswell and the opportunities that exist to address these issues. The SCOT Analysis provided for in Figure 2.6 on the following page, has helped inform the overall development strategy for the Plan Area.



Figure 2.6: Scot Analysis of Patrickswell



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CHAPTER 3

DEVELOPMENT STRATEGY

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3.1 Strategic Vision

The purpose of the Patrickswell Local Area Plan is to set out the policies and objectives that will guide the sustainable future growth of the village to 2030 and beyond, and to ensure alignment with the provisions of higher-level planning policy. The vision of the plan is to focus on the re-development and regeneration of underused/brownfield/infill sites and enhancement of village centre services, creating a compact and consolidated settlement that supports employment generation and a balanced mix of housing. Community and social infrastructure is also prioritised along with a focus on improved public realm, local environment and connectivity, together in a low carbon pattern of development.

The strategic vision for the Plan reads as follows:

'The strategic vision for Patrickswell is to fulfil the role of a Level 4 settlement as identified in the Limerick Development Plan. This will include the provision for growth in population and employment through a mix of quality residential development (choice and tenure), education and employment opportunities, sustainable mobility choice, a strengthened retail/commercial village centre, community infrastructure, active lifestyles and recreation choice, and sustaining Patrickswell's cultural and natural heritage assets. The future development of Patrickswell will provide for low carbon, sustainable and consolidated growth in a coherent spatial manner.'

3.2 Spatial Development Strategy

The overall development strategy for Patrickswell, is to grow the population of Patrickswell in line with the Limerick Development Plan as a Level 4 Settlement, by focusing growth within and adjacent to the village core and in doing so, supporting the regeneration, repopulation and development of the village. The future of Patrickswell is one where the quality of life and wellbeing of its inhabitants are enhanced, building a resilient and sustainable compact village, that supports improved local employment and economic activity, protects its local culture and heritage, while supporting the village's transition to a low carbon society.

The plan recognises the need for population and residential growth having regard to Patrickswell's location within the Limerick Shannon Metropolitan Area and its proximity to Limerick City and the Raheen Industrial Estate. It seeks to consolidate the town and avoid unnecessary urban sprawl by zoning residential lands within close proximity to the town centre.

Overall Strategic Development Objectives

It is an objective of the Council to:

1. Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth in higher-level spatial plans through appropriate infill, brownfield development, supported by the necessary physical and community infrastructure.
2. Promote sustainable economic development, enterprise and employment opportunities in Patrickswell, maximising its strategic location within the MASP and accessibility to both the

regional and national road network.

3. Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure.

4. Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.

5. Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefit of enhanced quality of life and biodiversity, while capitalising on climate change adaptation and flood risk measures.

6. Ensure the highest quality of public realm and urban design principles apply to all new developments.

7. Have cognisance to the Limerick Climate Change Adaptation Strategy 2019 - 2024, and any forthcoming climate adaptation and mitigation strategies that emerge during the lifetime of this plan.

8. Guide the future development of Patrickswell, in accordance with the Town Centre First policy approach, seeking to bring people and appropriate business/services back into the heart of Patrickswell through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and Heritage and the Department of Rural and Community Development.

9. Ensure the future development of Patrickswell supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.

Policy DS P1 - Development Strategy: It is policy of the Council to:

(a) Deliver new residential development in accordance with the Core Strategy of the Limerick Development Plan 2022-2028, supporting a choice of quality housing, mixed tenure and unit size/type, universally designed for ease of adaption to the lifecycle and mixed mobility needs.

(b) Ensure the sequential development of the serviced residential lands identified to cater for envisaged population growth.

(c) Ensure that at least 30% of all new housing development is delivered within existing builtup areas and on infill, brownfield and backland sites.

(d) Consolidate existing development and increase existing residential density, through a range of measures including re-use of existing buildings and infill development schemes.

3.3 Core Strategy

Section 19 (2) of the Planning and Development Act 2000 (as amended) requires that: “A *Local Area Plan shall be consistent with the objectives of the Development Plan, its Core Strategy, and any Regional Spatial and Economic Strategy that apply to the area of the plan...*”.

Policy DS P2 - Core Strategy: It is a policy of the Council to:

Ensure compliance with the Core Strategy (or any revision thereof) of the Limerick Development Plan 2022-2028. The Planning Authority will monitor the type of developments permitted in Patrickswell, including the number of residential units constructed on an annual basis.

The Core Strategy for Limerick is set out in Chapter 2 of the Limerick Development Plan 2022- 2028. The Core Strategy makes assumptions with respect to population projections and allocation in settlements across Limerick. These assumptions include the requirements for additional residential units and zoned land for each settlement in accordance with the requirements of the NPF, the Implementation Roadmap for the NPF, the RSES and the ESRI’s Regional Demographics and Structural Housing Demand at County Level.

Patrickswell is identified in the Core Strategy of the Limerick Development Plan, for potential growth of 36% over the 2016 Census figure. In accordance with the Limerick Development Plan, this level of population growth seeks to ensure that the development of the settlement takes place in tandem with the development of physical and social infrastructure. It also enables growth of the

settlement without damage to the unique character, or carrying capacity of its environment.

In accordance with the Limerick Development Plan Core Strategy, Patrickswell requires an additional 95 residential units to 2028. In determining the quantum of zoned land required to cater for projected population growth for the plan period, allowance must be made to the proposed longer lifetime of the Local Area Plan and consideration must also be given to the level of vacancy in Patrickswell. A vacancy rate equating to 2.8% (12 units) was recorded in a Geodirectory survey from Q2 2023. Table 3.1 below, sets out the required growth for Patrickswell in accordance with the Limerick Development Plan. This includes for vacancy and an assumption on the number of units that could be accommodated within the village centre.



Patrickswell Local Area Plan	
Total Limerick Development Plan 2022-2028 Core Strategy Requirements	95 residential units
Estimated per year	16 units
Vacancy and Town Centre allowance	20 units
No. of New Units Required 2022-2030	108 units
New Residential Zoned land Required at 22 uph	108 at 100% = 108 (4.9ha.)
Additional Zoned Land Provision (+25%) as per 'Development Plan Guidelines for Planning Authorities', 2022	27 units at 22uph = 1.22
Total Hectares Required	6.12ha.

Table 3.1: Core Strategy- Units and Land Requirements

3.4 Proposed residential zoned land

While the Core Strategy and growth targets outlined above were considered in drafting the plan, the analysis undertaken in relation to consideration of extant permissions, historical legacy zoning, infrastructural capacity, and the need to achieve compact growth, has resulted in the core strategy housing target being exceeded as set out in Table 3.2 below. Patrickswell’s significance as a village within the Limerick Shannon Metropolitan Area and as a Level 4 Large Village in the settlement hierarchy of the Limerick Development Plan was also considered. In addition, the villages proximity

to Limerick City, Raheen Industrial Estate (including Eli Lilly’s new medicine manufacturing site, currently under construction and to which promises an additional 1,500 jobs) and strategic access to both regional and national road networks, it is anticipated that demand for housing will remain high in the village, as evident in the interest in current developments under construction. The sections below explain the rationale for the additional zoned land over and above what that is required in the Core Strategy in more detail.

Potential Residential Yield on 'New Residential Phase 1' Zoned land	Potential Units within Town Centre/Vacancy	Total Potential Units within the LAP Boundary (New Resi. Phase 1 and Town Centre/Vacancy)	Total Land Zoned as 'New Residential Phase 1' (ha)
306 units	20 units	326 units	13.926

Table 3.2: Quantum of Residential Zoned Land and Housing Yield

3.4.1 Extant Planning Permissions

The 'Development Plan Guidelines for Planning Authorities' (2022) provides the recommended guidelines for dealing with extant planning permissions and state that a reasonable estimate should be made of housing delivery from permissions that is likely to occur during the plan period.

The 2015 LAP included 38.38 hectares of land zoned for residential purposes. Since the adoption of the LAP in 2015, 350 no. of units have been granted permission in Patrickswell. Permission remains live for 284 units with a further 10 units in the planning process. While the Core Strategy of the Limerick Development Plan 2022-2028 includes a forecasted household growth of 95 no. of units to 2028 in Patrickswell, the existing live planning permissions cannot be ignored and must be considered with respect to the extent of proposed zoning.

In terms of completions or commencements since the adoption of the existing plan, a 16 no. unit Local Authority development has been completed, 48 residential units have commenced development while 36 serviced sites are at pre-commencement stage. Overall, the construction of residential developments in Patrickswell since the adoption of the existing plan has been relatively modest, with many permissions yet to be activated, aside

from the two developments outlined above, both of which commenced in 2022 and 2023 respectively. However, having regard to the proximity to Limerick City and the significant demand for dwelling units in the area, it is envisaged that the majority of permissions will commence in the next few years. Planning permissions which have commenced, or have the potential to be implemented or completed during the life of the Plan (extant permissions) are detailed in Figure 3.2 and associated Table 3.3.

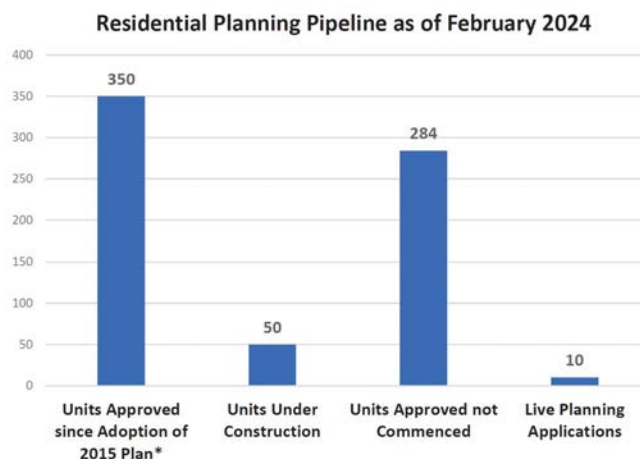


Figure 3.1: Residential Planning Pipeline as of February 2024

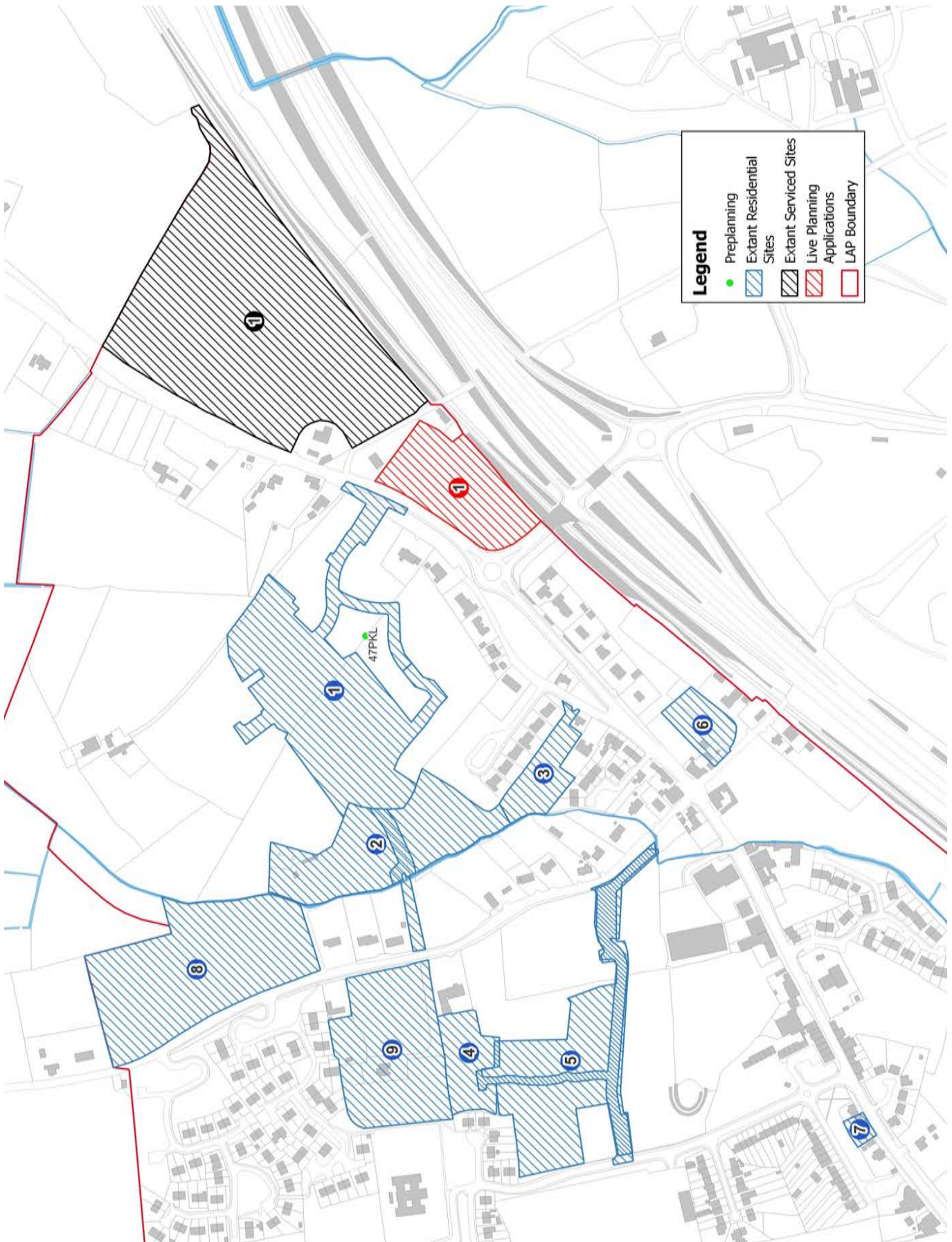


Figure 3.2: Extant and Live Planning Permissions Map as of February 2024 (Numbering Correlates With Table 3.3)

Extant Residential Sites				
Site No.	Planning Ref.	Site Area (Ha.)	No. of Dwellings	Expiry Date
1.	18346	3.09	49	09/2023
2.	228017	2.0	24	12/2027
3.	21873	0.48	5	06/2026
4.	19444	1.18	16	05/2024
5.	181193	2.19	48	04/2024
6.	19689	0.356	8	01/2025
7.	20125	0.075	5	06/2025
8.	221318	2.84	52	09/2028
9.	2360144	1.85	41	10/2028
Extant Serviced Sites				
Site No.	Planning Ref.	Site Area (Ha.)	No. of Dwellings	Expiry Date
1.	20281	4.774	36	04/2025
Live Planning Applications				
Site No.	Planning Ref.	Site Area (Ha.)	Proposed Dwelling Units	Current Stage
1.	2360307	1.23	10	Decision Date Extended until 08/01/2025

Table 3.3: Extant Planning Permissions Summary as of February 2024

3.4.2 Infrastructure Capacity/Tiered Approach to Land Use Zoning

The National Planning Framework (NPF) requires land use plans to adopt a Tiered Approach to Zoning (TAZ). The Development Plan Guidelines (2022) provides further details of a Settlement Capacity Audit (SCA) methodology, which accords with Appendix 3 of the NPF, outlining the evidence basis for implementing the two-tiered approach to land zoning as follows:

- Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.
- Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the Plan. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.

The Settlement Capacity Audit (SCA) set out under Chapter 10 examines the availability of services for lands identified for residential and employment purposes. The SCA examines whether services are, or will be, available to facilitate development within the lifetime of the Plan. The subject lands are considered to be serviced by existing roads, footpaths, public lighting, water and wastewater services.

Consideration of the maps published for the purposes of the Residential Zoned Land Tax and relevant submissions in relation to same were also considered to establish infrastructural requirements.



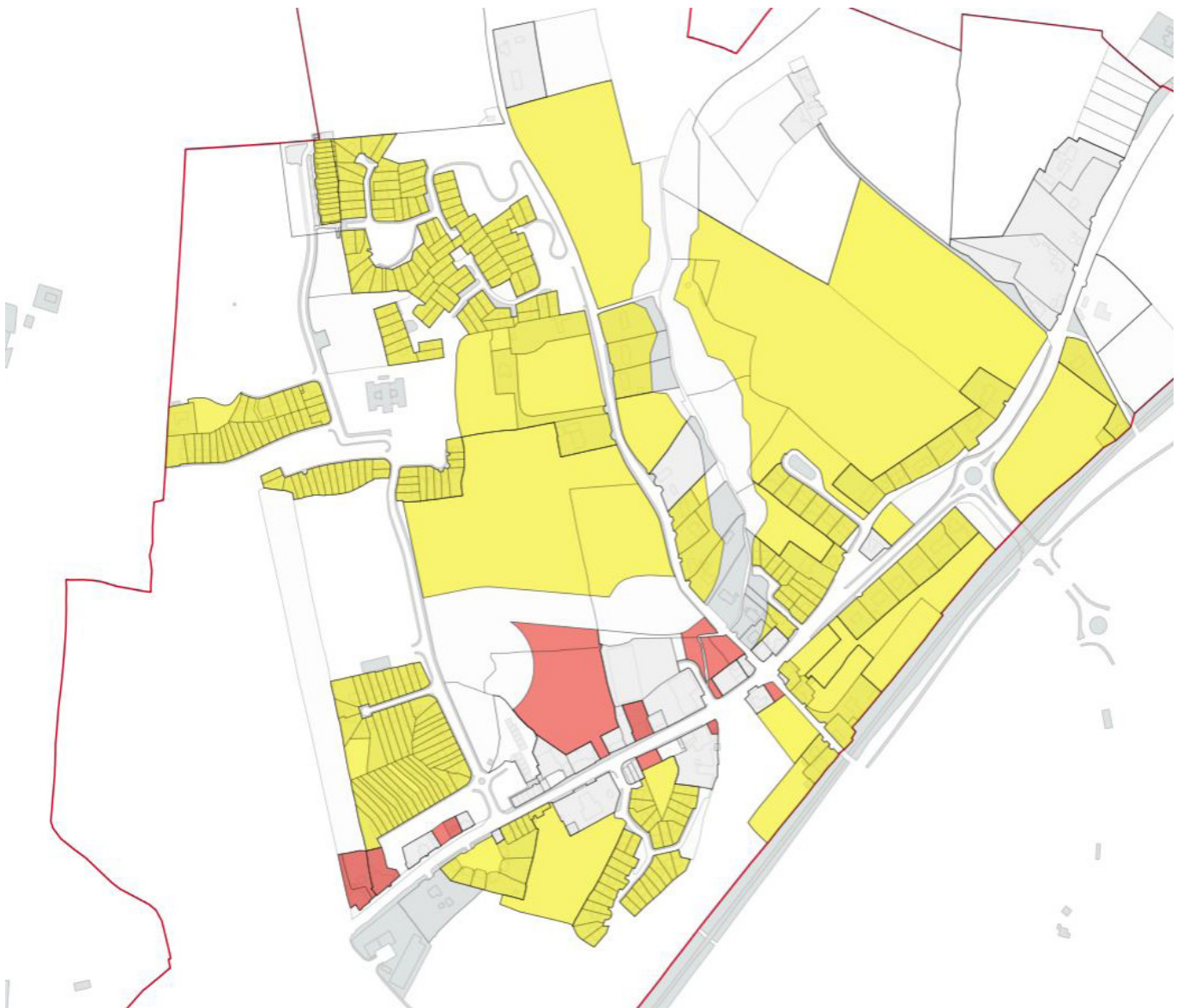


Figure 3.3: Residential Zoned Land Tax Map (November 2022)

3.4.3 Delivering Compact Growth

The Local Area Plan seeks to ensure that population growth is met and future needs of the village are accommodated in a consolidated manner. Planning policy requires Local Authorities to ensure a sequential approach to the zoning of land, with a primary focus on the consolidation of settlements through the zoning of lands within or contiguous to the village centre. The Settlement Capacity Audit in Section 10.6 indicates that 12 out of the 15 sites identified for residential development are considered ‘infill’, meaning that the majority

of potential new residential units are within the existing footprint of the settlement. Furthermore, the plan provides for circa 48.19% of all new homes to be developed within the defined CSO settlement boundary, which is in line with National Policy and Policy DS P1(c), in relation to at least 30% of all new development being delivered within the built up footprint of the settlement boundary.

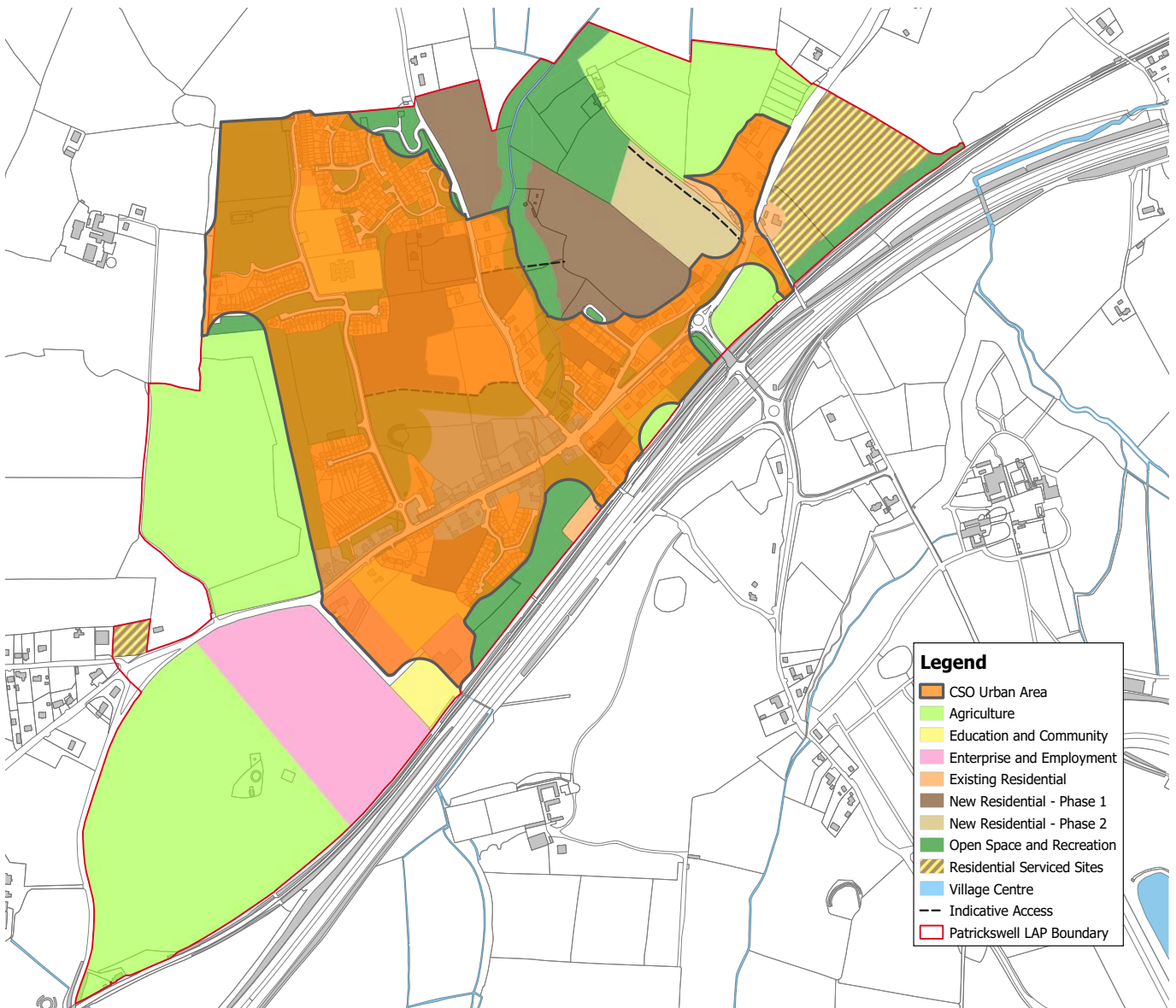


Figure 3.4: Patrickswell Census 2022 Urban Area Boundary

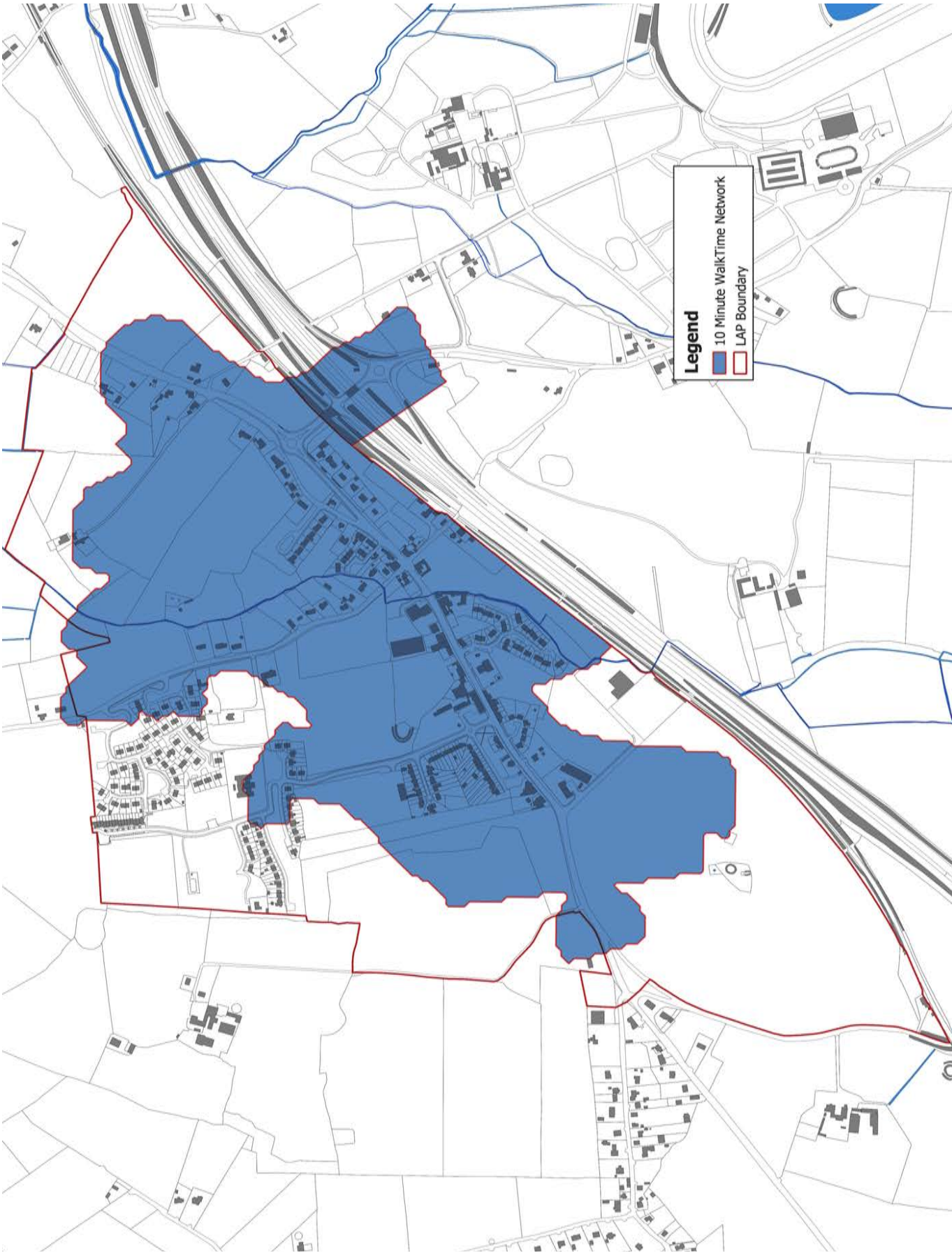


Figure 3.5: Patrickswell 10-Minute Walking Network

3.4.4 Phasing Residential Zoned lands

The Plan seeks to promote the creation of a sustainable place and healthy community, through ensuring development occurs at an appropriate pace and that infrastructure is 'Phase 2 New Residential' land use zoning objective. This area forms part of Opportunity Site no. 4 (refer to Table 4.1) and will allow for future proofing and master planning of these lands.

Opportunity Site No. 4, also includes development principles to ensure that community facilities, potentially comprising a new games pitch/play facility should be provided as an integral element of any future master planning and development of this site. This will help address a shortfall in social and community infrastructure that has been identified within the plan area. In that regard, an area of land zoned 'Open Space and Recreation' has been provided north of these residential zoned lands. The objectives for this site also require a high level of access, particularly in terms of active travel linkages to allow for increased permeability, which will ensure integration of the site within the settlement.

Objective DS O1 Residential Phasing: It is an objective of the Council to:

Ensure development of New Residential Phase 2 lands only proceeds when at least 80% of all development in New Residential Phase 1 is completed.

3.5 Future Residential Development

This LAP aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes Patrickswell an attractive and inviting place to live. The Local Authority will ensure that all new housing developments or the retrofitting of existing units, will be designed to the highest quality with respect to the principles of universal design and place making. Consideration shall be given to the nature of the existing housing stock and social mix in the area and provision will be made for a range of new housing types, tenures and adaptability for all age groups and abilities.

3.5.1 Density, Housing Type and Mix

This LAP places a strong influence on ensuring the delivery of sustainable communities providing high quality, universally accessible residential developments with an appropriate mix of housing type, tenure, density and size, through the redevelopment of brownfield, infill, vacant and on greenfield sites, having regard to principles of placemaking, permeability and integration of community and recreation facilities.



Figure 3.6: New Housing Development, Housing Faha View, Ballynrahan East, Completed in 2019

To cater for the projected population growth, a mix of dwelling types and sizes will be required to meet the housing needs of all members of the community. This includes an increased demand for smaller unit sizes/downsizing schemes. A statement to demonstrating how this has been considered shall be submitted with any planning application for housing development. This statement shall demonstrate how consideration has been given by the developer to meet the demand for housing in Patrickswell.

With respect to the density of development, the Council will be guided by the policies outlined in “Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities” (DECHG, 2009) and “Urban Development and Building Heights: Guidelines for Planning Authorities” (DHPLG, 2018) and any subsequent replacement Ministerial Guidelines. The following densities shall apply to residential zoned land in Patrickswell:

Zoning	Minimum Density
New and Existing Residential	22 units per hectare
Serviced Sites	10 units per hectare

Table 3.4: Minimum Density Standards

Objective DS O2 - Residential Development: It is an objective of the Council to:

- (a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large-scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.
- (b) No one proposal for residential development shall increase the existing housing stock by more than 10-15% during the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth.
- (c) Ensure all new residential layouts will prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.
- (d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm.
- (e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the 19th Century streetscape.

Objective DS O3 - Density and New Residential

Developments: It is an objective of the Council to:

Ensure that all residential development complies with the minimum residential density requirements, as set out in Table 3.4 and encourage a range of densities on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009), and any subsequent documents. A statement demonstrating an appropriate mix of units for new residential schemes shall be submitted as a requirement with all residential planning applications.

3.5.2 Serviced Low-density Sites

In Patrickswell, zoned land is included for the potential development of low-density serviced sites, offering an alternative to one-off rural houses in the open countryside. Permission exists on these land consisting of a 36-unit serviced sites development (Planning Ref. 20/281) which is at pre-commencement stage at the edge of the village, on the approach road from Limerick City and has been zoned accordingly.

Objective DS O4 - Serviced Sites: It is an objective of the Council to:

Permit serviced sites on adequately zoned lands within the settlement boundary of Patrickswell, in line with requirements outlined in the Limerick Development Plan. The Council requires a minimum net density of 10 dwelling units per hectare on lands zoned Serviced Sites.

3.5.3 Specialised Housing including Older Persons Housing, Assisted Independent Living and Traveller Accommodation

Specialised housing accommodates the needs of those that require specialised design and planning needs, such as older persons, disabled or mobility-impaired people. Specialised housing also includes Traveller-specific accommodation.

As Ireland's population continues to age, with 13.4% of the population being over 65 years old in the country, similar population trends apply to Patrickswell's population, with 12% of the settlement's population being over 65 years old in 2016, which is a 2% increase on the 2011 Census figures. This growth highlights the need to future-proof various services to keep up with the evolving needs of older people and for those with specialised needs. It is crucial that all needs are met within the community and that anyone with a specialised need remains fully integrated into the local community. The suitability of locations for such facilities should be based on proximity to key services and facilities and good quality safe transport linkages.

Limerick City and County Council has an adopted Traveller Accommodation Programme 2019- 2024, which outlines the needs, policy

and implementation measures to address the accommodation requirements of the Traveller Community. Objective HO O15 of the Limerick Development Plan, 2022-2028 outlines Limerick City and County Council's objective to support the quantity and quality of delivery of traveller-specific accommodation with the relevant agencies, in accordance with the Traveller Accommodation Programme and any subsequent document. The current programme does not identify a requirement for specialised traveller accommodation in Patrickswell.

3.5.4 Social and Affordable Housing

"Housing for All - a New Housing Plan for Ireland" is the government's housing plan to 2030. The plan includes ambitious actions to address homelessness, provide affordable housing and accelerate the delivery of social and affordable housing schemes. Part V of the Planning and Development Act 2000 (as amended) is one of the means through which Limerick City and County Council can seek to address demand for social and affordable housing. The Council works in partnership with the Department of Housing, Local Government and Heritage and Approved Housing Bodies to deliver and manage social housing.

The Housing Delivery Plan for Limerick 2022-2026 identifies Patrickswell within the Metropolitan Sub Area as 'Metro A' along with the settlements of Carrig, Ferrybank and Clarina. Within this sub area, there are 76 first preference households on the housing waiting list. Part V of the Planning and Development Act 2000 (as amended) is one of the means through which Limerick City and County Council can seek to address demand for social housing in Limerick. The Council works in partnership with the Department of Housing, Local

Government and Heritage and Approved Housing Bodies to deliver and manage social housing. A Part 8 application for 24 houses has been approved for housing delivery on the Clarina Road.

Objective DS O5 - Social and Affordable

Housing: It is an objective of the Council to:

Promote the provision of social and affordable housing in accordance with Part V of the Planning and Development Act 2000 (as amended), Objective HO O13 of the Limerick Development Plan, the Limerick Housing Strategy's Housing Needs Demand Assessment, and government housing policy 'Housing for All' (2021), Limerick City and County Council's Housing Delivery Action Plan 2022-2026 and any subsequent replacements thereof.



CHAPTER 4

TOWN CENTRE FIRST APPROACH

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4.1 Introduction

Patrickswell provides an important administrative, social, community and recreational function for its inhabitants and surrounding hinterland. It has a significant residential population, provides some employment opportunities and local transport services with connections to Limerick City and Cork. The Government's Town Centre First Policy seeks to create vibrant communities in urban settlements, including villages, such as Patrickswell, to encourage families to live in the heart of towns and villages. The policy outlines the need for towns and villages to be climate resilient, well-connected and accessible locations, where digital technology is integrated into daily commercial and social life and where the urban built heritage is sustainably managed and conserved. It is a vision of this Plan to support the village centre as a place to live, work, do business and visit and in doing so enable Patrickswell to remain a resilient village, promoting the re-development of underutilised sites, enhancing its service base, enabling residential development and protecting its urban built heritage.



Policy TCF P1 - Town Centre First: It is policy of the Council to:

- (a) Support the implementation of the Town Centre First Policy in Patrickswell in creating a vibrant and attractive village centre to live, work and visit while also functioning as the service, social, cultural and recreational hub for the local community, through the enhancement of the village's rich architectural heritage and development of public realm.
- (b) Capitalise on the infrastructural investments in the village that support the Town Centre First programme within the lifetime of this Plan. All development shall demonstrate climate resilience measure to climate proof critical infrastructure.
- (c) Promote high quality place-making and public realm, in accordance with the Limerick Development Plan 2022-2028, including the Development Management Standards, any replacement thereof and any relevant Section 28 Guidance.
- (d) Ensure development proposals are designed in such a manner as to enhance the village centre and should give due consideration to: Site context, surrounding built heritage, climate resilience, connectivity/permeability, public realm improvements, adaptability, privacy, amenity and parking provision.

4.2 Town Centre First and the ‘10 Minute’ Town Concept

The Town Centre First Policy is derived from the concept of developing a 10-minute city/town/village, whereby a sustainable compact settlement such as Patrickswell, seeks to have all community facilities and services accessible within a 10-minute walk or cycle from homes, or are accessible by public transport services connecting people to larger scaled settlements. There is clear scope in Patrickswell to promote greater connections and linkages through appropriately designed infrastructure and the design stage of any future development. Recent years have shown a shift in attitude towards a desire for proximity of local services and amenities. Creating enhanced walking and cycling facilities enables residents to shift to more sustainable transport modes and in doing so, reducing the carbon footprint of the settlement.

The decline of villages needs to be tackled by focusing on policies, such as the Town Centre First approach, which seeks to future proof our local towns/villages by creating attractive public realm, while also providing an environment where people want to live, can shop and meet their needs locally. A Phase 2 Village Renewal Scheme is currently underway which, includes the upgrade of the public realm on Main Street. Works are due to be completed before the end of 2023 and will include the remodelling of the traffic layout to improve traffic management.

The Plan promotes the Town Centre First approach with a focus on creating a thriving village centre with a strong service and social function. Through the re-use of buildings, infill development, re-purposing of under-utilised lands within the village

centre for mixed uses including residential, retail shops or creative workspaces, the Plan seeks to consolidate the village rather than facilitating urban sprawl. In addition, the Plan supports the investment in a high quality pedestrian/cyclists friendly public realm, increased permeability and connectivity and attractive public spaces where people can gather socially. The enhancement of green spaces will be of benefit to the local community and contribute to the attraction of investment.

Policy TCF P2 - Place-making Strategic Policy: It is policy of the Council to:

Ensure that new development in the village centre and in particular the opportunity areas, comprises the highest of qualitative and design standards, complimenting the existing historical built fabric and national heritage, sustaining Patrickswell as a village in which to live, work, invest and do business.

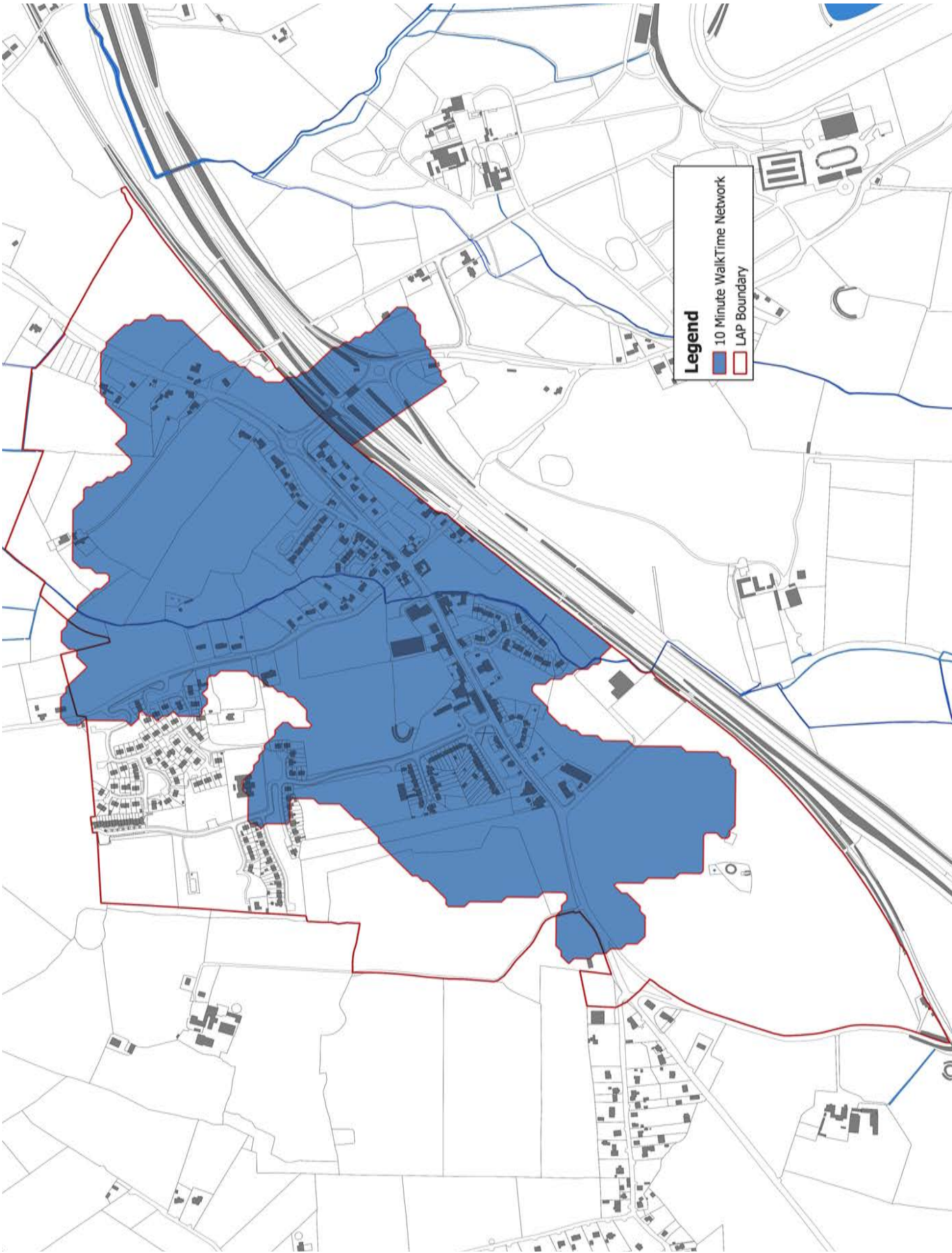


Figure 4.1: Patrickswell 10-Minute Walking Network

4.3 Town Centre Health Check

Vacancy in any urban centre impacts on the overall vitality and attractiveness of an area. There is some vacancy of properties visible throughout the village centre on both the north and south sides of Main Street. Some of these units are highly visible due to their scale, street frontages and location on Main Street. Collectively and even individually, these vacant buildings contribute to the village's neglected appearance.

Limerick City and County Council carried out a Health Check of Patrickswell village in November 2022 and a second Health Check survey in August 2023. In total, 394 units were surveyed, with 1.2% deemed vacant residential (5 units) and 20% vacant commercial units (6 units). Residential vacancy had decreased by four units from the survey carried out in November 2022, which included a reduction of three units within the villages' residential estates deemed no longer vacant. There was however, increased vacancy recorded on Main Street. Commercial vacancy remained the same between both surveys. The breakdown of the units surveyed is outlined in the Health Check Map in Figure 4.2.

The Council has a proactive regime, which aims to tackle the issues of dereliction and vacancy throughout Limerick. The active land use management tools available to the Council are underpinned by the Derelict Sites Act, 1990 (as amended), Residential Zoned Land Tax and key Government policies such as Town Centre First, Our Rural Future and Housing for All. In addition, the Council is committed to working with property owners to reactivate long-term vacant homes and unused properties for sustainable re-use and promote public funding opportunities such as Croí

Cónaithe. A dedicated team within the Council work on a continuous basis to reduce vacancy and dereliction, through the various tools available, including compulsory purchase orders of derelict and underutilised properties. The Dereliction, Vacancy and Re-Use Team of the Council will continue to engage with property owners to advise on remedial measures and give guidance on schemes and supports available to bringing vacant and derelict properties back into productive use.

In order to realise the consolidation of Patrickswell, development will be encouraged in a sustainable, sequential manner from the village core outwards, within the built up footprints of the village, while promoting the reuse and redevelopment of vacant and derelict sites and buildings.

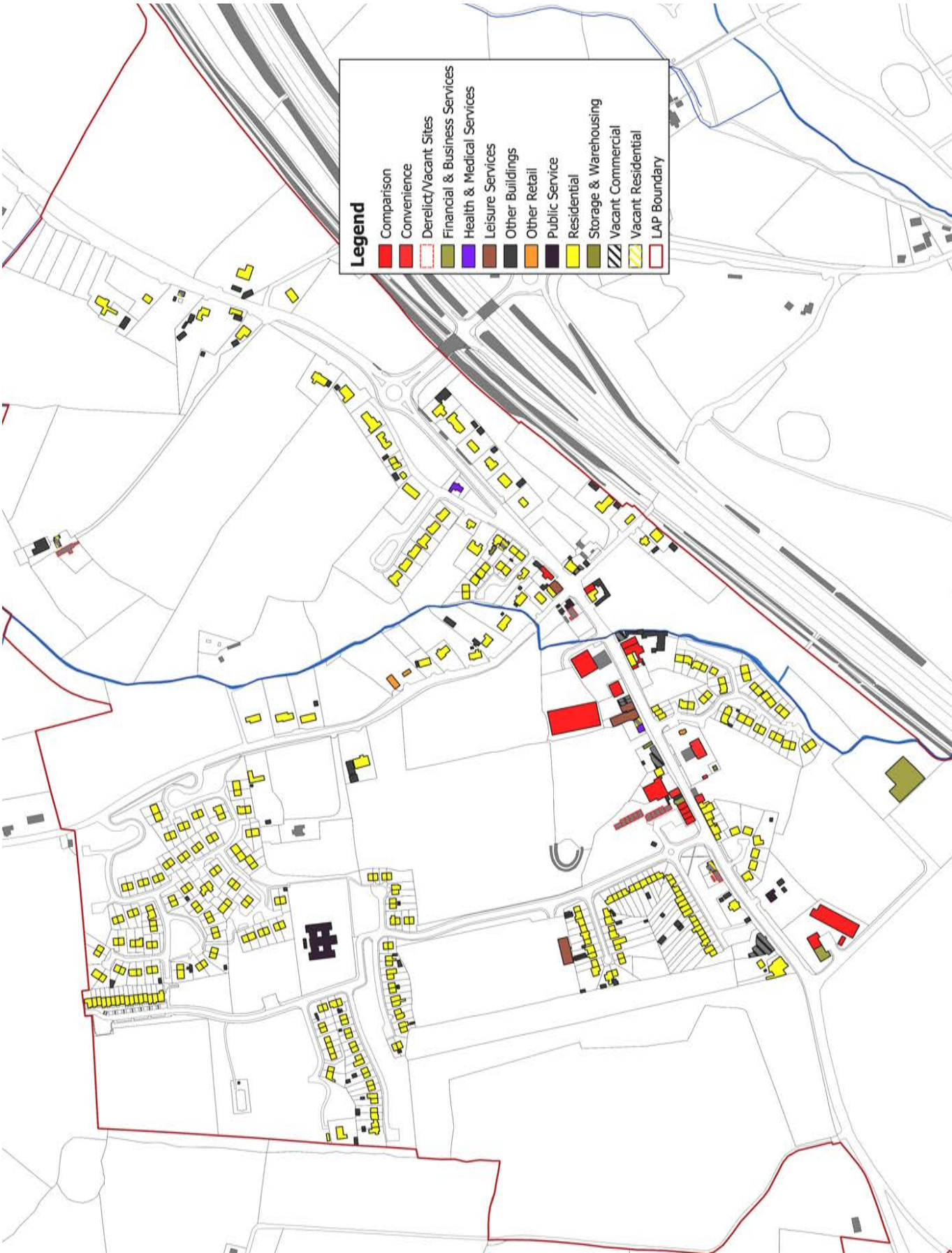


Figure. 4.2 Health Check Map August 2023

This Plan will provide support for continued diversification of services within the village core to sustain the residential population. Opportunities for the reuse of these buildings will be supported in the Plan as well as the provision of new services within the village. The Council will continue to monitor vacancy and work with the relevant stakeholders to address issues that exist and utilise the various tools available to implement urban regeneration.

Objective TCF O2 - Active Land Management: It is an objective of the Council to:

- (a) Support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Patrickswell for residential, economic, community and leisure purposes.
- (b) Promote and facilitate the re-use of under-utilised or vacant lands/buildings in Patrickswell through the active land management mechanisms such as the Derelict Sites Act, 1990 (as amended), Residential Zoned Land Tax and also through key Government policies such as Town Centre First, Our Rural Future and Housing for All and any replacements thereof. The Council will continue to engage with property owners to advise on remedial measures and give guidance on schemes

4.4 Retail Strategy

The Plan supports the objectives of the Limerick Shannon MASP in the promotion of the Metropolitan Area as a cohesive area, with the City Centre as the primary location at the heart of the Region.

The Retail Strategy for Limerick–Shannon Metropolitan Area and County Limerick 2022–2028 describes the important role that small towns, villages and local centres play in the retail hierarchy, fulfilling the everyday needs of the communities they serve. Retail development should be focused in the centres of small towns and villages, including Patrickswell and should complement the existing retail provision. They should also be located in areas of high accessibility to the areas they serve.

There are a number of vacant commercial units in Patrickswell. As previously outlined, retail vacancy, as assessed through the Health Check Survey identified retail/commercial vacancy of 20% (6 total units). The Council supports the sequential approach, when assessing planning applications in relation to retail development. Out-of-centre locations for retail business and services are generally not permitted in an effort to consolidate the existing retail centre and encourage the re-use of vacant units within the centre. These retail developments should also be located in areas of high accessibility to the areas they serve. The LAP anticipates that additional retail development in Patrickswell will be achieved through the redevelopment of vacant commercial units in the first instance.

Policy TCF P3 - Retail Strategic Policy: It is policy of the Council to:

Support the sustainable long-term retail growth of Patrickswell, as a Tier 5 retail settlement, in accordance with the Limerick Development Plan 2022-2028, the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick.

Objective TCF O3 - Retail Development: It is the objective of the Council to:

Enhance the vitality and viability of Patrickswell as a retail service centre and to improve the quantity and quality of retail provision in the village by:

- (a) Emphasizing the village centre as the primary retail location.
- (b) Encouraging the upgrade and expansion of existing retail units and the development of new units within the village centre.
- (c) Ensuring that proposals with retail elements comply with the provision of the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick 2022-2028, in relation to site suitability and the sequential approach and ensure proposals which would undermine the vitality and viability of Patrickswell village centre will not be permitted.
- (d) Encouraging proposals for commercial uses at ground floor level within the village core.
- (e) Prohibiting the proliferation of uses in the village centre, which would detract from the amenities, or the vitality and viability of the area such as fast food outlets, amusement arcades, off-licences, bookmakers and other non-retail uses. Storage use will not be permitted as the primary use of ground floor units.

(f) Encouraging the use of upper floors in retail premises for commercial or residential use.

(g) Enhancing the physical environment of the village centre, as a location for shopping and business through measures aimed at improving conditions for pedestrians.

(h) Encouraging the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts, where poor replacements have been installed, and discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs.

4.5 Opportunity Sites

The Council has identified 4 opportunity areas that have the potential to sustain community vitality, contribute to a positive public realm experience, or have potential for adaptive reuse. The Council seeks to capitalise on the existing assets of these areas, such as natural biodiversity, amenity, location or historic built heritage.

Objective TCF O4 - Opportunity Sites: It is an objective of the Council to:

- (a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate, of lands identified as opportunity sites in line with the principles set out in Table 4.1.
- (b) Ensure that new development in the village centre and in particular the opportunity areas comprise the highest qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Patrickswell as a village in which to live, work, invest and do business.

4.5.1 Opportunity Sites and Climate Adaptive/ Resilient Urban Greening

The management of rainwater and flood risk as part of climate adaptive and resilient urban greening should be considered at the outset of the design process of all proposed Opportunity Sites. Proposals should adhere to the rainwater management mechanisms outlined within the national guidance for water sensitive urban design (Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas: Water Sensitive Urban Design: Best Practice Interim Guidance Document). All new development is required to manage and minimise surface water runoff through the use of nature-based Solutions

/ Sustainable Drainage Systems (SuDS), unless otherwise agreed with the Council. Development will only be permitted where the Council is satisfied that suitable measures have been proposed that mitigate the impact of surface water, through the achievement of control of run-off quantity and quality, while enhancing amenity and habitat.

4.5.2 Opportunity Sites Location and Development Potential/Principles

The following Map outlines the location of each of the four opportunity sites while the associated table provides a breakdown and description of each of the sites with associated site specific development potential/potentials.

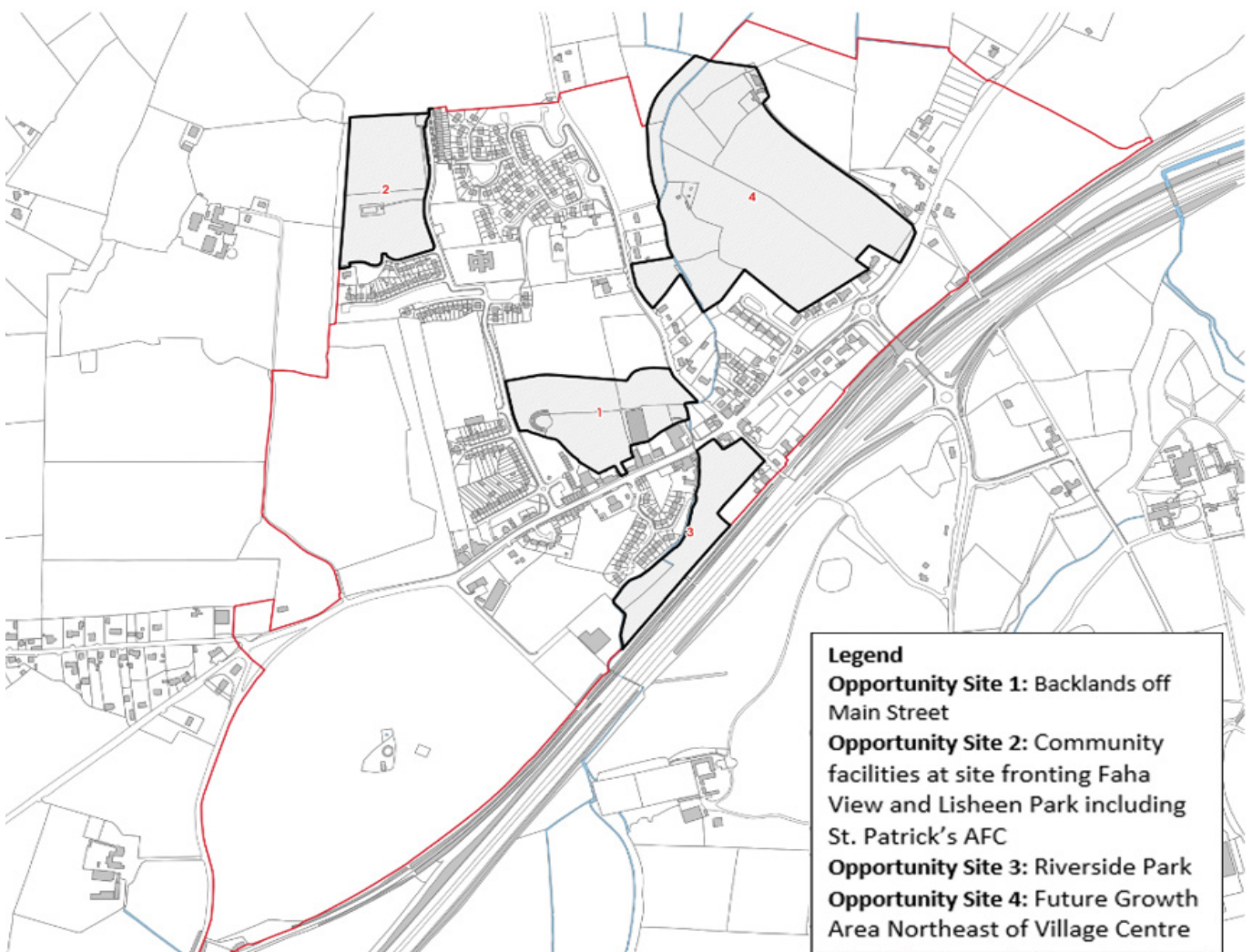


Figure 4.3: Opportunity Sites

Table 1: Opportunity Sites

Opportunity Site 1

Backlands off Main Street

Site Description:

This large under-utilised backland site is located to the rear of Main Street linking the Clarina Road with Lisheen Park/Marian Park. The total site area is 4.128ha. The Zoning Map provides for two different zoning types: 'Town Centre' and 'Open Space and Recreation'. The site presents a considerable opportunity for creating many redevelopment opportunities within proximity to the Main Street.

Development Potential/Principles:

- A comprehensive masterplan for the entire area will be required to ensure that the land is developed and managed in a sustainable and coherent fashion.
- Ensure that full consideration is given to the protection of archaeological heritage, in undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of archaeological heritage. The area includes a well preserved ringfort, the earliest known habitation in Patrickswell. The design and layout of any future development shall have regard to the location and setting of the monument and ensure that it is incorporated into any future scheme, in a sensitive manner. A management plan for the monument shall be included with any proposal. A minimum buffer of 30m from the outer edge of the ringfort shall be provided and no development including the provision of any new residential development, shall take place in the buffer of the monument. Prior consultation with the Council's Archaeologist and National Monuments Service should take place.
- Opportunity to create permeability and active travel linkages from the village centre to the north into new residential zoned lands and the large residential landbank to the east of the Clarina Road, the primary school, GAA grounds and recreational facilities.
- Any development shall allow for village centre expansion that includes a range of housing types and new commercial uses, with a focus on a new urban civic square, fronted by retail development and over the counter commercial services, where possible. Given its location, the site presents considerable opportunity to allow for improved pedestrian permeability and village centre consolidation through securing a high-density mixed-use scheme.
- Any proposal will require well-designed public spaces accessible to all, facilities for younger people including the potential provision of play space.
- Any future planning application(s) on these lands should include a site-specific flood risk assessment for the north-eastern part of the site in accordance with "The Planning System and Flood Risk Management Guidelines for Planning Authorities, (DoECLG Nov. 2009)." Refer to Section 7.5 Flood Risk Management in relation to flood risk requirements.
- An indicative layout is provided in Figure 4.6.

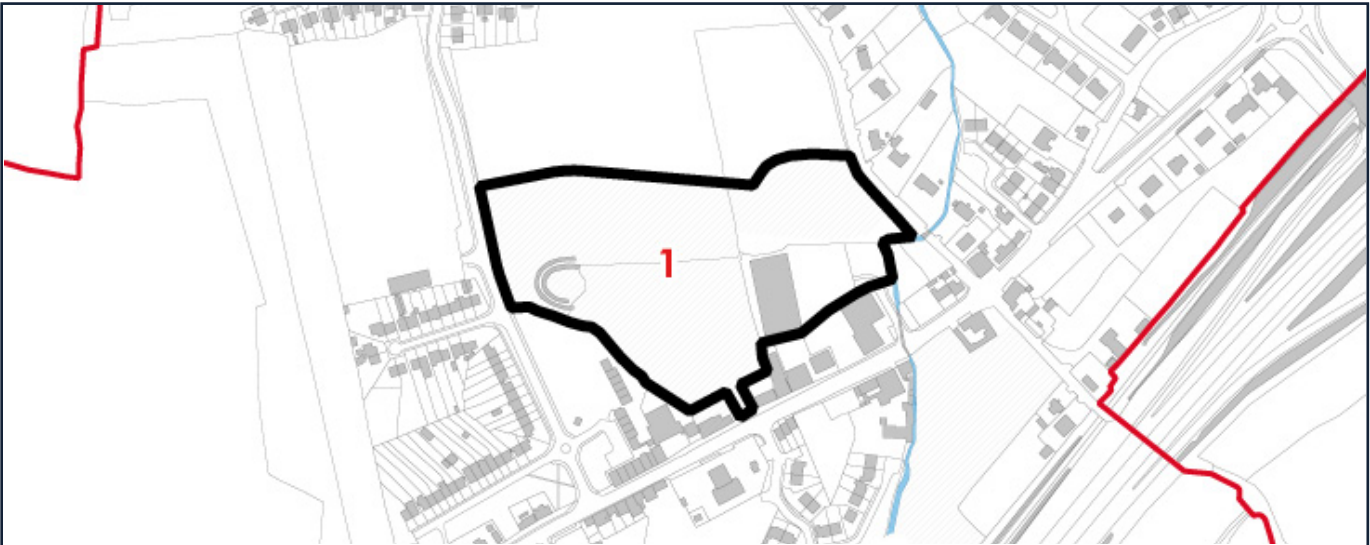


Figure 4.4: Site Outline of Opportunity Site 1



Figure 4.5: Outline of Site on Aerial Image (Photograph Courtesy of LCCC)

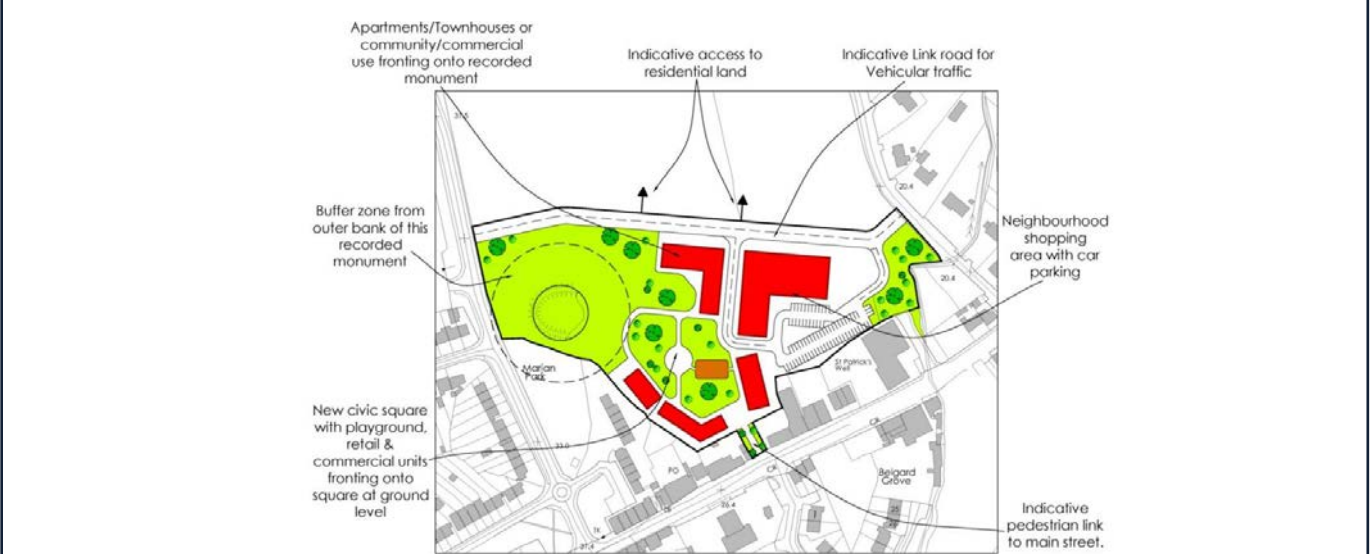


Figure 4.6: Indicative Layout of Opportunity Site 1

Opportunity Site 2: Community facilities at site fronting Faha View and Lisheen Park including St. Patrick's AFC

Site Description:

The site comprises of 3.97 of land zoned Open Space and Recreation. The lands are largely underutilised but encompass existing community facilities including St. Patrick's AFC, Patrickswell's Multi-Use Games Area and associated lands separated into two areas – the AFC is bordered on all sides by palisade fencing, while the MUGA is located on open space. The full site is bordered by a mature tree line on the western edge and adjoins residential units to the east and the southern end of the site. The site is within 130 metres of the front of Patrickswell National School.

Development Potential/Principles:

- The area shall be developed for amenity/recreational uses to serve the community and sporting clubs.
- Development proposals shall include the provision of pitches, a pedestrian walking loop around the perimeter and the provision of changing facilities, as well as vehicle and bike parking.
- The tree group to the west of the site is a landscape feature that shall be protected and incorporated into any future development.
- Development shall include natural play spaces such as natural play equipment, seating, insect hotels and also areas for local wildflowers and wetlands/swales at low points and along paths.
- The layout of any proposal shall incorporate passive surveillance, in so far as possible.
- The overall development of the site shall occur in a coordinated fashion and shall have regard to the indicative layout set out underneath. The Council will seek to safeguard the residential amenities of the adjoining residents
- A proposed layout is outlined in Figure 4.9 below.



Figure 4.7: Site Outline Opportunity Site 2



Figure 4.8: Images of Opportunity Site 2



Figure 4.9: Indicative Layout: Community Facilities at Site Fronting Faha View And Lisheen Park Including St. Patrick's AFC

Opportunity Site 3: Riverside Park

Site Description:

This area incorporates a long narrow strip of land which bounds the Main Street and the Barnakyle River. This stretch of the Barnakyle River and its associated flood plain is one of the most significant environmental and landscape features in the village. The LAP zones the land as Open Space and Recreation, which makes it an ideal potential location for a future public park. Adjacent land uses, include village centre and established residential areas.

Development Potential/Principles:

This area has been identified as a valuable amenity that has potential for further appropriate development in the interest of habitat protection and recreational amenity. It is the objective of the Council to preserve and protect this area from inappropriate development in order to maintain its significance as an important ecological role, as a natural wildlife corridor, as a flood risk management mechanism and as a natural amenity area.

- The provision of a walkway/cycleway through this area and the possible development of seating and a children's play area shall be encouraged, subject to appropriate siting, design and environmental assessment.
- Any future development of a playground shall avoid areas identified at flood risk and shall be adequately overlooked to provide for natural surveillance.
- The Council will seek to safeguard the amenities reasonably expected to be enjoyed amongst neighbouring land uses that the public use of this park might affect. This will require attention to how the park is to be laid out, careful consideration of uses permitted, including management of the park, appropriate lighting, boundary treatment and controls on public access at entry points.
- A planned integrated scheme shall be developed for the area to reinforce the riparian character of the banks of the river safeguarding the natural habitat of the river and its banks is required, subject to the necessary environmental assessments.

Future development proposals shall provide a high quality riverside walkway and cycleway. Proposals shall be designed in accordance with the principles of universal access. All developments shall demonstrate that they enhance the biodiversity value of the area through suitable landscape and management measures.

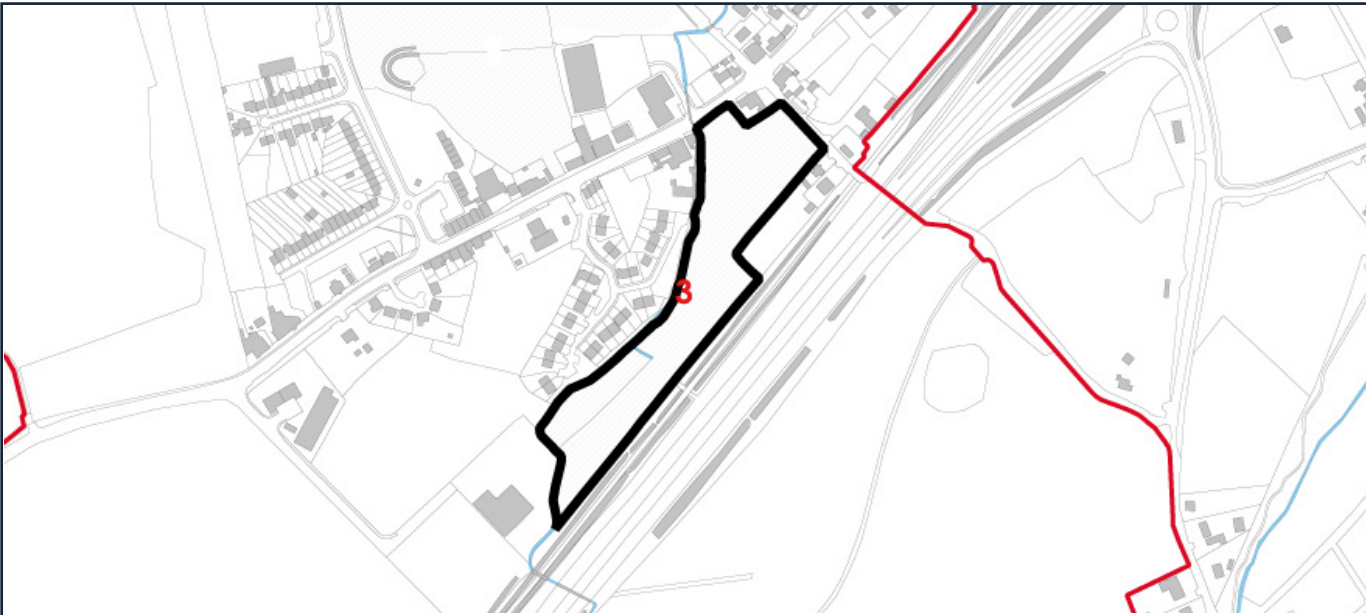


Figure 4.10: Site Outline Opportunity Site 3



Figure 4.11: Outline of Site on Aerial Image (Photograph Courtesy of LCCC)



Figure 4.12: Images of Opportunity Site 3

Opportunity Site 4: Future Growth Area Northeast of

Site Description:

- Significant residential development is planned for this area and the purpose of this opportunity site is to ensure a co-ordinated approach to planning in terms of integrating existing permitted development and potential future developments to ensure permeability and linkages across the site. The site also incorporates an area zoned for open space and recreation, which is necessary to ensure the future growth of the village is supported by adequate social and community infrastructure sensitive to environmental considerations and existing land uses.
- The full site is bounded by a number of existing detached dwellings along the eastern boundary that front onto the public road (Clarina Road) and again to the southern boundary of the overall opportunity site. The site includes a green wedge surrounding the Barnakyle River stretching north-south and two additional land zonings; Open Space and Recreation zoning, primarily to the western and northern edge of the boundary and New Residential zoned lands provided for in two phases to the eastern boundary of the opportunity site.
- Backland development connecting into village core with opportunity to maximise pedestrian, cycle and vehicular connections between the site, extant planning permission (22/8017 and 21/873) and the surrounding area with the potential to provide connections to the west of the village and into existing social infrastructure and residential areas.
- Maximising the Barnakyle River as an amenity for the village and allowing for active travel permeability and linkages into new residential zoned land, future open space and recreation provision and existing facilities and services.

Development Potential/Principles:

- Large land bank of new residential provision – opportunity to create a permeable and well connected neighbourhood focusing on active travel provision linking into the open space and recreation land bank and the Barnakyle River with further connections into the Village Centre, the Clarina Road and on to the existing GAA facility, local school and Opportunity Site 2.
- A Masterplan will be required for the full site to set out the framework for the sustainable, phased and managed development of the area. The Masterplan should include a conceptual layout, phasing details and legibility of design and place-making to create a vibrant and pleasant new neighbourhood and should include the Open Space and Recreation zoned lands within the Opportunity Site Boundary. The Masterplan should clearly illustrate a permeable network of active travel linkages into Patrickswell village centre and existing and future social infrastructure within the plan boundary.
- In order to ensure required supportive infrastructure to support residential development in a sequential manner, the Council will only consider development of subsequent phases of residentially zoned land only, when 80% of the land zoned as Phase 1 residential within the plan boundary has been developed.

- Accommodate community facilities in line with the growth of residential development including the provision of blue green infrastructure amenity linking into 3.73ha additional Open Space and Recreation site, on the northern boundary.
- Ensure a high level of access, particularly in terms of active travel linkages to allow for increased permeability and encourage the integration of the site.
- Vehicle access to the site will be provided via the Clarina Road and the R523.
- Vehicle access to the Open Space and Recreation lands on the northern boundary of the site shall be provided from the R523 only with additional active travel linkages provided from the Clarina Road via new residential development.
- Potential to guide the sustainable development of future village amenities and critical social infrastructure to coincide with future residential development. This could include playing pitches, playground/play space, tennis courts etc.
- Any planning application or Masterplan of the lands shall be informed by the necessary environmental screenings/assessments to minimise all environmental impacts, on any designated sites or other environmentally sensitive landscape. All necessary mitigation shall be incorporated into the overall design concepts and proposals to safeguard the receiving environment.

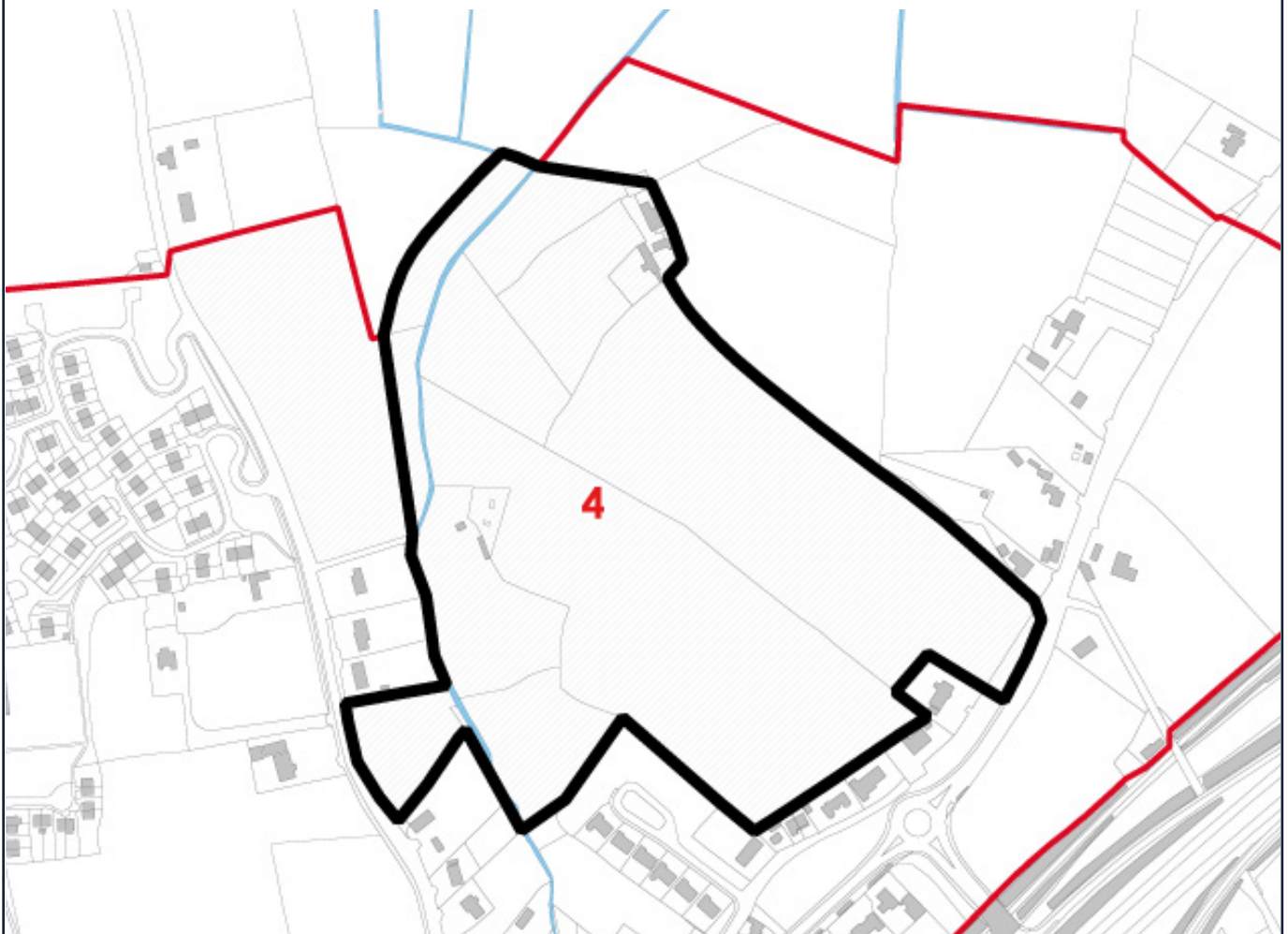


Figure 4.13: Outline of Opportunity Site 4



Figure 4.14: Aerial Image of Opportunity Site 4 (Image Courtesy of Lccc)



Figure 4.15: Indicative Outline of Opportunity Site 4

4.6 Town Centre First Local Area Plan Actions

To support Patrickswell’s village centre, a number of actions along with a timeframe have been identified which when implemented, will enhance the vitality of Patrickswell and create a positive public realm experience in the village. The actions identify lead agencies who are responsible for the implementation of these projects/actions over the lifetime of this Local Area Plan.

Time frame	Years
Short Term	1-2
Medium Term	2-4
Long Term	4+

	Project Type	Project Description	Lead Responsibility	Timeline
1	Greening	(i) Consider the provision of a new Greenway linking Patrickswell with Rathkeale and the wider Greenway\ Active Travel network. (Referred to in Section 5.2.3.1 Amenity Walkways and Cycle Routes) (ii) Provision of Patrickswell to Croom Cycle Scheme (Referred to in Section 7.3.2 Proposed Walking/Cycling Provision) (iii) Provision of Patrickswell to Bruree Cycle Scheme (Referred to in Section 7.3.2 Proposed Walking/Cycling Provision) (iv) Provision of a cycle route and active travel measures on the Clarina Road linking into the village	NTA, Roads Design Office, Department of Transport, LCCC Transport and Mobility Directorate	(i) Long term (ii) Medium Term (iii) Long Term (iv) Short to Medium Term

2	Transport, Sustainable Mobility and Parking	(i) Phase 2 Public Realm Plan – improved connectivity to Patrickswell NS and Opportunity Site 2, village centre (Referred to in Chapter 7) (ii) Safety works outside Patrickswell National School (Referred to in Section 7.4 Modal Shift and Targets)	Transport and Mobility Directorate /Planning, Environment and Place – making	(i)Medium Term (ii) Short Term
3	Community Facilities	(i) Community facilities at the site fronting Faha View and Lisheen Park including St. Patrick’s AFC (Opportunity Site 2) (ii) Provision of civic square as part of public realm works to front of Patrickswell Community Resource centre currently under construction. (Referred to in Section 5.2 Community and Education Facilities) (iii) Open Space and Recreation provision as part of Opportunity Site 4 including the provision of social infrastructure such as a playing pitch and village playground, to serve the community. (iv) Provision of play spaces in the village. Potential to be provided in tandem with Opportunity Site 1: Backlands off Main Street; Opportunity Site 2: Community facilities at site fronting Faha View and Lisheen Park including St. Patrick’s AFC; Opportunity Site 3: River walk and Opportunity Site 4: Future Growth Area Northeast of Village Centre	Planning, Environment and Place – making; Developer Led; Other	(i)Short Term (ii)Short Term (iii) Medium Term (iv) Short to Medium Term
4	Parks/ Greens	(i) Support the provision of a Riverside Park: identified as a valuable amenity that has potential for further appropriate development in the interest of habitat protection and recreational amenity. Development proposal to maintain its significance as an important ecological role, as a natural wildlife corridor, as a flood risk management mechanism and as a natural amenity area. (Opportunity Site 3)	Planning, Environment and Place-making Directorate	(i)Medium Term

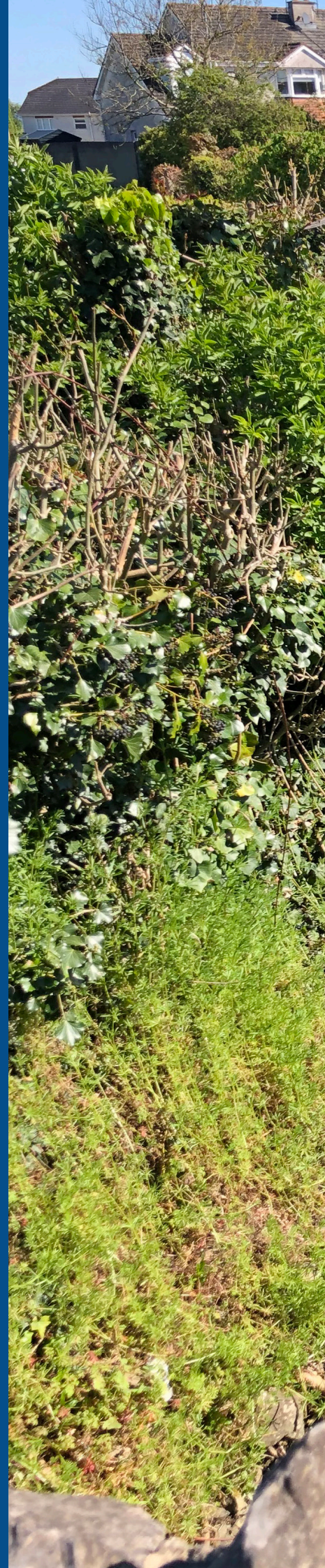
Table 4.2: Patrickswell Lap Action Timeframe



CHAPTER 5

SUSTAINABLE COMMUNITIES

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5.1 Sustainable Communities - Introduction

Higher level spatial plans, including the Limerick Development Plan, focus on the importance of healthy place-making and the creation of attractive, 'inclusive communities and places', 'healthy communities' and accessible neighbourhoods, that have good access to appropriate enabling social infrastructure. The Patrickswell LAP transposes this view into policies and objectives at a local level, supporting and promoting the 10 Minute Town Concept that seeks to have all community facilities and services accessible within a 10 minute walk or cycle, from homes or are accessible by public transport services connecting people to larger scaled settlements.

The Plan provides the policy to support the creation of a socially attractive village with a quality public realm, improving quality of life through access to childcare, education and healthcare and improved access to open space, sports and recreation facilities.

Policy CP1 - Community Infrastructure, Recreation and Open Space Strategic Policy: It is the policy of the Council to:

- (a) Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities, multi-purpose spaces at appropriate locations that are universally accessible. The Council promotes opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds/play space and outdoor gym equipment within existing areas of open space.
- (b) Ensure that planning applications for social infrastructure and recreational infrastructure demonstrate climate resilience measures to climate-proof critical infrastructure.



Figure 5.1: Patrickswell Community Resource Centre Development Site

5.2 Community and Education Facilities

Patrickswell has a number of well-established community and social facilities and has a number of active community groups operating within the village, involved in a wide range of activities, including sports, youth, environmental and local development. Of note, is the local environmental improvements carried out over recent years, particularly on approach roads to the village by the local Tidy Towns Group. Participation stretches across all age groups, with strong linkages into the local school, in the development of village enhancements. The Council will seek to support community-led projects that enhance the well-being of the community and assist with cultural projects that create a sense of place/enhance public spaces within the village.

In 2021, Patrickswell Community Council obtained planning permission for the construction of a new multipurpose community hall, which includes the provision of meeting rooms, a community café and office space. Works were completed in early 2024 with the centre officially opening in February of the same year. As part of a Phase 2 Village Renewal Scheme, the Council completed the civic plaza to the front of the new community building.

The new centre is located on lands zoned Community and Education which encompasses a larger site that extends southeast towards lands zoned Open Space and Recreation. Maximising the use of such sites will create valuable social infrastructure to serve the village. This zoning allows potential to include the use of the adjacent site as an Eco Park linking into Opportunity Site 3 Riverside Park. Eco Parks are designated areas dedicated to conservation and nature protection, these are often

established within Climate Action or Sustainability projects, as there are a number of benefits such as the regeneration of local natural ecosystems, carbon sequestration and energy efficiency. Eco parks create a space in which the community interact with nature, which increases a sense of wellbeing for its users and often meet social, cultural and economic principles as part of their overall design and use.



Figure 5.2: Patrickswell Community Resource Centre

Objective CO1 - Patrickswell Community

Resource Centre: It is an objective of the Council to:

Support further development at the Patrickswell Community Resource Centre site and adjacent lands zoned Community and Education.

In relation to education facilities, there is currently one national school within Patrickswell with an enrolment in 2022/2023 of 127 students. A number of extant planning permissions for new residential units granted within Patrickswell would provide for a significantly higher population growth. Should all permissions be realised, this may place pressure on the existing school to accommodate additional student numbers. It is essential that sufficient provision is made for the existing and anticipated educational needs of the population in line with national guidelines/future growth of the village. In this regard, lands at the rear of the school have been zoned for Community and Educational use to allow for potential future expansion of the school, if required.

With respect to younger children, there are two providers offering preschool services and afterschool services within Patrickswell. One is operated as a community playschool and is situated within the grounds of the National School. However, the second provider is not located within the settlement boundary and is approximately 2km from the village core. There is no purpose built crèche currently within the settlement, despite the growth in the number of young children with parents availing of this service in adjoining settlements and Limerick suburbs, such as Raheen/Dooradoyle. However, it should be noted that there is one extant planning permission for a new childcare facility as part of a new residential scheme, granted under Planning Reference 18/200 and which is currently under construction. A second afterschool childcare facility is included as part of a live planning application progressing through the planning process at present (23/60144).

Objective CO2 - Community and Education

Facilities: It is an objective of the Council to:

- (a)** Ensure provision of sufficient zoned lands to facilitate the expansion of existing and provision of new education, sports clubs, cultural facilities, healthcare facilities and community infrastructure in appropriate locations. The Council promotes multi-purpose spaces and co-use of recreational facilities.
- (b)** Require future development of new community facilities to generally meet the following criteria of the 10 Minute Town Concept:
 - Generally located within 800m walking distance of the village centre;
 - Located centrally with respect to the community it serves, taking into account limitations of topography and the road and footpath network;
 - Clustered with complementary community facilities, local retail services etc. and integrated with housing
 - Located where a substantial proportion of the population reside, in particular older and less mobile/mobility compromised members of the community.
- (c)** Ensure that there are sufficient educational and community facilities to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 10 or more dwellings.
- (d)** Facilitate the development of lifelong learning facilities and digital capacity for distance learning.
- (e)** Support and facilitate improvements to existing educational and childcare facilities within Patrickswell.

(f) Ensure that childcare and education facilities are provided in tandem with new residential areas, at accessible locations, which maximise opportunities for walking and cycling and comply with all relevant standards.

(g) Ensure that the existing school site is protected for educational use and that lands adjacent to the school are protected for future expansion of the school, if required, subject to site suitability.

(h) Ensure that any planned future expansion of the school maximises priority for pedestrians and cyclists in terms of access arrangements and the location and quantum of car and bicycle parking.



5.3 Health

Healthcare facilities in settlements outside large urban areas can range from General Practitioners, Dentists, to small health centres, pharmacies and other care related services. Within Patrickswell, healthcare facilities include one GP (operating at limited part time hours on a weekly basis), a pharmacist and a physiotherapy centre. Population growth anticipated for Patrickswell, as outlined in Chapter 3 will create additional need for health services within the village. The primary role of the Planning Authority with regard to healthcare is to ensure that (a) there is an adequate policy framework in place inclusive of the reservation of lands, should services be required and; (b) healthcare facilities are permitted in line with planning requirements. Although the provision of healthcare facilities is outside the remit of the Local Area Plan, the Council will continue to support further economic and social progress with regard to health services, including capital investment in community and continuing care services.

Objective CO3 - Community and Health

Facilities: It is an objective of the Council to:

Support and facilitate the development and expansion of health service infrastructure by the Health Services Executive and other statutory, voluntary agencies and private healthcare providers, in the provision of appropriate healthcare facilities and community based care facilities at appropriate locations, subject to proper planning consideration and the principles of sustainable development.

5.4 Parks, Open Space and Recreation

The village of Patrickswell is currently served by a number of community facilities, including a soccer club and a GAA club. Steeped in sporting history and central to the sense of place, supporting and facilitating the provision, expansion or improvement of Patrickswell's sporting facilities, to serve existing and future population growth, is a key element of the plan.

While there are a number of playing pitches within the settlement boundary (both GAA and Football provision), the current provision is not adequate to serve the existing population of the village. Local sporting groups involved in the consultation at Issues Stage in the review of the 2015 Plan outlined the requirements for additional facilities. The local Patrickswell GAA require additional facilities to serve the club while the local Patrickswell FC outlined how the club is lacking in basic facilities resulting in difficulties in attracting new members.



Figure 5.4: Patrickswell FC Sports Grounds

Ensuring that sufficient provision is made for the existing and anticipated recreational needs of existing local sporting clubs will ensure that these important local community clubs and groups are protected and have capacity to grow. The Council is committed to the provision, upgrade, maintenance and expansion of open space amenity and recreational opportunities in the village, in conjunction with private, public and voluntary organisations, subject to funding.

The village does not have a playground, with residents travelling to Mungret and Adare to access such facilities. The lack of provision of play areas for younger residents was highlighted throughout the consultation of the Issues stage of the plan review. The provision of such facilities including play areas and sporting facilities are vital for the social interaction and physical activity for both the existing population and the projected additional population envisaged over the plan period.

Proposals for new community infrastructure, including the potential for new playing pitches, additional sporting facilities, play spaces and other recreation amenity are an integral element of all four opportunity sites, as set out in Chapter 4. Opportunities exist for the provision of a shared multi-use space, infrastructure to allow for the expansion and support of sporting activities within the village, while also providing physical activity infrastructure. Further opportunities exist in maximising existing active travel linkages and creating the environment for increased permeability in new developments creating the conditions for a walkable village.

Objective CO4 - Sports and Recreational

Facilities: It is an objective of the Council to:

- (a) Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities and multi-purpose spaces at appropriate locations that are universally accessible.
- (b) Promote opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space.
- (c) Protect land zoned open space and recreation from inappropriate development and facilitate/ support development in line with the uses set out in the zoning matrix and subject to appropriate environmental assessments.
- (d) Ensure new residential development provides high quality public open space and playlots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 5.1.
- (e) Support the implementation of amenity and recreational facilities for the village as outlined in Table 4.1: Opportunity Sites - Development Potential/ Principles.

The strategic vision for Patrickswell, set out in Chapter 3 of the Limerick Development Plan 2022-2028 recognises that if Patrickswell is to fulfil its role as a Level 4 settlement, community infrastructure needs to be provided in tandem with population growth.

Public open space is an integral part of any residential development. A variety of types and sizes of public open space should be provided with passive surveillance by the residents. Residential development should incorporate appropriate provision of quality public open space and play lots in accordance with the Limerick Development Plan 2022-2028. Table 5.1 provides a hierarchy of Open Space within residential estates.



Figure 5.5: Barnakyle River in the Village Centre

Type of Public Open Space	Area	Accessibility from residential units	Note
Play lot/ pocket Park, primarily catering for play of younger children	400m ² - 0.2ha.	Every home within 100m walking distance	<ul style="list-style-type: none"> • All residential areas in excess of 50 units should incorporate a play lot provided at a rate of 4sqm per residential unit; • Play lots should be overlooked with sufficient passive surveillance by as many houses as possible; • Not permitted to side or rear of dwellings; • Developer will be required to provide a minimum of two permanent play low maintenance features on site. The design shall reflect nature based play solutions.
Small Park	0.2ha. - 2ha.	Every residential unit within 400m walking distance	<ul style="list-style-type: none"> • To accommodate a small playground with a minimum of 4 play features, kick around space, and passive recreation; • Must be overlooked with passive surveillance by as many houses as is practicable; • Not permitted to side or rear of dwellings.
Local Park	2ha. - 20ha.	Residences to be within 1km	<ul style="list-style-type: none"> • To accommodate a wide range of uses including playing pitches, teenage space, passive recreation and biodiversity areas.

Table 5.1: Open Space Hierarchy Within Residential Estates

5.5 Amenity Walkways and Cycle Routes

The identification of possible amenity walkways and cycle routes throughout the village and linking the village to other settlements and Limerick City, forms an important part of the plan. In addition, improving permeability through the creation of linkages and connections to existing and future amenities will be paramount to the success of the provision of these facilities.

The provision of additional active travel connections for both commuter and leisure use is a critical component in transitioning to a more climate resilient society. The Council are currently examining proposals for active travel connections from Limerick City via Patrickswell and onward to join the Limerick Greenway.

This network would provide further opportunities for active mobility by walking and cycling into the wider Greenway network and adjoining Counties. The provision of active travel connections is set out under Chapter 7.



Figure 5.6: Western Entrance to Patrickswell

Objective CO5 - New Amenity Areas Walkways and Cycleways: It is an objective of the Council to:

(a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map (Appendix 1, Map 3) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre.

(b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Patrickswell, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities. This will be achieved by:

- Promoting the existing cycle scheme from Patrickswell to Limerick as both a commuter and recreational option.
- Support the provision of a new Greenway linking Patrickswell with Rathkeale and the wider Greenway \ Active Travel network.
- Providing secure cycle parking facilities at appropriate locations as opportunities arise.
- Promotion of a walking loop and continuous pedestrian connectivity within the village, including maximising on permeability and proposed linkages as outlined in Opportunity Site 2 and Opportunity Site 4 in Table 4.1: Opportunity Sites - Development Potential/ Principles.

CHAPTER 6

ECONOMIC DEVELOPMENT AND TOURISM

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6.1 Enterprise and Employment

The Limerick Development Plan identifies Patrickswell as a Level 4 Large Village in the settlement hierarchy and describes Level 4 settlements as catering for ‘the daily and weekly needs of their inhabitants and the needs of the surrounding wider catchment area’. Patrickswell Enterprise Centre is located to the eastern end of the village and is home to a number of small to medium size enterprises, including Design Wise Automation Limited, Seakel Fire and Security and Abrasive Blasting Systems. Approximately 20 people are currently employed across the enterprise centre.

Patrickswell’s village centre has a range of retail services that provide for the needs of the village and surrounding catchment area. The function of these businesses is extremely important locally. The village itself has experienced limited growth over a prolonged period, in terms of both residential development and local services. The village has a number of visible vacant commercial properties along its main thoroughfare. These vacant buildings impact on the physical appearance of the village.

The enhancement of the local shopping facilities in both the convenience and comparison sectors is a key ingredient in maintaining and enhancing the vitality of the village. Patrickswell has significant potential for retail expansion by occupying existing vacant units and developing a significant area of backlands to the north of the village centre.

Supporting town centre first initiatives as outlined in Chapter 4 and facilitating the development of shops and comparison shopping in village centres such as Patrickswell, will create a sustainable vibrant village, while building up the retail core. In order to protect

the vitality and viability of the village centre, new retail developments will only be permitted on land which is zoned village centre.

Settlements such as Patrickswell, have capacity to accommodate community based enterprise centres on appropriately zoned lands where there is good access to regional and national roads and a pool of local skills. In this regard, the village is well placed in respect of ease of access to the N/M20 and links to the south of the country. In addition, vacant commercial units should be encouraged for redevelopment for small scale or local enterprise, creative workspaces and industry creation, subject to normal planning and environmental criteria.



Figure 6.1: Main Street, Patrickswell

Policy ED P1 - Strategic Economic

Development: It is policy of the Council to:

Promote and facilitate economic development and employment generating activities in Patrickswell in a sustainable manner, in accordance with higher-level spatial plans, including the Limerick Development Plan 2022 – 2028.

Objective ED O1 - Local Enterprise: It is an objective of the Council to:

- (a) Encourage the redevelopment of vacant commercial units, brownfield, derelict and infill sites for local enterprise development, subject to the normal planning and environmental criteria.
- (b) Support home based economic activities, which are secondary to the main residential use and which can be accommodated without adverse impacts on the amenities of adjoining residential property, by reason of traffic hazard, noise or other planning criteria.
- (c) Develop lands zoned for Enterprise and Employment and ensure planned development can be accommodated complementary to safeguarding the strategic function of the national road network and associated junctions.

Objective ED O2 - Enterprise and Employment:

It is the objective of the Council to:

Permit proposals for new enterprise and employment development or extensions to existing employment facilities in appropriately zoned areas. Development proposals will require the following:

- (a) An appropriate level of transport assessment, including an assessment of the cumulative impact of development, to ensure planned development can be accommodated complementary to safeguarding the strategic function of the national road network and associated junctions.
- (b) Ensure any development proposals take cognisance of the N/M20 Cork to Limerick Project and will not compromise the development of route options or the construction of the preferred route.
- (c) Ensure all development proposals include, Mobility Management Plans, with clear targets and commitments to implement measures to promote sustainable transport.
- (d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development.
- (e) Early engagement with all utilities providers, including Uisce Eireann is strongly advised.

6.2 Tourism

Patrickswell's location creates multiple opportunities and avenues to capitalise on the role that tourism plays in a local economy. The recently upgraded cycle scheme from the village into Limerick City as well as the possibility of future connections to the existing Limerick Greenway at Rathkeale and greenway infrastructure south to the Cork border, will create future opportunities for recreational based revenue. There are multiple benefits associated with greenway development, including economic opportunities, given the huge increase in cycling tourism both nationally and internationally in recent years. The knock on effect has been seen in jobs growth and revenue in recreation, construction and maintenance. In addition, greenway tourism allows for the spread of the tourist spend outside of the main traditional tourism centres, especially to shops, B&Bs, pubs and restaurants, which could be capitalised on, in a village such as Patrickswell. Further benefits include, improving community connections and strengthening cultural identity.

In addition, the proximity of Limerick Racecourse to the village offers enormous potential to attract people into Patrickswell. Supporting and promoting how Patrickswell can capitalise on this attraction and create the conditions where related events can harness economic benefits is critical to the plan. Patrickswell's proximity to Adare could result in economic benefits for the village from events such as the Ryder Cup. Capitalising and harnessing from this proximity will create further tourism opportunities as an add-on option for those visiting the area.

Niche tourism is a type of tourism that focuses on specific interests or activities and can create multiple opportunities and benefits to local economies. One such example of a 'niche tourism' is local food production tourism, which involves visiting farms and other food production facilities to learn about the process of growing and producing food. Attyflynn Apple Farm, located just outside the settlement boundary located on 250 acres is home to a working estate steeped in the traditions of food production stretching back over a millennium. The agri-horticultural business located on the estate, produces a number of beverages and food and offers tours and private gatherings. This type of tourism should be supported and promoted as it allows visitors to gain a deeper understanding of where their food comes from, the hard work that goes into producing it, but also supports locally grown produce and small scale farmers. Food production tourism is a great way to combine travel with education and sustainability while generating the local economy.

This plan encourages the growth of the tourism sector, while safeguarding the local natural and built environment and cultural heritage for the benefit of both tourism and the local community.

Objective ED O3 - Tourism Development: It is an objective of the Council to:

- (a) Enhance the tourism potential of Patrickswell, including the promotion of new tourism products in an environmentally sustainable manner and work with relevant landowners and stakeholders to encourage new development for the tourist industry within the Local Area Plan boundary.
- (b) Support growth in the tourism sector in Patrickswell by facilitating vital connections between complementary locations, and ensuring visitors can easily avail of services in Patrickswell village centre.
- (c) Support the provision of a new Greenway linking Patrickswell with the Limerick Greenway and the wider Greenway/ Active Travel network.
- (d) Require new tourism projects located within the village to foster synergy with the services and retail businesses located in the village.
- (e) Support community engagement in the development of niche tourism and amenity projects in the village.

Objective ED O4 - Limerick Racecourse: It is the objective of the Council to:

Facilitate the continued operation and development of the Limerick racecourse and encourage the accommodation of complementary events/commercial/amenity functions and any supporting development to promote viable development while ensuring the protection of residential amenities and traffic safety. Where appropriate, the Council will encourage the development of ancillary facilities within the core of the village. Such facilities might include accommodation, restaurants or equestrian related services.



CHAPTER 7

SUSTAINABLE MOBILITY AND TRANSPORT

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7.1 Movement and Accessibility

The NPF, RSES and the Limerick Development Plan 2022-2028 seek to reduce dependency on the private car and secure a shift towards sustainable modes of transport, including walking, cycling and public transport. The importance of integrating safe and convenient alternatives to the car into the design of our local communities will play a primary role in meeting ambitious climate action targets to support the transition to a low carbon society.

Patrickswell has a significant proportion of commuter based car usage travelling outside the settlement on a daily basis. Given its ease of access to the M20 Motorway network, it is not surprising that motorised modal usage is high. However, there are a number of developing/progressing national road schemes and local road improvements, which will directly affect the village of Patrickswell and enhance regional accessibility, including active travel infrastructure. Alongside the achievement of strategic road-based travel efficiencies, a number of projects focusing on sustainable mobility and the delivery of walking and cycling infrastructure, connecting Patrickswell to the outer region are at design/route selection stage.

Policy SMT P1 - Integration of Land Use and Transport Policies: It is policy of the Council to:

Support and facilitate the integration of land use and transportation policies for Patrickswell, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be served by various modes of transport with a focus on reducing the need to travel.

Policy SMT P2 - Transport and Movement - Promotion of Sustainable Patterns of Transport Use: It is policy of the Council to:

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



7.1.1 Avoid/Shift/Improve Concept

In line with the Limerick Development Plan, the Plan promotes the Avoid-Shift-Improve (A-S-I) approach to transport planning. The A-S-I approach seeks to achieve a reduction in greenhouse gases, energy consumption, congestion and enable more livable environments, by creating alternative mobility solutions and developing sustainable transport systems. The ‘avoid’ means reducing the need for travel by integrating land use and transport planning, creating an environment where the need to travel and trip length is reduced. The ‘shift’ refers to moving away from energy consuming transport modes to more sustainable transport. The ‘improve’

means improving the efficiency of transport modes including energy efficiency and enhancing the attractiveness of public transport. In line with the Limerick Development Plan, the Plan focuses on integrating land use and transportation to help reduce greenhouse gas emissions, facilitating the transition to a low carbon society, the promotion of the 10-minute town/neighbourhood concept and the move towards sustainable transport options. In addition to the policies and objectives contained in the Limerick Development Plan and Table 7.1 of the plan, the following table outlines this Plan’s policy approach to A-S-I.

Policy	Avoid	Shift	Improve
	Overall Strategic Development Objectives	Policy SMT P2: Transport and Movement - Promotion of Sustainable Patterns of Transport Use	Objective CH O1: Climate Change
	Policy SMT P1: Integration of Land Use and Transport Policies	Objective SMT O3: Supporting Modal Split and Behavioural Change	Objective SMT O1: Public Transport Provision
	Objective TCF O2: Active Land Management	Objective CH O6: Blue Green Infrastructure	Objective SMT O2: Sustainable Travel Infrastructure
			Objective SMT O4: Protection of Existing Rail Route
			Objective SMT O5: Freight Rail Network
	Policy C P1: Social and Recreational Infrastructure Community and Recreational Facilities		Objective CH O1: Climate Change
			Objectives IU O8: Energy Generation

Table 7.1: Approach to Avoid Shift Improve

7.2 Public Transport

7.2.1 Existing Public Transport Provision

Patrickswell is served by a number of public transport routes. These include daily provision into Limerick Bus Station and additional links to Adare/Listowel/Tralee (8 times daily), Killarney (6 times daily), Charleville (5 times daily) and one service daily to Rathkeale/Newcastle West. Designated bus stops are located outside the Grotto, opposite and outside the Rehab Care and opposite Well Done Restaurant. There is also an additional local link service, connecting Patrickswell to the Crescent Shopping Centre, Childers Road Shopping Centre, Adare and Croagh. This service runs bi-weekly on a Monday.



Figure 7.1: Bus Stop Facilities Constructed as part of Phase 2 Of A Village Renewal Scheme on Main Street

7.2.2 Future Public Transport Provision

Although the village is served by public transport with exiting connections to Limerick City and the region, public transport services to and from Patrickswell are still to a degree limited and the times and allowance for connections limits the quality of service. The National Transport Authority's 'Connecting Ireland: Rural Mobility Plan' is a major national public transport initiative that will increase connectivity, particularly for people living outside the major cities such as Limerick. The plan aims to improve mobility in rural areas, including settlements such as Patrickswell. It will provide better connections between villages and towns by linking these with an enhanced regional network connecting into cities and regional centres. Improvements will be focused on enhancing existing services, adding new services and enhancing the current Demand Responsive Transport (DRT) network (local community transport provision).

It is also important that those in the rural areas surrounding the village, are connected into the existing services. The Council supports the National Transport Authority's service provision through the Local Link Rural Transport Programme and any further planned development or expansion of these services.

Policy SMT P3 - Rural Mobility: It is a policy of the Council to continue to:

Support the implementation of the National Transport Authority’s ‘Connecting Ireland: Rural Mobility Plan’ and the ‘Local Link’ rural transport service and to encourage operators to improve the service to meet the social and economic needs of Patrickswell.

Objective SMT O1 - Public Transport Provision:

It is an objective of the Council to:

Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Patrickswell and its hinterland, including any investment in public transport in Patrickswell.

7.3 Walking and Cycling

Given the compact nature of Patrickswell, the provision of active travel infrastructure and design of future developments to increase connectivity and permeability for active travel usage is a critical objective of the Plan. Much of the settlement has the provision of pedestrian infrastructure however, improvements and increased priority for active travel modes are required in order to meet climate change objectives and make Patrickswell a more attractive place to live. Improving the pedestrian environments of Limerick’s metropolitan villages is a priority provided for in the Limerick Shannon Metropolitan Area Transport Strategy (LSMATS), which outlines an objective to ‘Complement the consolidation of development around existing LSMA town and village centres with public realm improvements that facilitate a greater level of safer walking trips’.

The Inter-Urban Cycle Network proposed within the Limerick Shannon Metropolitan Area (LSMA) connects the Metropolitan towns to Limerick City, which includes Patrickswell. Connectivity from the village has been improved with the provision of the Patrickswell to Limerick Cycle Route Scheme implemented as part of a national programme for the development of cycling infrastructure and greenway development. The Scheme is located on a 4km stretch on the R526 between Limerick and Patrickswell.

The key walking and cycling objectives for Patrickswell aim to create an environment conducive to active travel and to enable and encourage a shift to sustainable transport modes. The provision of additional active travel links for both commuter and leisure use is a critical



Fig. 7.2 Pedestrian Crossing on Main Street constructed as part of Patrickswell Phase 2 Village Renewal Scheme

component in transitioning to a more climate resilient society. A number of additional actions have been identified as part of the Local Area Plan to be implemented within the lifetime of the Plan. These are set out in Chapter 11 Monitoring and Evaluation and include the implementation of pedestrian/cycling safety on Main Street as part of the Patrickswell Village Renewal Scheme, realignment of road space, improved pedestrian access at Patrickswell National School and the provision of a cycle scheme linking Patrickswell to Croom, which is at concept stage. In addition, permeability and improved connectivity will be prioritised for any future development proposals.

The N/M20 Cork to Limerick Project also includes the provision of active travel infrastructure ensuring that sustainable development principles are core considerations in the scheme. The Scheme will not just enhance Patrickswell's motorised connectivity, but also create improved active travel linkages and connections from the village to the south of the country. The project is set to deliver approximately 80km of active travel (walking and cycle) infrastructure and will connect Patrickswell to the proposed national cycle network in the south of the country. A reduction in traffic will provide opportunities for reallocation of road space for shared use. Such schemes have a direct impact on enabling appropriate integration between different modes of transport to support the use of sustainable travel choices and in turn minimise effects on the environment, including potential climate change effects.

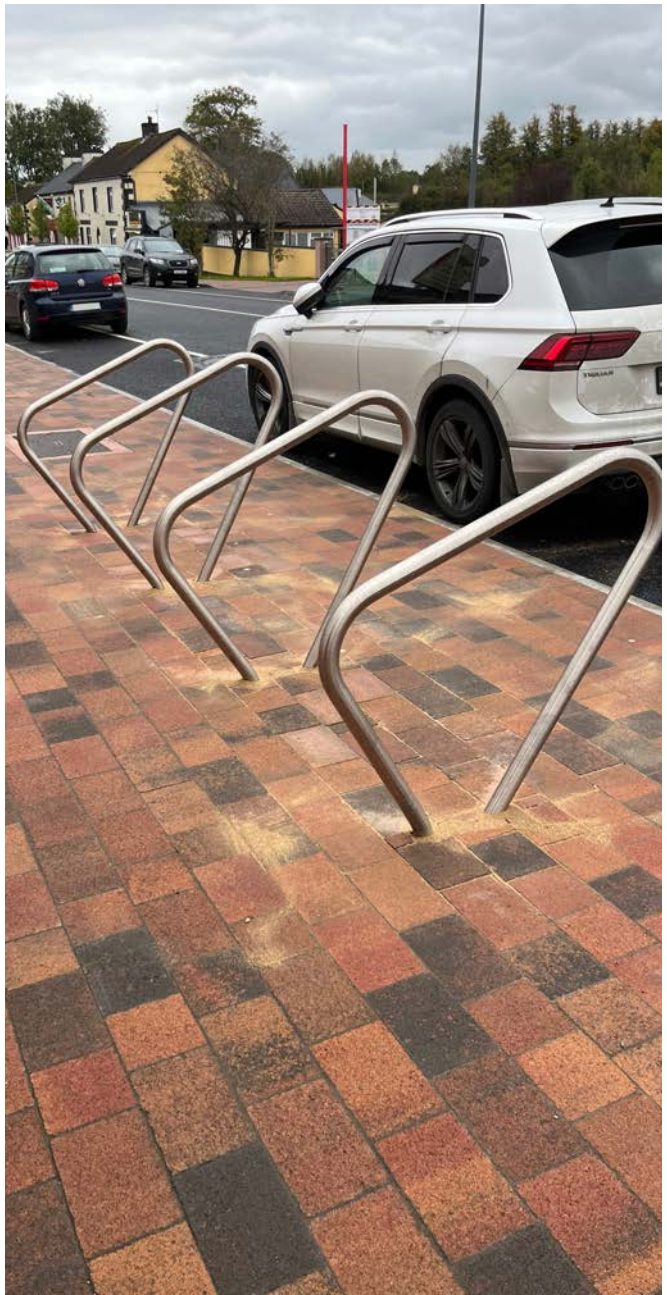


Figure 7.3: Bike Parking Constructed in 2023 as part of Phase 2 of Patrickswell Village Renewal Scheme

Objective SMT O2 - Sustainable Travel

Infrastructure: It is an objective of the Council to:

Maintain and expand active travel infrastructure to provide for accessible safe pedestrian and cycling route networks in Patrickswell. This includes the following:

- (a) Support the provision of improved active travel infrastructure to Limerick City and dedicated greenway networks linking Patrickswell to Rathkeale, Croom, Bruree and Charleville.
- (b) Support the provision of further cycle infrastructure through Patrickswell Village linking into the existing segregated cycle track along the R526 to Limerick City and link into proposed active travel infrastructure as part of the N/M20 Cork to Limerick Project, the Patrickswell to Charleville Greenway, and the Rathkeale to Limerick Greenway.
- (c) Improved connectivity from the residential zoned lands to the east of the Clarina Road and the School Road to allow for improved accessibility and permeability to Patrickswell National School.
- (d) Support the implementation of the Patrickswell Village Renewal Scheme, including the construction of a signalised pedestrian crossing and remodelling of the road layout to improve traffic management, along the Main Street.
- (e) Incorporate Sustainable Travel measures in all new developments in the village.

7.4 Modal Shift and Targets

As mentioned, by nature of its close proximity to a number of major transport routes, Limerick City and Raheen Business Park, Patrickswell is a commuter village, where the use of the private car is the predominant form of transport. Supporting and facilitating modal shift to sustainable transport options is a key focus for the Plan. Active travel is the concept of travelling by walking, cycling or other non-motorised wheel based transport modes. Active Travel is usually focused on shorter trips as a natural choice for every day journeys to school, work, or for social reasons. Analysis of 2016 Census data for Patrickswell highlights that 68% of the working population travel outside of the settlement for work purposes, travel by car and 3% of those travelling for work purposes use cycling as their mode of transport. Changing the behaviour of this group to an alternative mode of transport will be most challenging, however there is potential for changes to modes, such as carpooling or public transport, through workplace travel plans/mobility management planning at destination points.

Further analysis of Educational Trips from Census 2016 Data for Patrickswell, shows that no students were recorded as cycling for educational purposes within the settlement. 23% of those travelling for education walk, while 30% travelling for education purposes go by public transport. As part of the schools consultation in Patrickswell National School, the Council undertook a school travel survey across all students to ascertain current travel trends among students attending the school. Although car passenger usage is high, there is a large percentage of students travelling on foot and by bus. However, bike usage is low with only two students in the school cycling on a usual basis for education trips.

This could be a reflection on low bike ownership, low levels of promotion and lack of cycling infrastructure within the village itself.

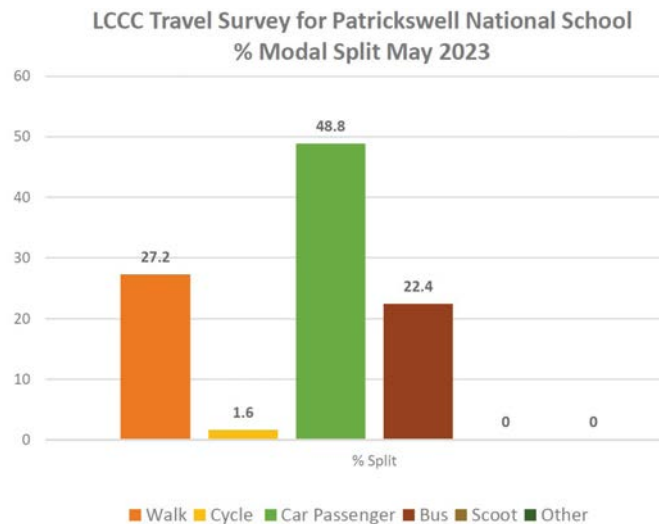


Figure 7.4: Lccc Travel Survey for Patrickswell National School

Limerick City and County Council are currently examining the receiving environment around Patrickswell National School and the potential provision of improved safety for pedestrian and cycle access at the school gate. This may require the reassignment of road space to maximise pedestrian and cyclist safety and the removal of

some carparking spaces. This project is currently at design stage.

There are many positive health, environmental and economic benefits from participating in active travel, including reduced road congestion, improved air quality, addressing climate change, increased access to employment/education and reduced social exclusion. It is considered that achieving modal shift for short journeys within the village – for educational or sporting trips and accessing local need is the most realistic and achievable aim over the lifetime of the Plan. The measures proposed below in respect of improving infrastructure for active travel and supporting improved public transport linkages will endeavour to move towards achieving the targets set out in LSMATS to reduce car journey and increase trips by walking, cycling and bus.

The Limerick Development Plan 2022-2028 sets out targets for the modal shift for the Limerick Shannon Metropolitan Area (including Patrickswell)

LSMA Mode Share Targets (%) for Commuting to Work/Educational Purposes				
Settlement	Walk		Cycle	
	2040	2028	2040	2028
Limerick Shannon Metropolitan Study Area (including Patrickswell)	35	15-20	15-20	7-10

Table 7.2: Modal Shift Targets for Patrickswell

With the high levels of commuter-based travel in Patrickswell, there are significant challenges with regard to promoting a modal shift away from private car use. However, the Patrickswell Local Area Plan strives to reduce the reliance on the private car, by promoting and facilitating more sustainable

modes of transport, based on the principles of the 10-minute town, a compact settlement and the town centre first approach. The Council will co-operate closely with other relevant agencies and stakeholders, including the NTA, to address modal shift targets as above.

Objective SMT O3 - Supporting Modal Split and Behavioural Change:

It is an objective of the Council to:

- (a) Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Patrickswell.
- (b) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Patrickswell and its hinterland, including any investment in the public transport by service providers in Patrickswell.
- (c) Improve and create additional facilities for pedestrians and cyclists, as part of a coherent and integrated active travel network, as opportunities arise as part of new developments.
- (d) Collaborate with transport providers to improve connectivity to adjacent settlements and Limerick City.
- (e) Facilitate and implement school streets and school zones, including slow zones around the school, and promote/facilitate active travel options for school children to reduce the health and safety risks associated with traffic congestion, pollution and inactive lifestyles.

7.5 Active Travel Measures and Opportunities

There are a number of opportunities, which have the ability to address current travel trends and to examine the existing travel behaviours within Patrickswell to provide for the realisation of a more sustainable transport modes. The Local Area Plan focuses on the provision of increased permeability through future development within the settlement. The plan provides a change of focus towards the town centre first initiatives, development of infill/ brownfield sites and the creation of a more compact village and endeavours to improve permeability and localised access through the development of the four identified opportunity sites. Local conditions including lack of infrastructure, inadequate linkages and lack of permeability create physical barriers to enabling a move away from the predominant car travel, as exists in Patrickswell. In relation to cycling, there are no cycle paths in the village with cyclists using footpaths instead, in some instances.

Policies contained within this Plan ensure that new development proposals provide for permeability and appropriate linkages that are required to open up future and existing development, creating the conditions to enable active travel modes and improving access for those with mobility issues. The following table identifies active travel infrastructure that seeks to create convenient, efficient routes to key destinations for local amenities, facilities, social infrastructure and services and in doing so, reducing walking/cycling distances and creating the conditions that gives active modes a competitive advantage over the private car. The table below outlines active travel measures to enable the 10-minute town concept prioritising a number of these measures:

Action/ Intervention Reference	Description	Description Proposed Link Type/ Active Mode Priority	Expected Timeframe	Need for Intervention
AT1	Main Street Patrickswell Village Centre	Cycle Infrastructure Active Mode Priority	Medium to Long Term	<ul style="list-style-type: none"> • Connection into existing segregated cycle track along R526 to Raheen/Limerick City and future connections associated with Active Travel measures of N/M20 Cork to Limerick Project, Patrickswell to Charleville Greenway and Rathkeale/Limerick Greenway • Increase uptake of active travel modes • Connection between village centre to residential areas/local facilities/ services
AT2	Clarina Road	Cycle Infrastructure Active Mode Priority	Short to Medium Term	<ul style="list-style-type: none"> • Increase uptake of active travel modes • Connection between village centre to existing and proposed residential areas/local facilities/ services
AT3	Patrickswell FC/Lisheen Park/ Faha View (Opportunity Site 2)	Looped Pedestrian Walkway Active Mode Priority	Short Term	<ul style="list-style-type: none"> • Provision of looped walk around perimeter of site included in proposed development design as part of Opportunity Site 2
AT4	Sycamore Heights to Patrickswell National School	Pedestrian Link Active Mode Priority	Short Term	<ul style="list-style-type: none"> • Upgrade of existing link from residential estate to Patrickswell NS, Lisheen Park and local amenities/facilities

AT5	Site entrance fronting Patrickswell National School	Front entrance and road network at front of Patrickswell NS Active Mode Priority	Short Term	<ul style="list-style-type: none"> • Realignment of road network and provision of walking and cycling infrastructure at front of Patrickswell NS. • Provision of ‘school street/school zone’
AT6	Patrickswell GAA Grounds	Looped Pedestrian Walkway	Short Term	<ul style="list-style-type: none"> • Provision of looped walk around perimeter of site included as part of future development proposals on the GAA grounds.
AT7	Patrickswell Village Centre Opportunity Site 1/ Residential Development	Active Travel Connection – cycle and walking provision. Active Mode Priority	Short Term	<ul style="list-style-type: none"> • Provision of connectivity and permeability link between Clarina Road, School Road and the centre of Patrickswell • Provision of active travel linkage linked to future residential development.
AT8	Riverside Park off Village Centre	Looped Walking/ Cycling pathway	Medium Term	<ul style="list-style-type: none"> • Riverside Park as part of Opportunity Site 3
AT9	Barnakyle	Residential Active Travel Connection – cycle and walking provision. Active Mode Priority	Short Term	<ul style="list-style-type: none"> • Provision of active travel linkage linked to residential development granted under Planning File 22/8017. Potential to provide linkages from proposed residential development through to local facilities/services (school, GAA etc).
AT10	Barnakyle Opportunity Site 4	Residential Active Travel Connection – cycle and walking provision	Medium to Long Term	<ul style="list-style-type: none"> • Provision of active travel linkage linked to future residential development/open space.
AT11	Barnakyle Opportunity Site 4	Residential Active Travel Connection – cycle and walking provision	Long Term	<ul style="list-style-type: none"> • Provision of active travel linkage linked to future residential development/open space.
AT12	Serviced Site at Barnakyle on R526	Residential Active Travel Connection – cycle and walking provision	Medium to Long Term	<ul style="list-style-type: none"> • Provision of active travel linkage linked to future residential development/open space.

Table 7.3 Active Travel Measures and Priorities (to be read in conjunction with Fig. 7.5)

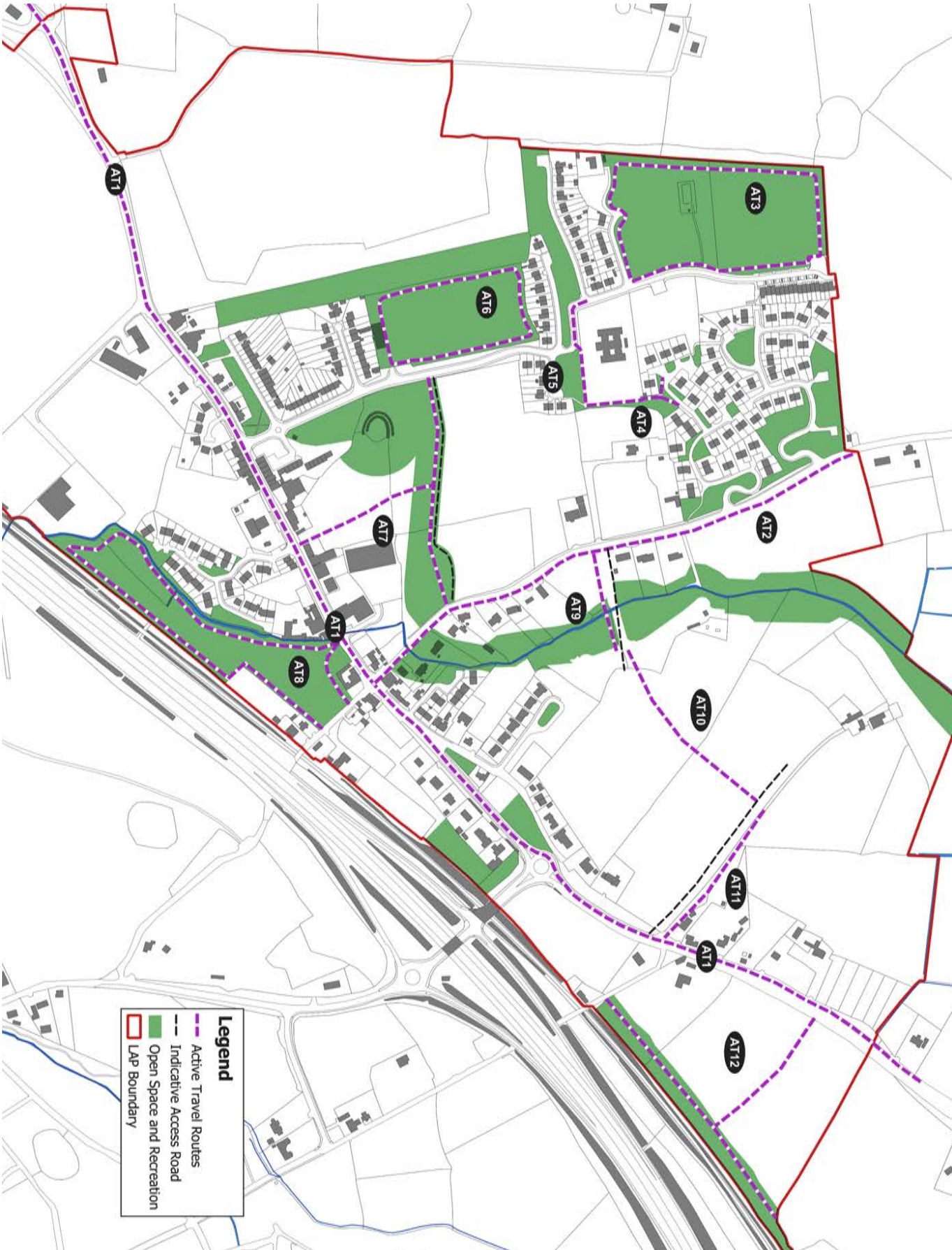


Figure 7.5 Map Showing Active Travel Measures and Priorities

7.6 Rail Transport

The settlement boundary is traversed by the existing Foynes to Limerick rail line, which runs adjacent to the M20 motorway. This rail line between Limerick and the Port of Foynes has been inactive since 2001. It is an objective of LSMATS, to reinstate the single-track Limerick to Foynes line to provide a 'freight only' service. This LAP seeks to safeguard the rail line against encroachment that would compromise the long-term development of this facility.

Objective SMT O4: Protection of Existing Rail

Route: It is an Objective of the Council to:

- a) Protect the existing rail route against encroachment from inappropriate uses that could compromise the long-term development of the rail facility and support appropriate upgrades, which are in line with the appropriate and necessary environmental and ecological assessments as required.
- b) Support any future proposals for passenger rail services in Patrickswell.

Objective SMT O5 - Freight Rail Network: It is an objective of the Council to:

Support the reinstatement of the Limerick to Foynes railway line to provide a freight service in line with the Limerick Shannon Metropolitan Area Transport Strategy and the Limerick Development Plan.

7.7 Roads

Patrickswell village extends along the regional road R526 and bypassed by the M20 Limerick to Cork road, which joins the N21 Limerick to Tralee road approximately 1km south of the village centre. The M20 bypass follows the line of the disused Limerick to Foynes rail line. The old Limerick to Cork road is now regarded as the 'Main Street' and continues south-westwards to Adare and northwards to Raheen and Dooradoyle. A junction on the eastern end of the village centre links the R526 to the L1401 to Clarina. Toward the centre of the village is the Clarina and Crecora cross-roads. The southern boundary of the plan area is the old Limerick to Foynes rail line and the M20 motorway. The existing M20/N20/N21 Attyflin Junction, which is located to the south west of the plan area and outside the plan boundary, is a Strategic Junction. Any planning applications located within the study area, shall be referred to Transport Infrastructure Ireland (TII) for comment.



Part of the Patrickswell LAP area is included within the study area for the N/M20 Cork to Limerick Project. Considered a key enabler by higher level plans for the successful economic, social and sustainable growth of Limerick, the scheme will provide better connectivity between Cork and Limerick. In line with policy included in the Limerick Development Plan, the Plan supports the delivery of the N/M20 Cork to Limerick.

In relation to car parking, the majority of car parking is on-street with a small area of off-street parking provided to the rear of the existing Community Resource Centre. Private car parking areas within the village, include Centra and Gala shops car parks. The Local Authority's Active Travel Department are implementing an EV Charging Point at the entrance to Marion Avenue off the village's Main Street.

Objective SMT O6 - Safeguard Route Study Area and Corridor for N/M20 Cork to Limerick Project: It is an objective of the Council to:

Safeguard the N/M20 Cork to Limerick Project study area and corridor free from development that would compromise the future delivery of the relevant schemes, in accordance with the provisions of Section 2.9 of the DoECLG Spatial Planning and National Roads Guidelines.

Objective SMT O7 - Roads: It is an objective of the Council to:

(a) Support the delivery of the N/M20 Cork to Limerick Project, subject to all appropriate environmental and planning assessments.
 (b) Protect the capacity of the national and regional road network from inappropriate development, having regard to all relevant Government guidance, Objective TR O39 National Roads and Objective TR O41 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network.

- Road Safety Audits and Traffic Impact Assessments, in accordance with TII guidance and publications, will be required to demonstrate implications of development proposals on the national and regional road network.
- A Design Report will be required in accordance with TII Publications DNGEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes) for works to the strategic national road network.

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

(d) Ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the road network.

(e) Prohibit advertising signage adjacent to the national and regional road networks.



CHAPTER 8

CLIMATE ACTION, ENVIRONMENT AND HERITAGE

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8.1 Climate Action and the Environment

Climate Change and the transition to a low carbon society has become a key consideration of all land use plans. The effects of climate change are quickly becoming the biggest challenge we face today posing a serious threat to quality of life, communities, businesses, the environment and biodiversity. Land use planning is a critical tool to mitigate and adapt to climate change and the protection of our environment.

Limerick City and County Council has prepared a Climate Change Adaption Strategy 2019-2024, which concentrates on dealing with the effects of climate change, addressing adaption to minimise the effects of climate change, such as extreme weather events and greenhouse gas emissions. Through the policies and objectives set out in the NPF and RSES, climate adaptation and mitigation measures are embedded in the plan making process. The Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant. The approach to density, land use, design and movement is consistent with broader measures to address climate change in the areas of sustainable travel, green infrastructure, flood risk adaption and renewable energy sources, amongst others.



Figure 8.1: Patrickswell Tidy Towns and Schools Project at Marian Park

There are a number of ways in which a Local Area Plan can seek to reduce the carbon footprints and mitigate against the negative impacts of climate change. These include:

- Promotion of the provision of blue green infrastructure (planting of trees, hedgerows, woodlands, construction of surface water retention features such as ponds, lakes or swales);
- Promotion of climate proofing in the design of buildings and neighbourhoods;
- Promotion of the use of indigenous resources and adoption of new building techniques and designs that minimise energy intensive inputs;
- Seeking to improve energy performance ratings on existing and new buildings. All new homes constructed must reach an energy performance rating in accordance with Part L – Conservation of Fuel and Energy 2019, which gives effect to Nearly Zero Energy Building (NZEB) Regulations.

Policy CH P1 - Climate Change Strategic Policy:

It is policy of the Council to:

Protect and enhance environmental quality and implement the climate action measures through the planning process to address climate change.

Objective CH O1 - Climate Change: It is an objective of the Council to:

- (a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.
- (b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.
- (c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.
- (d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Patrickswell as a low carbon area.
- (e) Support the development of low carbon and green technological businesses and industries.
- (f) Promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.
- (g) Promote the appropriate adaption of built heritage to respond to the effects of climate change.

8.2 Biodiversity and Blue Green Infrastructure

The NPF recognises the role green blue infrastructure plays in assisting with adaptation and mitigation to climate change, aiding improvements in air quality and water quality, and providing benefits to biodiversity. The Limerick Development Plan's Landscape Character Assessment sets out various landscape characters that Limerick possesses and its importance in terms of its intrinsic value and beauty, but also in providing for local residents and visitors as a place to live and for recreational and tourism purposes. Patrickswell is located on the boundary between the Agricultural Lowlands and the Shannon Coastal Zone landscape areas as designated by the Development Plan, with locally important wildlife features and habitats. The village also contains a number of open spaces, agricultural land, hedgerows, footpaths and an established cycle route scheme that links Patrickswell to Limerick City, all of which are valuable green infrastructure that enhances the

village's identity and sense of place. The lowland farming landscape is defined by regular field boundaries surrounding the settlement boundary to the East, North and West with a developed hedgerow system. The primary farming activity is pastoral or dairy farming.

There are also a number of impressive tree groups and freestanding trees that exist particularly to the north side of the R526 at the western side of the Plan area. These are a particular landscape feature which future development patterns shall have regard to. A number of field boundaries within the Plan area, while lacking mature impressive trees, also form an essential part of the natural green infrastructure of the area. There are no nature designations in the village.



Figure 8.2: Tree Line fronting Patrickswell AFC and MUGA Grounds at Lisheen Park

Existing trees and hedgerows are important features in supporting biodiversity and should be carefully considered in any planning application. Applications shall seek to retain hedgerows, landscaped areas, retention or planting of trees and preservation of natural features etc. where possible. Suitable planting of new edge or buffer treatments will be encouraged as part of new developments. Other areas of important biodiversity in Limerick can include graveyards and green spaces. The Council will require all new developments, where possible to identify, protect and where appropriate, enhance ecological features by making provision for local biodiversity. These areas will emphasise enhancement of local biodiversity and local surface water management, while enhancing visual amenity. Management of invasive species, prior to and during construction shall be incorporated.

Objective CH O2 - Tree Protection and Nature Conservation: It is an objective of the Council to:

Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such report shall be undertaken by a suitably qualified and competent person.

Objective CH O3 - Lesser Horseshoe Bat: It is an objective of the Council to:

Require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall include mitigation measures to ensure that feeding, roosting or hibernation sites for the species are maintained. The assessment shall also include measures to ensure that landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species.

Objective CH O4 - Ecological Impact

Assessment: It is an objective of the Council to:

Require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.

The Barnakyle River, a tributary of the River Maigue, flows from south to north through the village, but is largely inconspicuous. However, it is recognised as a valued natural habitat and has the potential to be an important blue infrastructure amenity that can be capitalised on for the village. It is considered necessary to retain a buffer zone of open space allocated to prevent further degradation of the natural amenity and biodiversity of the Barnakyle River. The designation of the buffer does not preclude amenity use, provided that the walkways and cycleways are constructed sensitively and with minimal impact on the river and the riparian environment.

Objective CH O5 - Designated Sites and Nature Conservation: It is an objective of the Council to:

- (a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the Barnakyle River, which flows into the River Maigue.
- (b) Ensure that appropriate wastewater infrastructure is available to support new developments to safeguard water quality.
- (c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects). In terms of general nature conservation, the Council will protect undesignated habitats such as notable trees and hedgerows and ponds/wetlands and other natural features of local importance.

Limerick City and County Council have prepared a Blue Green Infrastructure Strategy, which is used to inform and guide the planning and management of Green Blue Infrastructure (GBI) within Limerick City and Suburbs, Mungret and Annacotty. Nonetheless, many of the GBI principles will be relevant to the remainder of the County, where the strategy’s objectives and priority actions proposed can be adapted to suit Patrickswell and to which can influence any public realm improvements proposed during the lifetime of the Plan.

GBI has far-reaching benefits, including the creation of places, which improve physical and mental health, contribute towards the provision of space for nature, plays a vital role in climate change mitigation and adaptation and many economic benefits. The Local Area Plan for Patrickswell includes a number of policies and objectives that will guide the direction and support the delivery and enhancement of GBI within the village. These ‘Enhancement Opportunities’ are outlined in Table 8.1 and include the associated key cross compatible Climate Action themes.



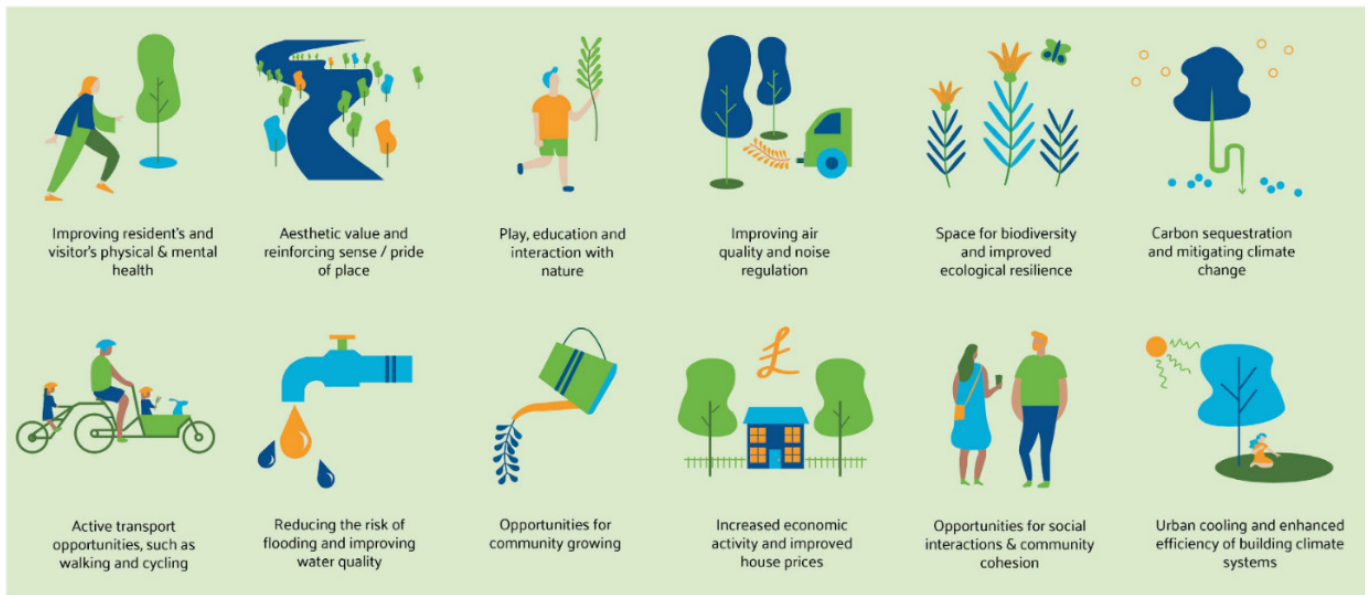


Figure 8.3: Blue Green Infrastructure Benefits (image courtesy of Limerick City and Environs Blue Green Infrastructure Strategy)

Enhancements Opportunities	Theme
<ul style="list-style-type: none"> Enhance the amenity benefits of the Barnakyle River in the creation of a linear walkway within Opportunity Site 1, utilising the amenity value of the river, whilst creating additional linkages, connections and access points to the Barnakyle River. 	
<ul style="list-style-type: none"> Enhance existing public open space provision through the inclusion of 4 no. Opportunity Sites in support of public realm improvements, increased linkages and connectivity, increased accessible friendly outdoor seating and recreation provision 	
<ul style="list-style-type: none"> Ensure connectivity/linkages and open space provision is provided for in the design of any future developments in accordance with the Development Management Standards of Chapter 11 of the Limerick Development Plan. 	









<ul style="list-style-type: none"> Maintain and expand the provision of active travel infrastructure to provide for accessible safe pedestrian and cycling route networks in and linking to Patrickswell to minimise the need to travel via private transport and to create additional safe linkages and connections for pedestrians and cyclists. Such opportunities include the provision of additional active travel infrastructure linking Patrickswell to Rathkeale and Patrickswell to Charleville. 	
<ul style="list-style-type: none"> Support the integration of surface water management solutions into the landscape, including nature-based SuDS 	
<ul style="list-style-type: none"> The Opportunity Sites identified, include the protection of existing mature trees and hedgerows, where possible. Tree cover in parks, open spaces, along streets will absorb many atmospheric pollutants, filter out those pollutants, reduce water run-off, improve water quality, reduce noise and provide shading to help reduce urban heat island effects. 	
<ul style="list-style-type: none"> Create a walkable and cycle friendly settlement that will improve access and provide high quality permeability to the village centre from the village’s residential areas. 	
<ul style="list-style-type: none"> Enhance the Barnakyle River to attract target species and enhance the ecological corridor. 	
<ul style="list-style-type: none"> Ensure connections across any infrastructure projects for biodiversity. 	
<ul style="list-style-type: none"> Enhance and extend established pedestrian and cycle connections improving visual amenity, sense of place and safety. 	
<ul style="list-style-type: none"> Utilise natural features such as the Barnakyle River to develop a distinct character for the ecological corridor. 	

Table 8.1: LAP Climate Action Enhancements Opportunities

Feature	Local name	Condition	Asset Value
Barnakyle River	As indicated	Good	The provision of a public amenity link and wildlife corridor along a section of the Barnakyle River within Opportunity Site 3 – potential biodiversity and amenity corridor, increase connectivity, active lifestyles.
Opportunity Site off village centre	-	Not constructed	Opportunity Site 1 - Design proposal includes the requirement for a well-designed public space accessible to all, as well as providing a safe play space for children such as a pocket park or park to provide an opportunity for active play or public art/sculpture installation to enhance the aesthetic value of the space and provide enhanced social interaction.
3.957ha site zoned ‘Open Space and Community’ at Faha View and Lisheen Park	-	Not constructed	Opportunity Site 2 - the provision of community facilities to serve the village – public amenity, connectivity, active lifestyle and tourism potential.
3.73ha site zoned ‘Open Space and Community’ at Barnakyle	As indicated	Not Constructed	Opportunity Site 4 - Design proposals include the potential to guide the sustainable development of future village amenities and critical social infrastructure to coincide with future residential development. This could include playing pitches, playground/play space, tennis courts etc.
Patrickswell to Raheen Roundabout Cycle Route	As indicated	Good	4km length of on-road cycle-tracks, off-road cycle-tracks, shared tracks for leisure and commuter use
Link from Patrickswell to Limerick Greenway	As indicated	Feasibility	A feasibility study currently being undertaken for the potential link from Patrickswell and Adare into the Limerick Greenway
Sustainable travel element of the N/M20 Cork to Limerick Project	As indicated	Design Stage	An active travel link providing connections from Patrickswell via Adare to Bruree (and onto Charleville) and will allow for the provision of on-road cycle-tracks, off-road cycle-tracks, shared tracks for leisure and commuter use

Table 8.2: Inventory of Blue Green Infrastructure In Patrickswell

Objective CH O6 - Blue Green Infrastructure: It is an objective of the Council to:

- (a) Develop and enhance blue and green infrastructure opportunities throughout Patrickswell in line with the detail set out in Table 8.1 LAP Climate Action Opportunities.
- (b) Promote the concept of blue green infrastructure and linked green/open spaces, as a means to mitigate and adapt to climate change, reduce flood risk, improve habitat/biodiversity links/corridors and improve watercourse quality, to sustain high quality robust ecosystems.
- (c) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species.
- (d) Where possible, remove barriers to species movement, such as the removal of in-stream barriers to fish passage.

Objective CH O7 - Creation of New Habitats: It is an objective of the Council to:

- (a) Seek the creation of new habitats by encouraging wild green areas and new water features such as, pools and ponds in new developments.
- (b) Encourage management plans for green areas to use the minimum of pesticides and herbicides.
- (c) The creation of areas that are not subject to public access in order to promote wildlife use is strongly encouraged.

Objective CH O8 - New Infrastructure Projects:

It is an objective of the Council to:

Require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside.

8.2.1 Water Framework Directive

The European Union Water Framework Directive (WFD) was signed into law in October 2000. The Water Framework Directive (WFD) brings an integrated approach to managing water quality on a river basin (catchment) basis, in order to protect and enhance both ecological and chemical quality of rivers, lakes, groundwater, estuaries and coastal waters.

The WFD is implemented through River Basin Management Plans (RBMPs) in three six-year cycles. Each cycle providing an opportunity to

assess water conditions at different stages and set out actions to achieve water quality objectives.

The third cycle runs from 2022-2027. Local Authorities are responsible for the development and implementation of RBMPs at a local level.

Policy CH P2 - Water Framework Directive

Policy: It is policy of the Council to:

Implement changes to the management of water bodies, taking account of all aspects of the Water Cycle, in accordance with the Water Framework Directive and the principal objective of the WFD to achieve good status in all waters and to ensure that status does not deteriorate in any waters.



Figure 8.5: Barnakyle River flowing through the Open Space and Recreation zoned site within the Village Centre

8.3 Natural Heritage and Designated Sites

Local natural and built heritage enriches and nurtures community life. As custodians for future generations, the Council seeks to safeguard and protect the natural and built heritage as a priority. In doing so, the Local Area Plan has a significant role in ensuring the conservation and enhancement of Patrickswell’s natural and built heritage and the natural resources of wildlife and landscape. As a settlement develops, the demands on the environment, both natural and manmade, become greater. The role of the Council is to balance the two – preservation of a high quality environment, while satisfying economic and social needs.

8.3.1 Archaeological Heritage

Archaeology is the study of past societies through their material remains and the evidence of their environment. There are 3 Recorded Monuments within the Local Area Plan zoned area and a further 6 monuments located just outside the LAP boundary. The most notable archaeological sites within the core of Patrickswell are the site of the well (RMP LI012-090) which gives the village its name and a very well preserved ringfort (RMP LI012-089). The structures/monuments include the holy well as mentioned, ringfort, burial grounds and a number of additional enclosures. The Local Authority will consult with the Development Applications Unit of the Department of Housing, Local Government and Heritage and other Statutory Consultees when considering applications for planning permission for development on, or in the vicinity of archaeological sites and/or monuments. Appendix 3 provides a list of structures in the Sites and Monuments Records for Patrickswell. The location of each archaeological monument is provided in the Record of Monuments and

Places, which is maintained and up-dated by the Archaeological Survey of Ireland, a branch of the National Monuments Service.

Under the provisions of the National Monuments Act Section 12, 1994 Amendment any person proposing any works (this includes exempted pre-63 development) 'at or in relation to such a monument' has to give written notification two months in advance to the Minister for the Department of Housing, Local Government and Heritage. Sites continue to be discovered, some of those found subsequent to the publication (1997) have been included in the Site and Monuments Database which is available on the website www.archaeology.ie. Under Section 14 of the National Monuments (Amendment) Act 2004, proposed development or works within or in the vicinity of archaeological monuments in Local Authority or State ownership or guardianship, may require authorisation in the form of Ministerial Consent to proceed and the National Monuments Service, Department of Housing, Local Government and Heritage shall be consulted in this regard in advance of site works

As sites continue to be discovered, some of those found subsequent to the publication in 1997 have been included in the Historic Environment Viewer, which is available on the the Department's website. There are certain sites in State ownership or guardianship, or have been served with temporary preservation orders. Under the 2004 Amendment to the National Monuments Act, any of these sites or sites deemed National Monuments in the care or guardianship of the Local Authority will require Ministerial Consent for works in their vicinity.

Objective CH 09 - Archaeological Heritage: It is the objective of the Council to:

- (a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, including wreck, sites and objects underwater. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. In securing such preservation, the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Local Authority Archaeologist.
- (b) Protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.
- (c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. In assessing proposals for development, the Council will take account of the Archaeological potential of rivers and other waterways.
- (d) Ensure that the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development, but should be additional to the required open spaces, and if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument, shall be submitted as part of the landscape plan for that development.

(e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the Plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.

Objective CH O10 - Record of Monuments and Places: It is an objective of the Council to:

Seek the preservation of all known sites and features of historical and archaeological interest. This includes all the sites listed in the Record of Monuments and Places, as established under Section 12 of the National Monuments (Amendment) Act 1994.

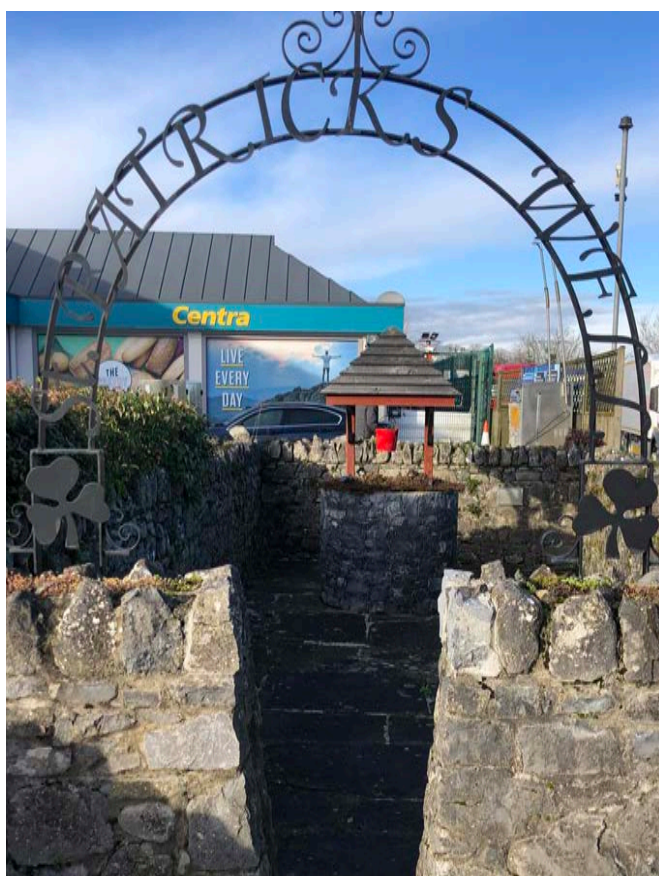


Figure 8.6: St. Patrick's Well on Main Street Rps No. 1527

8.3.2 Record of Protected Structures (RPS)

Limerick City and County Council is obliged to compile and maintain a Record of Protected Structures (RPS) under the provisions of the Planning and Development Act 2000 (as amended). Under the Act, Local Authority objectives for the protection of structures, or parts of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest are mandatory for inclusion in the Development Plan. The complete list for Limerick is available in Volume 3 of the Limerick Development Plan. Appendix 2 of this document provides the Record of Protected Structures located within the settlement of Patrickswell. There are 8 no. Protected Structures in Patrickswell, 3 of which are also listed on the NIAH.

The National Inventory of Architectural Heritage (NIAH) was established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is to identify, record and evaluate post 1700 architectural heritage. The Department of Culture, Heritage and the Gaeltacht carried out the survey to inform the preparation of the NIAH.

The diversity of structures in the village of Patrickswell include a Holy Well and Pump, Gateway with wing walls, a Graveyard and a Lime Kiln. When considering works, including minor works to a Protected Structure, owners/occupiers are advised to contact the Conservation Officer of Limerick City and County Council, to ascertain obligations in terms of the proposed development to avoid damage to the integrity of the historical built fabric of the structure.

Objective CH O11 - Protected Structures - It is an objective of the Council to:

(a) Protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration, where possible.

(b) Resist the demolition of Protected Structures, in whole or in part, the removal or modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional.

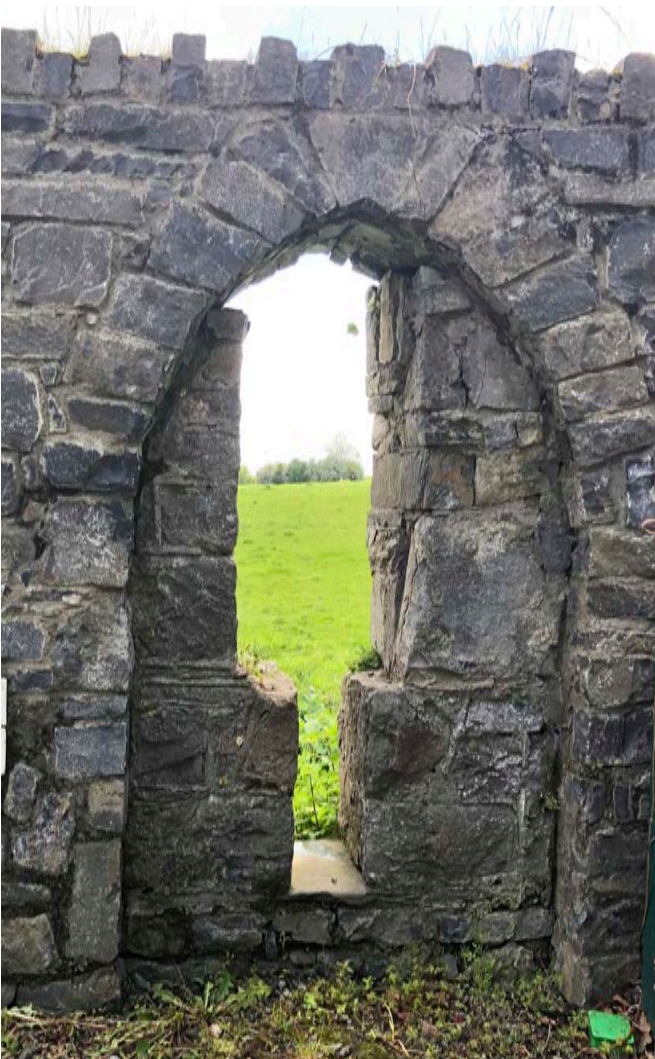


Figure 8.7: RPS No. 1532 Arched Gateway at Attyflin



CHAPTER 9

INFRASTRUCTURE AND UTILITIES

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9.1 Infrastructure and Utilities

The sustainable social and economic growth of Patrickswell is dependent on adequate provision of high quality infrastructure associated with the provision of services for new developments. Infrastructure refers to a number of key services including water supply, wastewater disposal, surface water disposal, waste management, electricity and gas networks, which are all important factors in facilitating the future development of the settlement. The location of future development, including the zoning of land and the associated objectives of the Plan and the Council's assessment of planning applications, is informed by the capacity and availability of infrastructure. Key infrastructural provision, undertaken in a plan led manner will support the development of the village and ensure the development of good quality place making, where health and wellbeing is safeguarded, while also protecting the environment. This chapter specifically addresses water and wastewater infrastructure, surface water management, flood risk management, energy generation and waste management including transitioning to a low carbon economy.

The provision of high quality infrastructure networks and environmental services is fundamental to ensuring the long-term physical, environmental, social and economic development of the village.

9.2 Water and Wastewater Infrastructure

Collaborating with national, regional and local bodies is crucial to safeguard the protection of existing water and wastewater infrastructure assets in the village. The responsibility for water service provisions rests with Uisce Éireann (formerly Irish Water).

Patrickswell's public water is currently sourced from the Limerick City water supply. There is sufficient capacity available to supply the existing and projected needs of the village, as set out in the LAP. Patrickswell's wastewater disposal system is connected to the Limerick Main Drainage scheme, via a pumping station at Barnakyle. Waste water is then pumped to Raheen for treatment at the Wastewater Treatment Works at Bunlicky. This scheme replaced the existing sewerage system, which was at capacity and was inhibiting the growth of the settlement. The Wastewater Treatment Works at Bunlicky has sufficient capacity to cater for the existing and future population of Patrickswell, as identified in the LAP.

Policy IU P1 - Infrastructure and Utilities: It is policy of the Council to:

Ensure the provision of adequate infrastructure capacity to accommodate future development and the timely provision of infrastructure needed for the sustainable growth of Patrickswell.

Objective IU O1 - Infrastructure: It is an objective of the Council to:

Ensure compliance for infrastructure led-growth, in accordance with the DHPLG Water Services Guidelines for Planning Authorities.

Objective IU O2 - Water Infrastructure: It is an objective of the Council to:

- (a) Ensure compliance for infrastructure led growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.
- (b) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population.
- (c) Ensure that development proposals provide adequate water infrastructure to facilitate proposed developments. Evidence of consultation by developers with Uisce Éireann prior to submit a planning application will be required.
- (d) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.
- (e) Promote water conservation and demand management measures among all water users and to support Uisce Éireann in implementing water conservation measures, such as leakage reduction and network improvements, including innovative solutions in specific situations.
- (f) Proposal for abstraction of water will be subject to the appropriate environmental assessments and demonstrate compliance with the requirements of Article 6 of the Habitats Directive and the Water Framework Directive.

Objective IU O3 - Wastewater Infrastructure: It is an objective of the Council to:

- (a) Support the implementation of the Uisce Éireann Investment Plans, in accordance with the settlement strategy of the RSES and the Limerick Development Plan.
- (b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Éireann, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of separate networks and nature-based rainwater management measures. Applications for development under the Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.
- (c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.
- (d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.
- (e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.

9.3 Surface Water Management and SuDS

Adequate storm water drainage and retention facilities are necessary to accommodate surface water runoff from existing and proposed developments. Rivers, streams and ditches are important blue green infrastructure corridors and habitats in Patrickswell, providing multi-functional eco-system services, such as land drainage, recreational amenity, and clean/cool air and wildlife corridors. In the past, surface water management has tended to focus on intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Using natural solutions to manage surface water can be cost effective and yield results that improve environmental quality. The use of natural drainage systems at surface level through utilisation of existing drains, natural slopes and existing ponds and natural wetland areas should be considered in the first instance. Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Urban Drainage Systems (SuDS). SuDS can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Regard will be had to the Government's best practice guidance document, Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (December 2021).

Objective IU O4 - Surface Water Management and SuDS: It is an objective of the Council to:

- (a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the Draft Ireland River Basin Management Plan for Ireland 2022-2027 (DHPLG) and associated Programme of Measures.
- (b) Require all planning applications, to include surface water design calculations to establish the suitability of drainage between the site and the outfall point.
- (c) Require all new developments to include Sustainable Urban Drainage Systems (SuDS) to control surface water outfall and protect water quality. Proposals shall have regard to the Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance' document.
- (d) Require applicants to investigate the potential for the provision of porous surfaces, where car parking and hard landscaping is proposed.
- (e) Protect the surface water resources of the plan area and in individual planning applications request the provision of sediment and grease traps, and pollution control measures, where deemed necessary.

9.4 Flood Risk Management

To comply with the EU Floods Directive and to align with National Guidance 'The Planning System and Flood Risk Management Guidelines', 2009, the Patrickswell LAP has taken flood risk into consideration when preparing land use zoning and objectives. The Plan is also informed by the OPW – the government organisation leading flood risk management and responsible for flood relief investment nationally.

The Council ensures that proper flood risk identification, assessment and avoidance are integrated within the planning system to safeguard the future sustainable development of Patrickswell. The land use zoning of the LAP has been determined by applying the principles of the 2009 Guidelines that: (a) flood risk is avoided where possible; (b) where avoidance is not possible, less vulnerable uses have been substituted for more vulnerable ones, and; (c) risk is mitigated and managed where avoidance and substitution are not possible.

A Strategic Flood Risk Assessment has been carried out and is set out in the Environmental Reports that support the making of this Plan. In the absence of CFRAM data for the Barnakyle River, a detailed hydrological study for the Barnakyle River was carried out and has been used to define the flood zones. The flood risk zones identified have influenced the Land Use Zoning Map provided in Appendix 1.

Objective IU O5 - Flood Risk Management: It is an objective of the Council to:

- (a) Manage flood risk in accordance with the requirements of "The Planning System and Flood Risk Management Guidelines for Planning Authorities", DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.
- (b) Ensure development proposals within the areas outlined as being at risk of flooding are subject to Site Specific Flood Risk Assessment as outlined in "The Planning System and Flood Risk Management Guidelines", DECLG and OPW (2009). These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Reference shall be made to Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan 2022-2028.
- (c) Ensure that future developments in flood prone areas are generally limited to minor developments in line with the Flood Risk Management Guidelines for Planning Authorities and the Circular PL 2/2014.
- (d) Demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage/ storm water retention measures shall be provided on site.
- (e) Ensure future development of lands within Flood Zone A/B is in accordance with the plan-

making Justification Tests in the SFRA.
(f) Developments on lands benefitting from Arterial Drainage Schemes shall preserve the maintenance and access to these drainage channels. Land identified as benefitting from these systems may be prone to flooding, as such site specific flood risk assessments will be required as appropriate, at planning application stage.

Objective IU O6 - Flood Risk and Blue Green

Infrastructure: It is an objective of the Council to:

Promote integration and delivery of blue green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment.

Objective IU O7 - Buffer Zone: It is an objective of the Council to:

Provide an appropriate set back from the edge of watercourses to proposed developments to protect the integrity of the Barnakyle River and to ensure infinite access for channel clearing, and/or maintenance. Any proposed development shall have cognisance to the contents of the Inland Fisheries Ireland document 'Planning for Watercourses in Urban Environments' and in addition allow for access to and maintenance of existing Irish Water Infrastructure such as outfalls or pipelines.

9.5 Energy Generation

Patrickswell is served by the ESB Network, an overhead 110kV transmission lines and Gas Network. The higher-level spatial plans indicate that there is significant potential to use renewable energy to achieve climate change emission reduction targets through electricity and gas networks. With costs actively driven down by innovation in solar, onshore and offshore wind in particular, the renewable energy industry is increasingly cost competitive. As part of a second phase of the Patrickswell Village Renewal Scheme, an electric charge point is being provided within the village.

According to Census 2016 data, 71% of households have broadband internet services in Patrickswell. According to the National Broadband Plan, connections to the village includes the provision of speeds of up to 30mbps or greater with the focus now on home working requires enhanced broadband connections to allow for the environments that cater for internet-based business, the facilitation of working from home and the creation of smart homes and smart buildings. Public WiFi hotspots are available in Patrickswell, as part of the WiFi4EU initiative, National Broadband Ireland and the Vodafone Business Continuity Plan initiative at The Dark House, Barnakyle and Centra Patrickswell.

Objectives IU O8 - Energy Generation: It is an objective of the Council to:

- (a) Support the providers of national gas and electricity grid infrastructure by safeguarding existing infrastructure from encroachment by development that might compromise the efficiency of the networks.
- (b) Facilitate cooperation between utility and service providers to ensure their networks are resilient to the impacts of climate change, both in terms of design and ongoing maintenance.
- (c) Facilitate improvement of telecommunications, broadband, electricity (including renewables) and gas networks infrastructure on an open access basis subject to safety requirements and proper planning and sustainable development.
- (d) Seek the undergrounding of all utility cables, where possible.
- (e) Facilitate delivery of E-Charge Points for electric vehicles at suitable locations and in new developments in line with the Limerick Development Plan.
- (f) Promote and encourage the use of renewable energy technologies and sources in existing and proposed developments subject to consideration of environmental, conservation, residential and visual amenity.
- (g) Support the development of Smart Homes and Smart Buildings and facilitate the foundation for Smart Limerick in accordance with the Limerick Digital Strategy 2017-2020.
- (h) Support and promote the NZEB standard of building or equivalent for all new developments.

9.6 Waste Management and Circular Economy

The Circular Economy and Ireland's Waste Management policy is part of the waste hierarchy established by the EU's Waste Framework Directive, which aims to prioritise waste prevention, followed by re-use, recycling, recovery and finally disposal into landfill. The Southern Region Waste Management Plan 2015-2021 and any subsequent update, is a framework for the prevention and management of wastes in a safe and sustainable manner. The Waste Management Plan promotes resource efficiency and the concept of the circular economy as one of its strategic objectives. Refuse collection is carried out by a number of private contractors in Patrickswell. The Council supports individual and community circular economy initiatives. This can include reducing resource consumption through sharing, repair and reuse, recycling and consumption avoidance.

Objective IU O9 - Waste Management and Circular Economy: It is an objective of the Council to:

- (a) Support the Regional Waste Management Office in implementation of the EU Action Plan for the Circular Economy - Closing the Loop, to ensure sustainable patterns of consumption and production.
- (b) Require all commercial and residential development to provide an adequate internal and external space for the correct storage of waste and recyclable materials.
- (c) Require that development proposals have regard to the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects.





CHAPTER 10

LAND USE FRAMEWORK AND SETTLEMENT CAPACITY AUDIT

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10.1 Land Use Zoning and Implementation

This Local Area Plan outlines specific policies and objectives for the development of Patrickswell. The overarching policies and objectives of the Limerick Development Plan 2022-2028 and any replacement thereof also apply. All development requiring planning permission must adhere to the Policies, Objectives, Development Management Standards and other requirements of the Limerick Development Plan 2022-2028, or any replacement thereof.

The purpose of zoning is to indicate to property owners and the public, the types of development, which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and ensure that land suitable for development is used in the interest of sustainable settlements. The Land Use Zoning Map should be read in conjunction with the Land Use Zoning Objectives below, and the Land Use Zoning Matrix set out under Appendix I.

10.2 Land Use Zoning

There are 9 land use categories in the Plan each of which are differentiated by colour. Map 1 Land Use Zoning in Appendix 1 below sets out the Zoning objectives for Patrickswell.

The objective and purpose of each land use zoning category is outlined in Section 10.2.1 below. Section 10.5 contains the zoning matrix, which should be read in conjunction with Map 1. It should be noted, the matrix acts as a general guideline and does not include an exhaustive list.

10.3 Advice when Submitting a Planning Application

The Planning Authority encourages applicants to avail of pre-planning prior to submitting a planning application to discuss policy issues regarding a proposed development. Pre-planning is of particular benefit in the event that specific assessments are required, having regard to the sensitivity of the receiving environment, the type and scale of development proposed and the location of the site in Patrickswell. Refer to www.limerick.ie to request pre-planning.

Applicants are advised to avail of pre-connection enquiries with Uisce Éireann to ascertain if connection to the public water mains and sewer system is feasible prior to submitting a planning application.



Zoning	Total Area Zoned in 2023 LAP – ha.	Total Area Zoned in 2015 LAP – ha.
Agriculture	39.634	44.50
Enterprise and Employment	10.814	9.99
Education and Community Facilities	4.567	12.18
Utilities	No use category	No use category
New Residential Total	16.861	23.5
Phase 1	13.926	17.19
Phase 2	2.935	6.31
Existing Residential	18.426	19.53
Residential Serviced Sites Total	5.173	14.88
Phase 1	-	10.41
Phase 2	-	4.47
Open Space and Recreation	21.814	15.65
Village Centre	4.76	4.28

Table 10.1: Total Zoned Lands

10.4 General Objectives and Purpose of Land Use Zones

Land Use Zoning	Objective and Purpose
Village Centre	<p>Objective: To protect, consolidate and facilitate the development of Patrickswell’s commercial, retail, educational, leisure, residential, social and community uses and facilities.</p> <p>Purpose: To consolidate Patrickswell’s Village Centre through densification of appropriate commercial and residential developments ensuring an appropriate mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zoning will strengthen retail provision in accordance with the Retail Strategy for Limerick-Shannon Metropolitan Area and County Limerick 2022-2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.</p>

Existing Residential	<p>Objective: To provide for residential development, protect and improve existing residential amenity.</p> <p>Purpose: This zoning reflects established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the area will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.</p>
New Residential	<p>Objective: To provide for new residential development in tandem with the provision of social and physical infrastructure.</p> <p>Purpose: This zone is intended primarily for new high quality housing development. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p>
Residential Serviced Sites	<p>Objective: To offer an alternative to the rural one-off house, providing an opportunity for people to design a house to their individual needs and supported by existing services.</p> <p>Purpose: Provides opportunities for those seeking to design and build their own home on serviced lands within the village, including water services, road, footpaths and lighting and within walking distance of the village centre.</p>
Education and Community	<p>Objective: To protect and provide for education, training, adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</p> <p>Purpose: To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation, such as residential care or institutions to support the main use only, and other facilities.</p>

<p>Enterprise and Employment</p>	<p>Objective: To provide for and improve general enterprise, employment, business and commercial activities.</p> <p>Purpose: Provides for enterprise, employment and general business activities and acknowledge existing/permitted retail uses. This land use zone may accommodate light industry, low input and emission manufacturing, logistics and warehousing and office developments. The form and scale of development on these sites shall be appropriate to their location, having regard to surrounding uses and scale. Proposals may generate a considerable amount of traffic by both employees and service vehicles and traffic assessments may be required. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist links to the village centre and public transport. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p>
<p>Open Space and Recreation</p>	<p>Objective: To protect, provide for and improve open space, active and passive recreational amenities.</p> <p>Purpose: Provides for active and passive recreational resources including parks, sports and leisure facilities and amenities including the greenways and blueways. The Council will not normally permit development that would result in a substantial loss of open space. Linked green spaces/corridors are encouraged.</p>
<p>Agriculture</p>	<p>Objective: To protect and improve rural amenity and provide for the development of agricultural uses.</p> <p>Purpose: Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or rural related business activities which have a demonstrated need for a rural based location, and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home Based Businesses In Rural Areas as set out in the Limerick Development Plan 2022-2028 or any replacement thereof. One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A and B for the permanent habitation, subject to the terms and conditions of the rural housing policy as set out in the Limerick Development Plan 2022-2028.</p>

Table 10.2: Land Use Zoning Objectives and Purposes

The approach of Limerick City and County Council to various types of developments is determined by the zoning objective for the area in which the site is located. This approach is set out in the following Land Use Zoning Matrix and should be read in tandem with the Land Use Zoning Map.

The Land Use Zoning Matrix outlines the types of developments considered acceptable or otherwise in each land use zone and are indicated below.

Non-Conforming Uses are uses, which do not conform to the zoning objective for the area in which they are located. Where legally established, extensions or improvements to these uses shall be considered on their merits, on a case-by-case basis, where they do not adversely affect the amenities of properties in the vicinity and are not prejudicial to proper planning and sustainable development.

Acceptability of Uses	
Generally Permitted = /	A generally permitted use is one which the Council accepts in principle in the relevant zone, subject to compliance with all relevant planning criteria, including applicable policies, objectives, development management standards and Section 28 Guidance.
Open for Consideration = O	A use open for consideration is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with existing uses or the proper planning and sustainable development of the area.
Generally Not Permitted = X	A use incompatible with the zoning policies or objectives for the area, would conflict with the permitted/ existing uses and would be contrary to the proper planning and sustainable development of the area.

Table 10.3: Acceptability of Land Uses

10.5 Land Use Zoning Matrix

Land Use Zone	Village Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Enterprise and Employment	Open Space and Recreation	Agriculture
Abattoir	X	X	X	X	X	X	X	O
Advertising and Advertising Structures	/	X	X	X	O ¹	/ ¹	/ ¹	X
Aerodrome/Airfield	X	X	X	X	X	X	O	O
Agricultural Buildings	X	X	X	X	X	X	X	/
Agricultural Supplies/Machinery Sales	/	X	X	X	X	/	X	X
Allotments	X	/	/	/	/	X	O	O
Amusement Arcade/Casino	/	X	X	X	X	X	X	X
Bank/Credit Union	/	X	X	X	/	X	X	X
Bed and Breakfast/Guesthouse	/	/	/	/	X	X	X	/ ²
Betting Office	/	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	X	/	X	/ ¹
Bring Banks/Bring Centres	/	/	/	/	/	O	X	X
Builders Providers/Yard	X	X	X	X	X	/	X	X
Burial Grounds	X	X	X	X	O	X	O	/
Campsite/ Caravan Park - Holiday Use	X	X	X	X	X	X	X	X
Car Park	/	X	X	X	/ ¹	/ ¹	/ ¹	X
Childcare Facilities	/	/	/	/	/	O	X	X
Civic Recycling/Waste Facility	X	X	X	X	X	/	X	X
Community/Cultural/Tourism Facility	/	/	/	/	/	X	/	X
Conference Centre	/	X	X	X	O ¹	O	X	X
Dancehall/Nightclub	/	X	X	X	X	X	X	X

Education/Training Facility	/	/	/	/	/	/	X	X
Enterprise Centre	/	X	X	X	O ¹	/	X	X
Extractive Industry/Quarry	X	X	X	X	X	X	X	O
Fast Food Outlet/ Take-Away	/	X	X	X	X	X	X	X
Food & Drink Processing/ Manufacturing	X	X	X	X	X	/	X	/ ¹
Fuel Depot/Storage	O	X	X	X	X	/	X	X
Funeral Home	/	O	O	O	X	/	X	X
Garden Centre	/	X	X	X	X	/	X	O
General Public Administration	/	X	X	X	O	O	X	X
Hair and Beauty Salons	/	X	X	X	X	X	X	X
Halting Site	X	O	O	O	X	X	X	X
Health Centre	/	/	/	/	/	O	X	X
Health Practitioner	/	/	/	/	/	O	X	X
High Technology Manufacturing	X	X	X	X	X	O	X	X
Hospital	/	X	X	X	/	O	X	X
Hotel	/	X	X	X	X	O	X	X
Industry - Heavy	X	X	X	X	X	X	X	X
Industry - Light	O	X	X	X	X	/	X	X
Leisure/Recreation Facility*	/	X	X	X	X	O	O	X
Logistics	X	X	X	X	X	/	X	X
Nursing Home/ Residential Care or Institution/ Retirement Village	/	/	/	/	O	X	X	X
Offices	/	X	X	X	X	/	X	X

Park and Ride Facilities	/	O	O	O	/ ¹	O	X	X
Petrol Station	/	X	X	X	X	O	X	X
Place of Worship	/	O	O	O	/	O	X	X
Plant Storage/Hire	X	X	X	X	X	/	X	X
Professional Services*	/	X	X	X	X	/	X	X
Public House	/	X	X	X	X	X	X	X
Renewable Energy Installation	O ¹	O ¹	O ¹	O ¹	O ¹	/	X	O
Research and Dev./ Science and Technology	/	X	X	X	X	O	X	/ ⁴
Residential	/	/	/	/	X	X	X	/ ⁵
Restaurant/Café	/	X	X	X	X	X	X	X
Retail	/	X	X	X	X	X	X	X
Retail - Warehouse	X	X	X	X	X	O	X	X
Scrap Yard	X	X	X	X	X	O	X	X
Sports Facility	O	/	/	/	/	O	/	X
Telecommunications Structures	/	X	X	X	/	/	O	/
Vehicle Sales Outlet	X	X	X	X	X	/	X	X
Vehicle Servicing/ Maintenance/ Repairs	X	X	X	X	X	/	X	X
Veterinary Clinic	/	X	X	X	X	O	X	/ ⁶
Warehousing	X	X	X	X	X	/	X	X
Waste Disposal and Recover Facility	X	X	X	X	X	/	X	X
Wholesale - Cash and Carry	X	X	X	X	X	/	X	X

¹ Ancillary to the primary use only

² Where the use is ancillary to the use of the dwelling as a main residence

³ Petrol station shops shall not exceed 100m² (net) as per the Retail Planning Guidelines

⁴ Rural related research and development only

⁵ Subject to compliance with the Rural Housing Policy

⁶ Only where the need to locate in a rural environment has been demonstrated because of the nature of the clinic required

*Leisure/ Recreation Facility- Cinema, Theatre, Concert Halls, Bingo Halls, Bowling Alley, Commercial Play etc..

*Professional Services- Including for example accountants, architects, solicitors etc.

10.6 Settlement Capacity Audit

In accordance with Appendix 3 of the NPF, the tiered approach to zoning has been applied to zoned lands as laid out in Table 10.5 below. The Settlement Capacity Audit table examines the sites identified for new residential development, serviced sites and enterprise and employment with respect to the availability of key infrastructure, to ensure that these lands are developable over the lifetime of the Plan. The sites are identified as being serviced (Tier 1), or serviceable (Tier 2) with respect to utilities, public transport, the potential for flood risk and the nature of the site (brownfield/infill). Corresponding maps indicate the sites to which the assessment applies.

Tier 1 refers to lands that are adequately serviced and can connect to existing services (roads, foot-paths, public lighting, water supply and surface water drainage etc.). Tier 2 lands refer to lands that have constraints in terms of connecting to one or more services, but have the potential to become fully serviced over the lifetime of the Plan. 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 of pre-planning consultation with the service providers regarding development of these lands prior to submitting a planning application.

Site No.	Location/zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield Site	Timeline	Comments if applicable	Tier
Land Use Zoning – New Residential															
1	Barnakyle (R526 main Limerick to Patrickswell Road)	4.086	Extant	✓	✓	●	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Part of site includes grant of permission for 49 units under File No. 18/346 Opportunity Site 4 (refer to Section 4.5 Opportunity Sites for Development Potential and Guidance) Usisce Eireann Site Specific Comment: Water supply will require third party agreements with likely servicing of these sites to be facilitated via Site 2 or 3; to the watermain in Barnakyle Estate or the road to the south-east. Third party agreements will be required for foul water infrastructure with likely servicing of these sites from the R526 through Site 2 or along the boundary of Site 5. 	1
2	Barnakyle (R526 main Limerick to Patrickswell Road)	2.935	22 units/ha	✓	✓	●	✓	✓	✓	✓	✓	✓	L	<ul style="list-style-type: none"> Outline planning permission for one off dwelling on part of site (Planning Reference No. 18/64) Opportunity Site 4 (refer to Section 4.5 Opportunity Sites for Development Potential and Guidance) Usisce Eireann Site Specific Comment: Water supply would likely be serviced from the 150mm pipe that runs to the south east of the site along the R526. Foul water servicing likely requiring discharge into a foul or combined sewer on the R526. 	1

3	Barnakyle Adjacent to Bearna Coille Estate	0.42	22 units/ ha	✓	✓	✓	✓	✓	✓	!	✗	✓	S	<ul style="list-style-type: none"> Grant of Permission for 6 detached units under File No. 17/100- expired January 2023 Infill development, connection to surface water will be required provision available within 150m Uisce Eireann Site Specific Comment: Water supply likely serviced from the 100mm pipe that runs along Barnakyle estate or the 150mm pipe that runs along the R526. There is a combined sewer that runs across the site, this asset will need to be protected and certain separation distanced would apply. <p>This asset could be used for foul water from any proposed development.</p>	1
4	Barnakyle Adjacent to Bearna Coille Estate	0.483	Extant	✓	✓	✓	✓	✓	✓	!	✗	✓	S	<ul style="list-style-type: none"> Grant of permission for 5 x houses under Planning File No. 21/873 Infill development, connection to surface water will be required provision available within 150m Uisce Eireann Site Specific Comment: Water supply for this site could be serviced from the 200mm pipe that runs along the R526. This route would cross an existing property, but this lies within the land allocation. There is a combined sewer that runs across the site, this asset will need to be protected and certain separation distanced would apply. <p>This asset could be used for foul water from any proposed development.</p>	1

5	Barnakyle (Clarina Road)	0.731	Extant	✓	✓	●	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Grant of Permission for 24 houses - Part 8 Planning Permission File No. 22/8017 Western edge of site boundary within flood zone and to which has been incorporated into design for open space element of scheme Uisce Eireann Site Specific Comment: Third party agreements would be required in order to supply water to this site as there are no mains water pipes that pass across or adjacent to it. The shortest connection would appear to be across land within SCA Site. No 3 to connect to the 100mm pipe in Barnakyle. There is a combined sewer that runs along the western boundary of this site, which could be used for foul water discharge 	1	
6	Barnakyle (Clarina Road)	0.39	22 units/ ha	✓	✓	●	✓	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> Grant of Permission for 24 houses - Part 8 Planning Permission File No. 22/8017 Western edge of site boundary within flood zone and to which has been incorporated into design for open space element of scheme Uisce Eireann Site Specific Comment: Third party agreements would be required in order to supply water to this site as there are no mains water pipes that pass across or adjacent to it. The shortest connection would appear to be across land within SCA Site. No 3 to connect to the 100mm pipe in Barnakyle. There is a combined sewer that runs along the western boundary of this site, which could be used for foul water discharge 	

9	Ballyanrahan East (Clarina Road)	2.398	22 units/ha	✓	✓	●	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Grant of permission – 18/1193 for 48 units and 19/444 for 16 units. Phase 2 and Phase 3 development following Phase 1 under Planning Grant 18/200 for 48 units currently under construction. Uisce Eireann Site Specific Comment: Water supply for the site would be serviced from a 150mm pipe from the west of the site, which is routed along the highway. There are no sewers running across this site and third party agreements would be required for the discharge of foul water to the sewer to the north in site 8. Alternatively, connection could be made via a short network extension and upgrade to the Lisheen Park network. 	1
10	Main Street, behind Gala	0.867	22 units/ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Infill site adjacent to town centre zoning. Uisce Eireann Site Specific Comment: Water supply for this site would likely be serviced from a 100mm pipe which is routed along Belgard Grove. There are no sewers running across this site and third party agreements may be required to connect to the private network in the estate. 	1

11	Barnakyle	0.386	Extant	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Existing planning permission File No. 19/689 for the construction of 8 x number of dwelling houses. Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 100mm asbestos pipe, which runs along the highway to the west of the site. There is a foul sewer that runs along the highway to the west of the site, which could be used for the connection of foul water discharges. 	1
Land Use Zoning - Town Centre																						
12	Barnakyle (Clarina Road	0.14	Extant	✓	✓	●	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 100mm asbestos pipe, which runs along the highway to the east of this site. However, attention is drawn to the presence of a 450 trunk sewer main that runs through this site. Minimum separation distances shall apply, which would typically be between 3.5m to 6m depending on the depth of the sewer, and there may be a requirement to divert the sewer. 	1
13	Main Street Town Centre	0.61	Extant	✓	✓	●	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> Grant of permission for 5 x number of terraced houses under File No. 20/125 Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 200mm pipe within the highway. Foul water could be discharged into the foul sewer that runs along Main Street 	1

Land Use Zoning – Serviced Sites															
14	Barnakyle Residential Serviced Sites	4.773	Extant	!	!	●	✓	!	✓	!	X	X	S	<ul style="list-style-type: none"> Existing grant of permission File No. 20/281 – 36 serviced sites, development pre commencement August 2023. Infill development, Water supply for this site could be serviced from a 150mm pipe which runs along the R526. There is a foul water sewer that runs along the R526 to the north of the site which could be used for foul water discharge. 	2
17	Ballyanrahan East	0.40	10 units / ha	✓	✓	!	✓	✓	X	X	X	X	M/L	<ul style="list-style-type: none"> Uisce Eireann Site Specific Comment: The submission notes that the site is served by a 200mm water supply pipe from the adjacent highway. The submission further notes that the nearest foul sewer is a 300mm pipe approximately 110m to the east of the site. 	X
Land Use Zoning – Enterprise and Employment															
15	Enterprise and Employment	0.745	n/a	✓	✓	●	✓	✓	✓	✓	X	✓	S	<ul style="list-style-type: none"> Infill site within Patrickswell Enterprise Centre Lands will be served via the existing enterprise centre access roadway Water supply for this site could be serviced from a 100mm pipe within the highway to the west of the site. Third party agreements would be required for foul water discharges in order to reach the foul sewer on Main Street. 	1

16	Enterprise and Employment	8,783	n/a	✓	✓	●	✓	✓	✓	✓	✓	✓	X	X	M	<ul style="list-style-type: none"> • Lands adjacent to Patrickswell Enterprise Centre • Lands will be served via the existing enterprise centre access roadway • Water supply for this site could be serviced from a 100mm pipe in the highway to the east of the site or from a 200mm pipe on Main Street. Attention is drawn to the 100mm cast iron pipe that runs across this site from the reservoir which lies to the west of the site. This asset would need to be protected and adequate separation distances maintained. On-site boosting may be required. Foul water discharge connections could be made to the foul sewer that runs along Main Street. 	2
----	---------------------------	-------	-----	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Table 10.5: Settlement Capacity Audit

Legend						
Serviced/Yes		✓	Serviceable/ Investment Required	!		
Not Required/No		X	Located within a 500km walk	●		
Short Term 1-2 Year Delivery	S	Medium Term 3-4 Year Delivery	M	Long Term >5 years		L



Welcome to
**PATRICKSWELL
GAA CLUB**
WELCOME TO PATRICKSWELL
CLUBHOUSE
CLEANING SERVICE

PÁIRC ANTOIN Ó'BRIAIN

CLUANN LÚICHLEAS GAEL
TOBAR PHÉARÁIG
PÁIRC ANTOIN Ó'BRIAIN

SEANAL
CLUANN LÚICHLEAS GAEL
CDTV
PÁIRC ANTOIN Ó'BRIAIN
TOLLÁN
15.000

CHAPTER 11

MONITORING AND EVALUATION

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11.1 Implementation of the Local Area Plan

The Plan sets out the Council's vision and strategy for Patrickswell, including specific policy and objectives to provide a framework for the sustainable development of the village over the period 2024-2030. Regular monitoring of the progress made in relation to ensuring the effective delivery of the objectives set out in the Plan will take place. This will include a review of identified actions to be implemented within the timeframe of the Plan. Coordination between other key departments in the Local Authority will be critical in ensuring that those objectives relating to issues such as roads, housing and community development are achieved.

11.2 Local Area Plan Actions

The implementation of the Local Area Plan requires the cooperation and participation of all stakeholders. The Council will continue their leadership role in progressing and securing the policy and objectives of the Plan. The Council will also continue to foster a collaborative approach with citizens, communities, stakeholders, sectoral interests, government and non-government agencies to achieve collective support and successful implementation of the Plan. Table 4.2: Patrickswell LAP Action Timeframe provided in Chapter 4 outlines the identified actions and associated lead responsibility, in implementing identified actions within the Plan timeframe. Some of these actions are outside the control of the Local Authority and will be dependent on private bodies (such as private housing) to be delivered.

Policy ME P1: Monitoring and Evaluation: It is policy of the Council to:

Implement in conjunction with key stakeholders, the policies and objectives of this Local Area Plan and to review the success or otherwise of the implementation of policies and objectives in line with Section 15(i) and 15(2) of the Planning and Development Act 2000, as amended, as well as Section 6.5 of Local Area Plans Guidelines for Planning Authorities (2013) and Chapter 13 of the Limerick Development Plan



APPENDIX

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	Map 1: Land Use Zoning Map	
	Map 2: Flood Map	
	Map 3: Amenity and Sustainable Transport Map	
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	Map 5: National Monuments Map	
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**Patrickswell
Local Area Plan
2024-2030**

Zoning Map

Legend

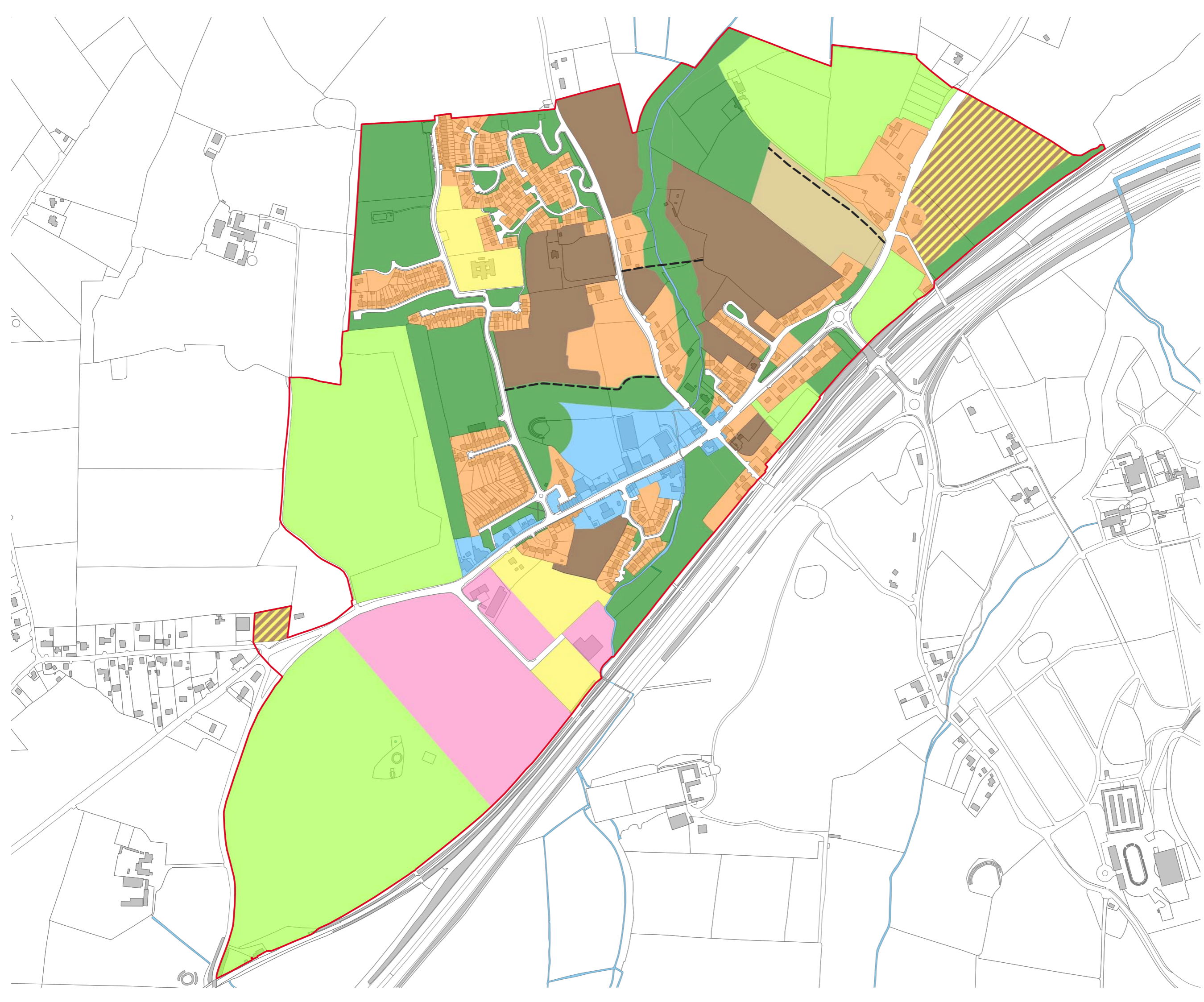
- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential - Phase 1
- New Residential - Phase 2
- Open Space and Recreation
- Residential Serviced Sites
- Village Centre
- Indicative Access
- LAP Boundary



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Flood Map

Legend

-  Flood Zone A
-  Flood Zone B
-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  New Residential - Phase 1
-  New Residential - Phase 2
-  Open Space and Recreation
-  Residential Serviced Sites
-  Village Centre
-  Indicative Access
-  LAP Boundary



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**Patrickswell
Local Area Plan
2024-2030**

**Amenity and Sustainable
Transport Map**

Legend

-  Existing Pedestrian Route/Link
-  Proposed Pedestrian Route/Link
-  Existing Cycle Route/Link
-  Proposed Cycle Route/Link
-  Indicative Access Road
-  Open Space and Recreation
-  LAP Boundary



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**Patrickswell
Local Area Plan
2024-2030**

**Record of Protected
Structures Map**

Legend

- Record of Protected Structures
- LAP Boundary

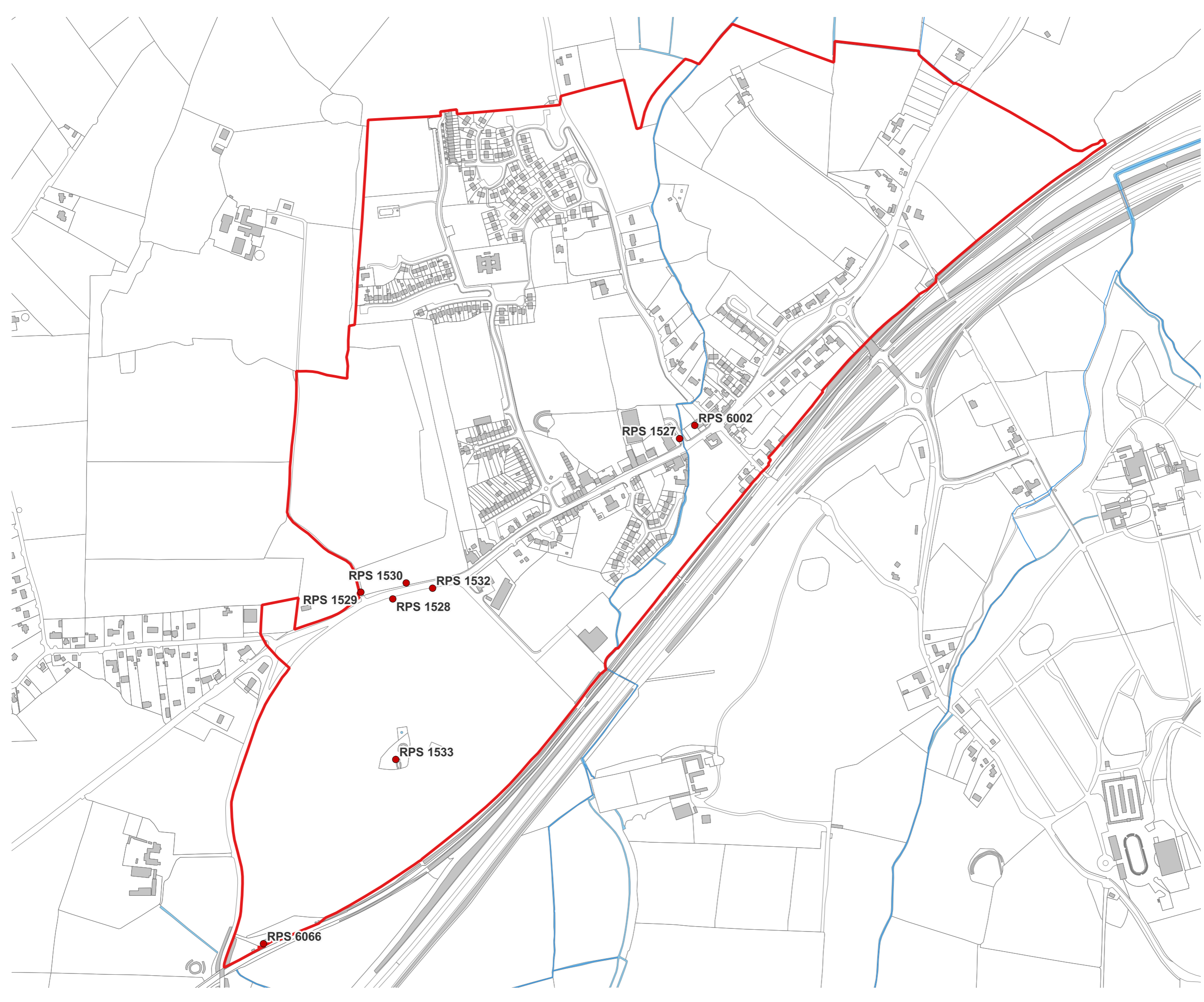
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**Patrickswell
Local Area Plan
2024-2030**

**Record of Monuments and
Places Map**

Legend

- Record of Monuments and Places
- Zones of Notification
- Patrickswell LAP Boundary



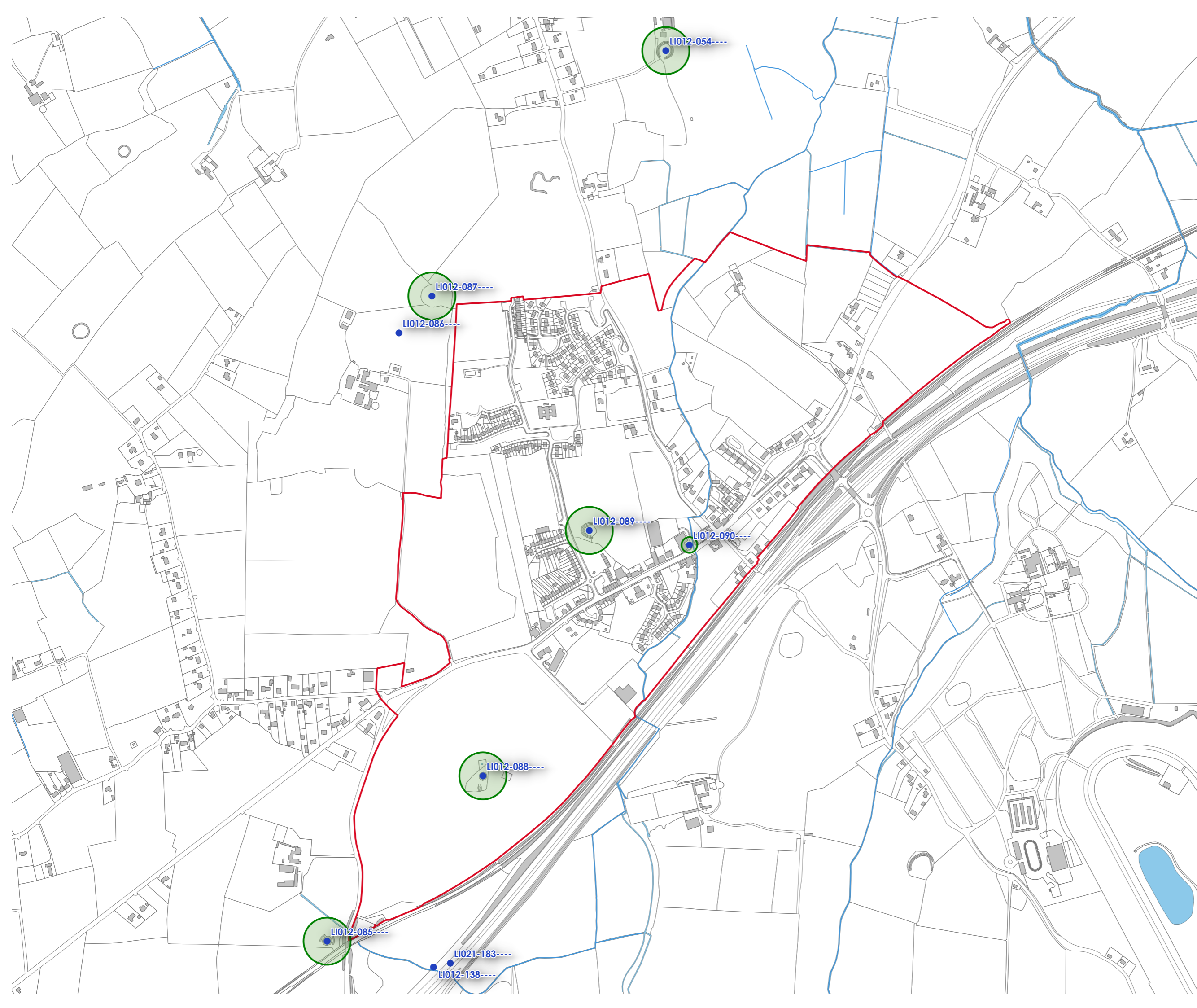
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Patrickswell
Local Area Plan
2024-2030

Settlement Capacity
Audit Map

Legend

- Settlement Capacity Audit Sites
- LAP Boundary



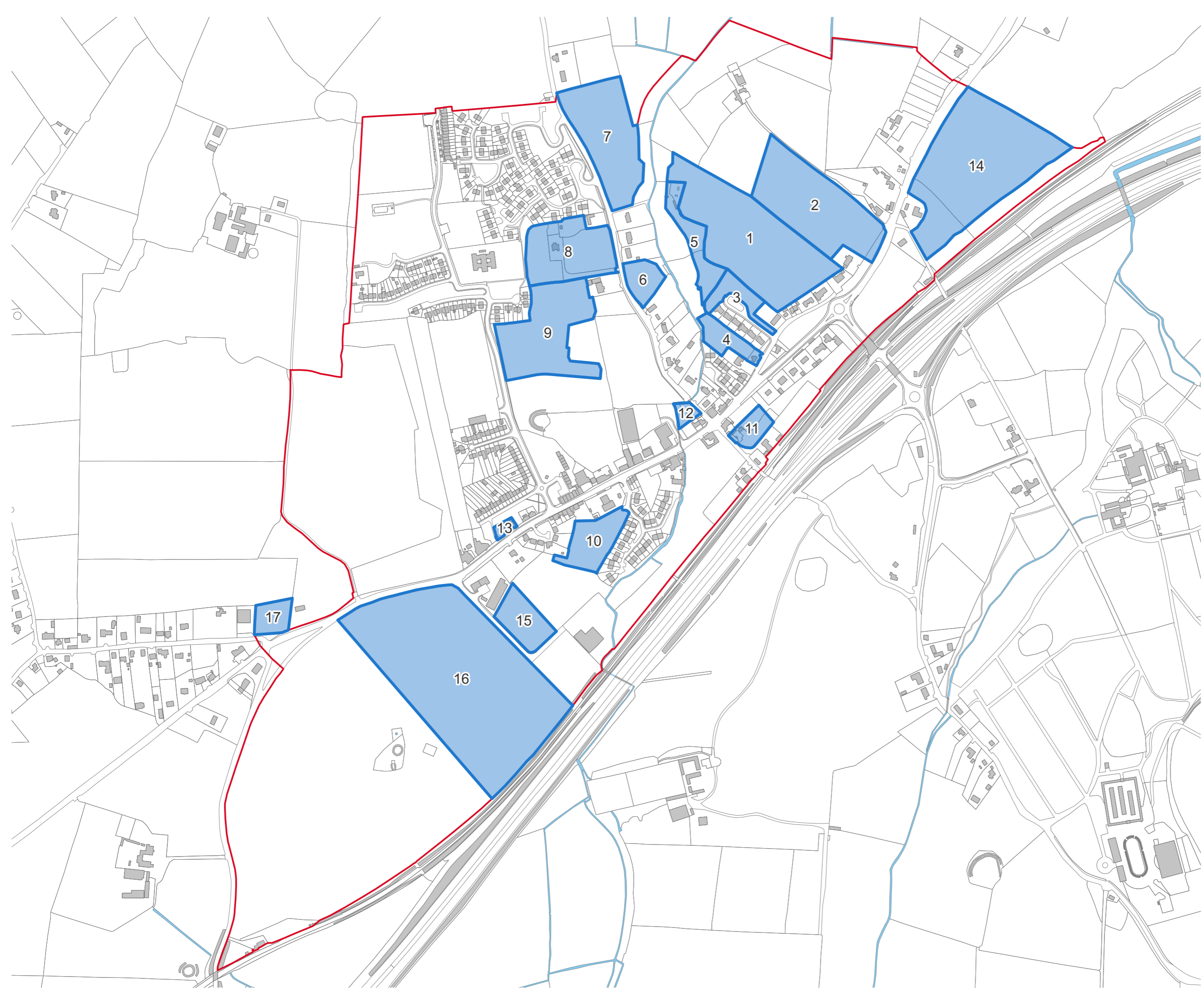
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Appendix Two - Record of Protected Structures

RPS Reg. No.	NIAH Reg. No	Name	Location	Description	Photo
1527	None	St. Patrick's Well	Ballyanrahan East	Holy Well and Pump. The well gives its name to the village and may date from the early medi- eval period or somewhat later. The well was originally open and was recorded as curing sores, toothaches and other pain and also cattle. The stone plaque associated with the well is dated to the beginning of the 19th century. A great elm tree once stood beside it. The well was cover by a pump in 1890.	
1528	21901239	Milestone	Ballyanrahan East	Infrastructure feature. Free-standing limestone mile marker, c. 1708, having lettering and numbering which is now illegible. This milestone is a notable addition to the streetscape of Patrickswell. Despite the illegibility of the writing, it is well maintained and is a significant survival of street furniture in the area.	
1529	None	n/a	Ballyanrahan East	Gateway and wing walls. Pair of square-profile limestone piers forming a monumental entrance to former demesne lands. Shorter piers to either side provide pedestrian access to the property.	

1530	none	n/a	Ballyanrahan East	Boundary wall. Rubble stone boundary wall, dating to circa 1707/1708 with freestanding limestone mile marker. This wall displays a high level of stonework and is well maintained.	
1532	none	n/a	Attyflin	Arched gateway. The cut stone forming the arch and jambs of this gateway have been removed.	
1533	none	n/a	Attyflin	Lime kiln. These are structures in which limestone was heated to a high temperature to produce quicklime. Quicklime was used as a raw material for a number of uses locally. The burning of limestone, to produce quicklime became widespread in Ireland in the 18th century.	
6002	21901238	Unknown	Ballyanrahan East, Patrickswell	Attached three-bay three-storey former Royal Irish Constabulary barracks, built c. 1890, having single-storey extension to rear (west) elevation. Pitched slate roof with red brick chimneystacks. Lined-and-ruled rendered walls	
6066	21901242	Railway Station	Attyflin, Patrickswell	Detached railway station and former station master's house, built in 1856	

Appendix Three - Record of Monuments and Places

RMP No.	Classification	Townland
LI012-088	Enclosure	Attyflin
LI012-089	Enclosure	Ballyanrahan East
LI012-090	Holy Well	Ballyanrahan East
LI012-054	Enclosure	Ballyvelogue
LI012-085	Enclosure	Ballybronoge North
LI012-086	Enclosure	Ballyanrahan East
LI012-087	Burial Ground	Ballyanrahan East
LI012-138	Designed Landscape Feature	Attyflin
LI012-183	Fulacht Fia	Attyflin

Table A3.1: List of Recorded Monuments and Places



TOBAR PHÁDRAIG