

Croom Local Area Plan 2020 – 2026

Mayor's report submitted to Elected Members in accordance with Section 19 (1)(d) and 19(1)(e) of the Planning and Development Act 2000 (Amended) in relation to the deferral of making a new Local Area Plan

29th November 2024

Limerick City and County Council
Forward Planning
Planning and Place-making Directorate,
Merchants Quay
Limerick



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Part 1 – Introduction

1.1 Background

The Croom Local Area Plan (LAP) 2020 – 2026 is the public statement of planning policies and objectives for the town of Croom. The Plan was adopted by the Elected Members of the Adare - Rathkeale Municipal District on the 3rd March 2020 and came into effect 14th April 2020 and is due to expire in April 2026. There have been no amendments to the plan, since its adoption.

Section 19 (1) (c) of the Planning and Development Act 2000 (as amended) sets out that where a Local Area Plan is made it shall be done at least every 6 years after the making of the previous local area plan. However, the Planning and Development Amendment Act 2010 introduced a new provision whereby a Planning Authority may, if considered appropriate, by resolution extend the life of an existing local area plan for a further period not exceeding 5 years. The extension of duration of the current LAP for 4 years is sought in order to provide certainty and opportunity to realise the objectives of the Croom Local Area Plan 2020-2026 which is in accordance with the proper planning and sustainable development of the area.

The LAP must be consistent with the objectives of the higher-level spatial plans, including the National Planning Framework(NPF), Regional Spatial and Economic Strategy(RSES) and the Limerick Development Plan 2022-2028 as varied. All plans in the spatial plan hierarchy are subject to the SEA and AA assessment. When interpreting the objectives of the Plan for Croom, it is essential that both the Limerick Development Plan 2022–2028 and the Croom LAP are read together.

The NPF is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

The RSES for the Southern Region provides a long-term, strategic development framework for the future physical, economic and social development of the Southern Region including the future development of the Region’s three main cities and metropolitan areas – Cork, Limerick-Shannon and Waterford.

The Limerick Development Plan 2022 – 2028 as varied sets out an overall strategy for the proper planning and sustainable development of Limerick City and County over a 6-year period to 2028. It is informed by the policy and objectives of the RSES and NPF. The Limerick Development Plan was adopted by Elected Members of Limerick City and County Council on 17th June 2022 and came into effect 29th July 2022. Variation No. 1 to the Limerick Development Plan 2022–2028 was adopted by the Elected Members on the 22nd April 2023 comprising an amendment to Policy TR P11 Road Safety and Carrying Capacity of the Non-national Road Network and Objective TR O37 Land Uses and Access Standards.

Informed by the RSES and the NPF, the Limerick Development Plan identifies Croom as a Level 4 Large Village (>500 population) which cater for the daily and weekly needs of its inhabitants and the needs of the surrounding wider catchment area. Level 4 settlements provide a range of employment opportunities and services appropriate to their size and function, such as secondary and primary schools, childcare facilities, sports grounds/complexes, libraries,

Garda stations, medical centres and a good range of local services including shops, pubs, post offices and banks/credit unions.

The Croom LAP 2020 – 2026 sets out a land use strategy for the proper planning and sustainable development of the town of Croom, complying with the provisions of higher-level spatial plans. The LAP consists of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, vacancy, regeneration, open space and recreation, active travel and transport, environmental protection and climate action. The total area of lands zoned in the Croom LAP is 158.17 hectares. This Plan also includes a Serviced Land Assessment, which informed the quantum and location of the land zoned in the Plan. The adoption of the LAP, and the proposed extension to the duration of the timeframe is a reserved function of Elected Members of the Adare-Rathkeale Municipal District. The Croom LAP underwent an AA, SEA and Flood Risk assessment in 2020.

The structure of this report is as follows:

- Part 1 includes a general introduction, outlines the statutory procedures and identifies the purpose of the report.
- Part 2 lists and summarises submissions received from the Environmental Bodies and Prescribed bodies.
- Part 3 outlines compliance with the Core Strategy of the Limerick Development Plan in terms of projected population growth for the town, and the quantum of units and lands zoned for residential use to accommodate the population growth.
- Part 4 outlines the progress of securing the objectives of the Croom LAP.
- Part 5 outlines the environmental considerations the Council is obligated to address to inform the proposal to extend the lifetime of the LAP and defer the making of a new LAP.
- Part 6 contains the Executive's recommendation to the Elected Members of the Adare-Rathkeale Municipal District.
- Appendix 1 contains the current land-use zoning map in the Croom Local Area Plan.

1.2 Statutory Procedure

The Planning Authority may, if considered appropriate, by resolution, defer the sending of notices to commence the review of a local area plan. No resolution shall be passed until such time as the members of the Authority notify the Mayor of the decision of the Authority to defer the sending or publishing of the notices, giving reasons, and having sought and obtained opinion from the Mayor:

- An opinion that the LAP remains consistent with the objectives and the core strategy of the relevant Development Plan, and/or
- An opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices be deferred and the period for which they may be deferred.

If the Elected Members of the Adare-Rathkeale Municipal District accept the Mayor recommendation, that the current Croom Local Area Plan is consistent with the objectives of the Limerick Development Plan 2022-2028 and its core strategy, and are in agreement that the objectives of the plan have not been substantially secured within the life time of the plan, they may determine by resolution, that it would be appropriate to defer the process for making a new plan, for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area plan not later than 2 weeks after the resolution is passed by Elected Members of the Adare - Rathkeale Municipal District.

1.3 Purpose of this report

The purpose of this report is to set out the opinion of the Mayor that:

- a) The Croom Local Area Plan (LAP) 2020 – 2026, remains consistent with the objectives and the core strategy of the Limerick Development Plan 2022–2028;
- b) The objectives of the LAP have not been substantially secured to date; and
- c) The sending and publishing of notices to make or review the plan may be deferred and the period for which it may be deferred.

Part 2 - Submissions received from the Environmental Bodies and Prescribed Bodies

A notice to the Environmental Authorities under Article 14 A(4) of the Planning and Development Regulations 2001 (as amended) was issued by Limerick City and County Council on 17th September 2024 inviting written submissions to the extension of duration for the Croom LAP by 15th October 2024. One submissions were received from the EPA in relation to the extension of duration of the Croom LAP.

Name/Group:	Environmental Protection Agency	
Submission:	Response	
<ol style="list-style-type: none"> 1. The Environmental Protection Agency (EPA) promotes the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocates that the key environmental challenges for Ireland are considered and addressed, as relevant and appropriate to the Plan. 2. The EPA’s guidance document “SEA of Local Authority Land Use Plans – EPA Recommendations and Resources”, assists Local Authorities to incorporate relevant recommendations as relevant and appropriate to the Plan. 	<ol style="list-style-type: none"> 1. Noted - this report relates to the extension of duration of the Croom Local Area Plan 2020-2026. 2. Noted - this report relates to the extension of duration of the Croom Local Area Plan 2020-2026. 	

<p>3. SEA Determination If an SEA determination hasn't been made regarding the plan or programme a determination should be made on whether implementing the plan or programmes would be likely to have significant effect on the environment. Guidance documentation on the SEA process is available on the EPA website and it is recommended that this is taken into account in the making of the SEA Determination.</p> <p>4. EPA SEA Screening Guidance EPA recommends the use of Good Practice Guidance for Strategic Environmental Assessment Screening.</p> <p>5. Strategic Environmental Assessment: Guidelines for Planning Authorities: EPA recommends the use of The Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities.</p> <p>6. Sustainable Development The Council should ensure that the implementing of the Plan or programme is consistent with the need for proper planning and sustainable development and national commitments on climate change mitigation and adaptation. The Local Area Plan is required to be consistent with key relevant higher-level plans and programmes and consistent with the relevant objectives and policy commitments of the National Planning Framework and the Southern Regional Spatial and Economic Strategy.</p> <p>Compliance is also required with the OPW's The Planning System and Flood Risk Management Guidelines for Planning Authorities.</p> <p>7. State of the Environment Report – Ireland's Environment 2024 The recommendations of the State of the Environment Report <i>Ireland's Environment</i>, due</p>	<p>3. Noted - this report relates to the extension of duration of the Croom Local Area Plan 2020-2026 and is accompanied by a SEA screening carried out in accordance with the relevant guidance.</p> <p>4. Noted – this report relates to the extension of duration of the Croom Local Area Plan 2020-2026 and is accompanied by a SEA screening carried out in accordance with the relevant guidance.</p> <p>5. Noted</p> <p>6. Noted</p> <p>7. Noted</p>
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<p>to be published in October 2024 should be integrated into the plan over its lifetime.</p> <p>Available guidance and resources are outlined for the assistance of the Local Authority, including an SEA WebGis Tool.</p> <p>Any future amendments to the Plan should be screened for likely significant effects, using the same method as applied to the environmental assessment carried out to inform this plan.</p> <p>The Local Authority are required to ensure that the plan complies with the requirements of the Habitats Directive and where an Appropriate Assessment is required the findings and recommendations should be incorporated into the SEA and the plan or programme. The EPA AA GeoTool is referenced here as a resource.</p> <p>8. Environmental Authorities Under the SEA Regulations, the Council should consult with: the Environmental Protection Agency; Minister for Housing, Local Government and Heritage; Minister for Environment, Climate and Communications; Minister for Agriculture, Food and the Marine; and any adjoining planning authority, whose area is contiguous to the area of the Planning Authority, which prepared the proposed plan, proposed variation or local area plan.</p> <p>9. SEA Determination After the making of a determination on whether SEA is required or not a copy of the decision including reasons shall be made available for public inspection and a copy sent to the relevant environmental authorities.</p>	<p>8. Noted – The Planning Authority have consulted with the Environmental Authorities and adjoining counties in the preparation of this report.</p> <p>9. Noted – this report relates to the extension of duration of the Croom Local Area Plan 2020-2026. This Mayor’s Report and associated screening document will be made available to view on the Council’s website.</p>
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Part 3 - Compliance with the Core Strategy of Limerick Development Plan 2022 – 2028 and Population Growth

3.1 Introduction

In accordance with the Planning and Development Acts 2000 (as amended), the Croom LAP must demonstrate consistency with the hierarchy of spatial plans consisting of the National Planning Framework (NPF), the Implementation Roadmap for the NPF, the Regional Planning Guidelines (RSES for the Southern Region), and Limerick Development Plan 2022 – 2028 as varied. LAPS must also align with current Government policies and Section 28 Ministerial Guidelines, circulars and EU Directives.

The core strategy of the Limerick Development Plan 2022 – 2028, (as varied) is a transparent evidence-based rationale for the quantum of land proposed to be zoned for new residential development and for mixed-use development in Limerick City and County based on the proposed population growth of Limerick over the lifetime of the Plan period. Based on the population target the core strategy has allocated a specific population target for each settlement, including Croom.

The Core Strategy is developed around a framework of high-level population and household targets that are set out in the NPF, the NPF Implementation Roadmap, the RSES for the Southern Region and Section 28 guidance document Housing Supply Target Methodology for Development Planning, (DHLGH, December 2020).

3.2 Settlement Strategy, Population and Zoned Land Requirements

Croom is designated as a level 4 Large Village (>500 population) in the settlement hierarchy of the Limerick Development Plan 2022-2028. Level 4 settlements provides a wide range of services for its inhabitants and its hinterland.

The total projected population across the Level 4 settlements is 16,620 persons to 2028 requiring an additional 1286 residential units across the Level 4 Large Villages.

Table 1: Projected population and household growth per settlement hierarchy, Limerick Development Plan 2022- 2028 as varied

Settlement Hierarchy	2016 population (CSO census)	Settlement population totals 2028	Additional households forecasted 2022-2028
Level 1 Limerick City and Suburbs (in Limerick), Mungret and Annacotty	92,878	127,570	11,442
Level 2 Key Town	6,619	8,607	706
Level 3 Towns (>1,400 population)	8,715	11,080	850
Level 4 Large Villages (>500 population)	12,964	16,620	1,286
Level 5 Small Villages	5,913	7,216	340
Level 6 Rural clusters	1,882	2,165	105
Level 7 Open Countryside	65,928	70,863	862
Total Limerick	194,899	244,121	15,591

As a Level 4 Large Village the Limerick Development Plan acknowledges that Croom provides a wide range of services and functions for its inhabitants and the surrounding hinterlands including housing, employment services and retail and leisure opportunities. Table 2 below contains the spatial strategy objectives of the Limerick Development Plan for Level 4 Large Villages such as Croom.

Table 2: Objectives for Level 4 Large Village, Section 2b Limerick County Spatial Strategy-Limerick Development Plan 2022 – 2028 as varied

Relevant Objectives of the Core Strategy of the Limerick Development Plan 2022 – 2028 as varied			
Objective No:	Title	Objective content	Relevance of objective
CGR O15	Requirements for Developments within Level 4 Settlements	<ul style="list-style-type: none"> • Ensure that the scale of new housing developments, shall be in proportion to the pattern and grain of existing development generally. No one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan. • Provide Serviced Sites • Commercial development within the core of the village • Community and social infrastructure a requirement in tandem with new residential development. • Treatment of effluent in serviced sites in line with EPA guidelines. 	Objective CGR O15 remains relevant. This report is a review of the consistency of the LAP with higher-level spatial plans.
CGR O16	Local Area Plans in Level 4 Settlements	<ul style="list-style-type: none"> • Monitor/review existing Local Area Plans to align with the Limerick Development Plan. 	Objective CGR O16 remains relevant.
Conclusion			
Objective CGR O15 and CGR O16 of the Limerick Development remain relevant in Croom.			

3.3 Population and zoned land requirement

The population target for Croom in the Core Strategy of the Limerick Development Plan, projecting from the 2016 Census is a total population of 1484 persons resident in the town by

2028. This equates to a requirement for an additional 104 residential units to accommodate the additional 325 persons. The zoned land requirement to accommodate this is 5.84 hectares, with a total of 12.45ha zoned in total as per the Core Strategy of the Limerick Development Plan. Refer to Table 3 below.

Table 3: Population projections and quantum of residentially zoned lands to accommodate the projected population increase, Core Strategy, Limerick Development Plan 2022 – 2028.

Level	Settlements	Census 2016 population	Population totals 2028	Population growth as % of 2016 base ¹	Additional house-holds forecasted 2022-28	Target residential density ranges (UPH) ²	Zoned land Required (hectares)	Existing zoned land available (hectares)	Infill or brownfield as % of total zoned lands ³	Shortfall (-) or excess (+) of zoned land (hectares)
Level 4 Large Villages	Adare	1,129	1,455	29%	122	10 or 22+	6.88	5835		5148
	Askeaton	1,137	1,455	28%	119	10 or 22+	6.72	2354		16.82
	Ballingarry	521	667	28%	55	10 or 22+	3.08	5.89	29.71%	2.81
	Bruff	803	1,043	30%	83	10 or 22+	4.68	5.52	12.30%	0.84
	Bruree	580	740	28%	39	10 or 22+	2.21	2.13	65.49%	See Footnote ⁵
	Cappamore	620	794	28%	65	10 or 22+	3.66	3.32	17.62%	See Footnote ⁵
	Croom	1,159	1,484	28%	104	10 or 22+	5.84	12.45		6.61

During 2016 – 2022 the Census records a population increase of + 6.98% for the town of Croom. The population trend experienced by the town since 1991 is summarised in table 4 below. Since 2011 there has been consistent population growth in the town.

Table 4: Population change Croom 1991-2022

Census Year	Population	Population change %
1991	1090*	
1996	1009*	-7.4
2002	1056*	4.7
2006	1045*	-1.04
2011	1157*	10.72
2016	1159	0
2022	1240	6.98

* Population was gathered for the Settlement of Croom as collected by the CSO. This boundary is larger than the LAP boundary and includes a number of additional houses to the west of the town.(excerpt taken from Croom Local Area Plan 2020-2026)

The projected increase of 325 persons equates to 27 additional people per annum (325/12 years). Given that the total population increase in the town according to the Census between 2016 – 2022 was an additional 81 persons over the 6 year period (13.5 persons per annum), Croom is performing below the projected population increase to 2028 as contained in the Core Strategy of the Limerick Development Plan.

Therefore, given the calculations above Croom is under performing by circa 50% below the projections of the Core Strategy having an additional 13.5 persons per annum during the 2016 – 2022 Census period compared to 27 persons per annum envisaged by the Core Strategy. Refer to Table 5 below.

Table 5: Comparative Analysis of population growth performance of Croom with the growth projected for the town by the Core Strategy

Census 2016 total population	Census 2022 total population	Total additional projected population by Core Strategy 2016-2028	Pro-rata growth (persons per annum) 2016 – 2028 by Core Strategy	Total additional Census 2016 - 2022	Pro-rata growth (persons per annum) Census 2016 - 2022
1159	1240	325	27 persons per annum	81	13.5 persons per annum

3.4 Housing growth, zoned land requirements and capacity of existing zoned land to accommodate growth

The Core Strategy set out in the Limerick Development Plan 2022-2028 states 104 residential units are required in Croom for the 2022 – 2028 period with a land requirement of 5.84 hectares to accommodate the additional people. The LAP 2020-2026 zoned 13.47 ha for residential development, comprising residential development area (10.42) and residential serviced sites (3.05). Based on national policy 90% of units are expected at a minimum density of 22 units per hectare and given the established number of low density serviced sites in the town 10% of units are expected at a density of 10 units per hectare. 6.8ha are committed to permissions granted for residential developments since the adoption of the LAP in April 2020, with 5.9 ha of that development on residentially zoned lands, the remainder being on town centre and education and community zoned lands. Therefore circa 7.57ha of residentially zoned lands are available for development which is in line with the requirements of the Core Strategy (5.84ha) of the Limerick Development Plan until 2028.

Croom is under performing in terms of the residential units committed to by planning applications granted. Table 6 below demonstrates that 17 new residential units are required per annum to achieve the population growth of the Core Strategy. To date only 13.5 new residential units have been granted permission per annum over the period March 2020 to October 2024. 16 of these applications have been permitted on Town Centre zoned lands which is in line with Objective H3: Infill Development, Restoration and Renewal of the Croom LAP which promotes living in the centre of the town and the use of infill, vacant and backland sites. It also aligns with Objective CGR O3 Urban Lands and Compact Growth of the Limerick Development Plan 2022-2028 which promotes 30% of new homes within the existing built-up footprint of settlements.

Since the adoption of the 2020 LAP national policy on town centre vacancy, dereliction and regeneration was published in 2022 as The Town Centre First Policy. The Planning Authority considers current residential vacancy in the town when considering the quantum of lands to be zoned for residential use. Aligned to the NPF the Planning Authority promotes compact settlement and the re-use of underused or vacant sites/buildings for new residential units. To provide robust local information on vacancy the Planning Authority undertakes surveys of vacancy in settlements. These were undertaken by the Council in Croom in 2020. Vacant buildings and sites can also provide opportunities for the residential development, often

ideally located sequentially to the town core, accessible to its services and the amenities within walking distance within the town.

Table 6 below sets out the residential development permissions granted by land use zoning types in the town since March 2020, when the LAP was adopted.

Table 6: Comparative analysis of the residential units required by the Core Strategy and the total new residential units committed to through planning applications March 2020 – October 2024

Total residential units required by LAP 2020 - 2026	Pro-rata no. of units required per annum 2020 – 2026 required by LAP	Total units required by Core Strategy 2022 - 2028	Pro-rata no. of units required per annum 2022-2028 required by Core Strategy	Total residential units permitted since adoption of LAP (March 2020-October 2024) per land use zone
273	45.5	104	17	113 - Residential Development Area 2 – Serviced Sites 4 – Existing Residential 16 – Town Centre 91 – Community and Education(Nursing Home beds)
				226 residential units

There have been a number of planning applications for housing developments permitted on lands zoned for new residential development, serviced sites and Town centre, since the adoption of the Local Area Plan. Refer to Table 7 and 8 below.

Table 7 – Planning permission granted for residential development in Croom March 2020-October 2024

Land use zoning	Ref:	Description	Location	No of units	Area (ha)	Commenced (Sept 24)
New Residential	21/7031	Extension of Duration of application 16/244 amended under 19/717	Skagh	46	2.037	Y
	19/8005	Part 8	Tower-field	16	.46	Y
	21/630	Construction of dwellings and demolition of existing house and garage	Skagh	51	2.007	N
	21/649	Permission consequent 18/38	Skagh	1	.1835	Y

	20/1219	Permission consequent 18/38	Skagh	1	.181	Y
Serviced Sites	20/79	Permission consequent 13/148 extended 17/7003	Skagh	2	.222	Y
	21/131	Permission consequent 13/148 extended 17/7003	Skagh	2	.2	Y
Town Centre	20/525	Construction of dwellings on town centre zoned lands	Skagh	14	.357	N
	21/76	Construction of townhouses	11 Main St	2	.031	Y
	21/395	Change of use of commercial building	47/48 Main St	5	.0575	Y
	21/1000	Part retail part residential development	43/44 Main St	1	.017	Y
	23/60064	Renovation of building	Bridge St	3	.2	N
	21/1198	Change of use of 2 retail units	High St	4	.7	N
	24/60522	Change of Use health/medical use at ground floor – former AIB building	High St	1	.108	Y
Education and Community Facilities	22/410	Nursing Home	Skagh	91	1.66	N

Table 8 – Residential zoned lands required per DP, lands zoned in the LAP and lands developed/developing since the adoption of the 2020-2026 LAP

Land use zoning	Required Ha per DP '22-'28	Zoned lands per LAP '20-26	Lands developed since '20	Balance
New Residential	5.84	10.42	2.86	7.56
Serviced Sites	-	3.05	.42	2.63
Town Centre*	-	8.04	.22	7.83

*Town Centre zoned lands will protect and enhance the character of Croom's Town Centre and provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre, while guiding development of an expanded consolidated town centre area. It is worth noting that much of the 7.83 hectares identified as a balance for Town Centre zoned lands have already been development however opportunities exist in small parcels for infill style developments.

Based on the above table there was 10.42 hectares of land zoned for new residential development in the Croom LAP with development commenced on 2.86 hectares. In this respect there is 7.56 hectares available for residential development, though a further 2.37 hectares have been granted permission for residential developments that have not yet commenced. A further .42 hectares has been developed for serviced sites in the town with 3.05 designated in the Local Area Plan 2020-2026. Therefore, there is sufficient land zoned in the Croom Local Area Plan for residential use (residential development and serviced sites) and the current zoning allocations continue to satisfy the core strategy requirements of the Limerick Development Plan 2022-2028.

Part 4 - Progress of securing the objectives of the Croom LAP

Chapter 1 Introduction, Chapter 2 Development Strategy and Chapter 3 Plan Strategy

The table below outlines the key policies and objectives set out in Chapter 1, Chapter 2 and Chapter 3 of the Croom Local Area Plan 2020-2026 and considers their consistency with the Limerick Development Plan 2022-2028 as varied and the higher level plans. It concludes that the LAP aligns with these plans.

Goal/Objective/Policy	Title	Summary	Relevance to extensions of duration of LAP
Policy SS P2	Development of Tier 2 – 6 settlements:	Support sustainable development within settlements Tiers 2-6	This policy remains relevant and is supported in the higher level plans
Obj SS 01	Scale of Development	Ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development. Generally no one proposal for residential development shall increase the existing housing stock by more than 10-15% within the lifetime of the plan.	Objective SS 01 remains relevant in Croom. Planning applications are assessed according to the criteria of the Development Management Standards set out in the Limerick Development Plan '22-'28.
Obj SS 011	Zoning on land for Tier 3 settlements	Monitor/review existing Local Area Plans to align	Objective SS 011 remains

		with the Limerick Development Plan	relevant and is supported in the higher level plans.
Goal	Long term vision for Croom	Consolidate the role of Croom as a town serving a wide agricultural hinterland.	The goal of the Croom LAP remains relevant.
Policy SS 1	Consistency of the Croom Local Area Plan with the hierarchy of statutory plan	To ensure that the Croom LAP is consistent with the hierarchy of statutory plans.	Policy SS 1 remains relevant and is supported in the higher level plans.
Conclusion: The goal, objectives and policies set out in Chapter 1,2 and 3 of the Croom Local Area Plan 2020-2026 are consistent with the Core Strategy of the Limerick Development Plan and the higher level spatial plans.			

Chapter 4: Housing

Since the adoption of the LAP in 2020 there have been a number of permissions granted and commenced for residential development on lands zoned New Residential Development, Serviced Site and Town Centre in Croom. Table 7 above sets out the individual application details. 10.19 hectares of land remains available for new residential development on lands zoned New Residential Development and Serviced Sites with an objective that 30% of new residential shall occur on lands within the Town Centre. This is above the requirement in the Core Strategy of the Limerick Development Plan of 5.84 hectares as referenced in Section 3.4 previously. Given the amount of available residentially zoned lands in the town it is considered that there is sufficient lands zoned for residential use for a further four years. Therefore the LAP remains consistent with the Core Strategy and the objectives of the Core Strategy have not been substantially secured to date.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
Policy H1	Adequately zoned lands	Appropriately zoned lands to cater for the sustainable growth of Croom	Policy H1 remains relevant
Policy H2	Quality shall underpin all new development	Creating and maintaining a sense of place and local distinctiveness in any new development areas.	Policy H2 remains relevant
Objective H1	New Housing	<ul style="list-style-type: none"> Facilitate residential development in 	10.19 hectares

		<p>accordance statutory guidelines and the Limerick County Plan or any amendment to it.</p> <ul style="list-style-type: none"> • Promote the provision of community and other facilities such as childcare as an integral part of new developments. 	<p>residentially zoned lands remain available for residential development in Croom. Objective H1 remains relevant</p>
Objective H2	Residential density, design and mix	<ul style="list-style-type: none"> • Promote the use of master plans for larger landholdings. Promote appropriate densities • Minimum net density of 22 units to the hectare on residentially zoned sites and 10 units per hectare on lands zoned for Serviced Sites. • Density of housing in any location is appropriate to its setting. • Wide range of house types, sizes and tenures are provided • Variety of building heights at appropriate locations. • Compliance with the policies and objectives of the County Development Plan Policy SS P1 and SS P6. 	<p>The Limerick County Development Plan 2010-2016(as extended) has been replaced by the Limerick Development Plan '22-'28(as varied) and the contents of Objective H2 remains relevant.</p>
Objective H3	Infill Development, Restoration and Renewal	<ul style="list-style-type: none"> • Encourage living in the centre of Croom • Emphasise the town centre as the primary retail centre • Promote sensitive infill sites on vacant sites • Consider development of rear plots • Ensure that at least 30% of all new housing 	<p>Planning applications are assessed to the criteria of the Development Management Standards of the Limerick Development Plan.</p>

		development is delivered within the town.	Objective H3 remains relevant.
Objective H4	Social Housing and Joint Housing Strategy	Compliance with Objective HOU 02 of the Development Plan, <ul style="list-style-type: none"> Require that developers comply with Part V 	Objective has been updated in the Limerick Development Plan 22-28 HO 013–objective remains relevant.
Objective H5	Traveller Accommodation Programme	Provide accommodation for the Traveller Community, in accordance with the existing Traveller Accommodation Programme and any subsequent programme formally adopted by the Council.	Objective H5 remains relevant.
Objective H6	Vacant Sites	Identify vacant sites in the Local Authority's area that are suitable for housing. These sites will be entered on a vacant sites register and accordingly will be levied as per the requirements of the Act.	The Vacant Sites Register has been superseded by the Residential Zoned Land Tax. The Council have prepared maps across 17 settlements. No lands have been identified in Croom.
Objective H7	Housing on Agriculturally zoned lands	Permit housing on agriculturally zoned land for the long term habitation of farmers and the sons and daughters of farmers only and subject to the terms and conditions of rural housing policy as set out in the	A new Development Plan has been adopted for Limerick since the making of the Croom LAP

		Limerick County Development Plan.	with updated housing need policies, which remain relevant.
Conclusion: The objectives of Chapter 4 remain relevant and are consistent with the Limerick Development Plan and higher level spatial plans.			

Chapter 5: Economic Development

Croom operates as a service centre for its own community and the wider hinterland with a range of businesses and services across the town. Since the adoption of the LAP the supermarket on Main St has undergone a renovation and extension, permission has been granted for renovation of buildings on Main St to provide 3 new retail units with residential accommodation overhead and Boyle Sports have opened a shop in the town.

Permission has also been granted for two two storey office development at the site of the Croom Enterprise Centre which is yet to commence. The Council granted planning permission to Croom Medical Precision in July 2024 for a 3,050sqm extension of the existing facility to consist of light industrial manufacturing areas and a two storey office building. The application was made across lands with a dual zoning, Enterprise and Employment and Education and Community Facilities and was granted by means of a material contravention to the plan. The application was subsequently appealed to An Bord Pleanala in August 2024, with a decision pending.

A total of 7.51 hectares of land was zoned for Enterprise and Employment use in the Croom Local Area Plan 2020-2026. Permission has been granted for telecommunication structures on some of this lands with sufficient lands remaining for further enterprise development within the town.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
Policy ED1	Facilitate and encourage appropriate, industrial, enterprise and commercial development in Croom	In accordance with the principles of sustainable development and to strengthen the viability of the town centre as the focal point of commercial activity.	Policy ED 1 remains relevant
Policy ED2	Croom as a main centre on the transport corridor	Recognise Croom as a main centre on the transport corridor, which will be promoted as a centre for future development and an important regional	Policy ED 2 remains relevant

		employment function within the surrounding area	
Policy ED 3	Compliance with Limerick County Development Plan	All proposals for economic development shall comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended).	The Limerick County Development Plan 2010-2016(as extended) has been replaced by the Limerick Development Plan '22-'28(as varied) and the contents of Policy ED 3 remains relevant.
Objective ED1	Economic Development Proposals	Permit proposals where they are located on appropriately zoned land, to an appropriate scale without adverse effects to transport, the amenity of adjoining properties, can be serviced and accommodates landscaping on site boundaries.	7.51 hectares of lands are zoned for Enterprise and Employment purposes in the Croom Local Area Plan and Objective ED1 remains relevant.
Objective ED2	Small-Scale Businesses in Residential Area	Permit home based economic activities where they can be accommodated without detriment to the amenities of residential areas and where: <ul style="list-style-type: none"> • The use of the house for business purposes is secondary to its use as a dwelling and the floor area of the business should reflect this; and • Adequate parking requirements are met; 	Development Management Standards of the Limerick Development Plan apply. Objective ED 2 remains relevant.

		Permit non-residential uses in established and proposed residential areas, where they comply with necessary standards.	
Objective ED 3	Retail Development	<ul style="list-style-type: none"> • Emphasise the town centre as the primary retail centre • Encourage new retail development to locate in the town centre by applying a sequential test • Promote sensitive infill developments on sites in the town centre • Proposals at ground floor level in the town centre restricted to active retail, commercial, service, artisan workspace active use. Storage use is not permitted on ground floor street frontage • Consideration to conservation, restoration and reconstruction, where it would affect the settings of protected structures and the (ACA) • Seek high quality shop front design, with emphasis on traditional shop fronts • Encourage the use of upper floors for commercial or residential use Discourage expansion or new build retail/service use outside the Croom LAP boundary 	Objective ED 3 remains relevant.

Objective ED 4	Town Centre/Out of Centre Locations	<ul style="list-style-type: none"> • New petrol stations with an ancillary shop with a maximum net retail floor area of 100sqm will be considered on town centre zoned lands; • No further retail on out of centre locations 	<p>Planning applications are assessed to the criteria of the Development Management Standards of the Limerick Development Plan</p> <p>Objective ED 4 remains relevant.</p>
Objective ED 5	Tourism	<ul style="list-style-type: none"> • Enhance the tourism potential of the Croom area • Enhance the tourism potential of the town, such as the association with the Maigue Poets • Facilitate the provision of tourism information signage in the town centre. • Enhance existing open spaces in the town centre • Encourage new development for the tourist industry to be located near existing services and infrastructure • Protect the natural, built and cultural heritage features from unsuitable development. 	Objective ED 5 remains relevant.
<p>Conclusion: The policies and objectives of Chapter 5 remain relevant and are consistent with the Limerick Development Plan and the higher level spatial plans.</p>			

Chapter 6: Transport

Since the adoption of the LAP work has been ongoing on the delivery of significant transport and accessibility infrastructure in Croom. The town has benefitted from a total of €782,500 funding from the NTA for Active Travel Projects over the lifetime of the Plan.

This funding under Minor Footpath Improvements works has seen:

- (i) footpath extension, drainage and public lighting together with a new pedestrian crossing to the GAA pitch on Ballingarry Road
- (ii) footpath extension from Garda Station out to new Distributor Road on old N20 together with drainage works and new public lighting
- (iii) footpath upgrade from Garda Station and public lighting upgrade on Crecora road to roundabout on new Distributor Road via St. Senans Terrace
- (iv) widened and footpath upgrade works, drainage and new public lighting from Distributor Road Roundabout towards Orthopaedic Hospital on Honeypond road – work is ongoing and will be completed before end of 2024.

Further works include a traffic management plan, the construction of a roundabout at the Garda Station and improvement works to the junction of Main St and High St.

In 2020, Croom was approved for funding of €100,000 under the Town and Village Renewal Scheme and has since developed a car park with 18 spaces in the town which also provided for drainage, surfacing and road markings.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
Policy T1	Integrated Transport system	Provide for an integrated sustainable transport system in Croom that facilitates the needs of pedestrians, cyclists and vehicular traffic.	Policy T1 remains relevant.
Policy T2	Accessibility	Improve accessibility and encourage alternatives to the private car	Policy T2 remains relevant.
Policy T3	New development on suitably zoned lands	Permit development on suitably zoned lands, where infrastructure is available.	Policy T3 remains relevant.
Policy T4	Compliance with the standards set out in the Limerick County Development Plan 2010 – 2016 (as extended)	Proposals shall comply with the standards of the Limerick County Development Plan 2010 – 2016 (as extended) in relation to transport and infrastructure.	The Limerick County Development Plan 2010-2016(as extended) has been replaced by the Limerick Development Plan '22-'28(as varied) and the

			contents of Policy T4 remains relevant.
Objective T1	M20	Accommodate the proposed M20 route, where required, within the plan boundary.	Objective T1 remains relevant.
Objective T2	Movement and Accessibility	<p>To support the provision of a distributor road network through the plan area, as indicated on the Land Use Zoning Map.</p> <p>Encourage the development of safe and efficient movement and accessibility networks that will cater for the needs of all users and encourage priority for walking and cycling and public transport provision. Future development proposals will demonstrate at design stage that consideration of Smarter Travel, mobility and connectivity has been considered;</p> <p>All future development proposal shall incorporate the relevant objectives of the Mid West Area Strategic Plan (MWASP 2011 – 2030), the Smarter Travel Strategy and the promotion of enhanced public transport facilities and services;</p> <p>Ensure that facilities and access are provided for</p>	<p>A distributor road has been constructed and is in operation which provides access to Colaiste Chiarain.</p> <p>Junction improvement works have taken place at High St and Main St.</p> <p>Planning applications are assessed on the principles of Smarter Travel; and the Development Management Standards of the Limerick Development Plan(as varied) 2022-2028</p> <p>Objective T2 remains relevant.</p>

		<p>those with disabilities in the community.</p> <p>Improve the efficiency of junctions as identified on land zoning map in the town</p> <p>Only permit development, where a safe and secure access can be provided;</p> <p>Require roads provided to serve private housing developments are designed to a high standard;</p> <p>Provision of clear and unambiguous carriageway markings and directional signage</p> <p>Safeguard the N20, national road.</p>	
Objective T3	Car parking and traffic management	<p>Provision of off-street public parking areas as part of any application for development;</p> <p>Preparation of a Traffic Management Plan for the Main Street of Croom</p> <p>Ensure that adequate car parking and access provision are provided for those with disabilities in the community.</p>	<p>An off-street car park has been provided along Main St.</p> <p>A traffic management Plan has been developed for the Main St of Croom and has seen the rationalisation of parking. This objective has been substantially completed however it remains relevant.</p>

Objective T4	Noise mitigation	Adopt a strategic approach to managing environmental noise. Developers will be required to ensure that appropriate noise assessments are carried out and the principles of good acoustic design are applied in line with "Professional Practice Guidance on Planning & Noise" (2017) and that predicted internal and external noise levels are in keeping with WHO recommendations and guidance.	Objective T4 remains relevant.
Conclusion: The policies and objectives of Chapter 6 remain relevant and are consistent with the Limerick Development Plan and the higher level spatial plans.			

Chapter 7: Infrastructure

The Croom Local Area Plan 2020-2026 identified that the wastewater treatment plant was operating effectively and currently compliant with treatment capacity for a further 500 population equivalent. Updated information from Uisce Éireann in June 2024 has identified that there has been a significant level of population growth as well as offers issued in recent times and connection applications and enquiries currently under assessment has had the effect of reducing available capacity. As a result of the above, there is insufficient capacity in the Croom WWTP, however following engagement with UÉ they have outlined that a strategic assessment is proposed under the Small Towns and Villages Programme to scope the works required to upgrade the plant for consideration in future investment planning.

In the interim, arrangements will be made to facilitate development in the town and continued engagement will take place between the Local Authority and UÉ to promote additional capacity to the town.

There is a public water supply to Croom which is managed and delivered by Uisce Éireann. The UÉ water supply capacity register June 2023 identifies that there is potential water supply available to Croom but that capacity constraints may exist and connection applications will be assessed on an individual basis considering their specific load requirements. Improvement proposals will include but are not limited to leakage reduction and/or capital investment. These proposals will be required to maintain/improve levels of service as demand increases. These proposals will be developed and prioritised through the National Water Resources Plan and investment planning process. In the interim, arrangements will be made to facilitate development in the town and continued engagement will take place between the Local Authority and UÉ to promote additional capacity to the town.

The Council is committed to managing flood risk in accordance with the principles set out in the ministerial guidelines The Planning System and Flood Risk Management, Nov 2019 and the OPW CFRAM informed the land use zoning in the 2020 LAP. The Croom LAP 2020-2026 was subject to a Flood Risk Assessment. There have been no changes or replacement of these national guidelines on flooding since the adoption of the LAP and there have been no significant flood events since the adoption of the Plan.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
Policy IN 01	Provision of water and sewerage facilities	Co-operate with Irish Water to provide adequate water and sewerage facilities in Croom and raise awareness of energy efficiency, and waste management	Policy IN 01 remains relevant.
Policy IN02	Compliance with standards of the Limerick County Development Plan	Ensure all proposals shall comply with the standards of the Limerick County Development Plan 2010 – 2016 (as extended) in relation to infrastructure.	The Limerick County Development Plan 2010-2016(as extended) has been replaced by the Limerick Development Plan '22-'28(as varied) and the contents of Policy IN 02 remains relevant.
Objective IN 01	Water supply and storage	Facilitate improvements to the existing water supply system Ensure that development proposals provide adequate water infrastructure Reserve land for future expansion of the water services infrastructure.	Objective IN 01 remains relevant
Objective IN 02	Water Conservation	Promote awareness of sustainable water use and to encourage water	Objective IN 02 remains relevant.

		conservation, metering, leakage control, SUDS	
Objective IN 03	Sewerage facilities	Ensure that adequate and appropriate waste water infrastructure is provided for further development to avoid any deterioration in the receiving waters.	Objective IN 03 remains relevant.
Objective IN 04	Surface Water disposal	Ensure adequate surface water disposal including SUDS and green infrastructure solutions where feasible. Ensure the efficiency of the N20 national road drainage scheme is not compromised.	Objective IN 04 remains relevant.
Objective IN 05	Flood Risk Management	Implement the Flood Risk Guidelines 2009 and OPW Technical Specifications and Guidance including the development management justification tests for zoning and assessing planning applications. Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance All flood risk assessment should have regard to national flood hazard mapping	Objective IN 05 remains relevant.
Objective IN 06	Shared bin spaces	Require all commercial and residential developments to be provided with adequate space for storage of waste and recyclable materials. Adequate space for waste segregation in apartment developments and a designated ventilated waste storage area for multi-occupancy development.	IN 06 remains relevant.

		Waste collection for new and re-designed commercial buildings and apartment to be collected directly from them on the street or at the front of the premises.	
Objective IN 07	Broadband	Ensure that all new development proposals, incorporate communications service infrastructure broadband including ducting on an open access basis	Objective IN 07 remains relevant.
Objective IN 08	Broadband, Smart Homes and Smart Buildings	Support the principles of the Limerick Digital Strategy 2017 – 2020 Ensure that new development proposal incorporate modern communications infrastructure such as Broadband, including ducting on an open access basis	Objective IN 08 remains relevant.
Objective IN 09	Telecommunications	Facilitate proposals for telecommunications masts antennae and ancillary equipment.	Objective IN 09 remains relevant.
Objective IN 10	Charging Points for Electric Vehicles	Facilitate recharging points for electric powered vehicles within public car parks, new residential development and at other appropriate locations	Objective IN 10 remains relevant.
Conclusion: The policies and objectives of Chapter 7 remain relevant and are consistent with the Limerick Development Plan and the higher level spatial plans.			

Chapter 8: Environment and Heritage

The Croom Local Area Plan was subject to Strategic Environmental Assessment (SEA). The Local Area Plan incorporated appropriate land use zoning, policies and objectives to ensure that implementation of the Local Area Plan will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and in compliance with the associated objective of the Limerick Development Plan 2022-2028 (as varied). Given the scale of development since the adoption of the LAP it is considered that the extension of duration of the LAP will not result in significant effects on the environment in accordance with

the SEA Directive and Regulations. This report is accompanied by appropriate screening documents.

There are 26 Protected Structures within the LAP boundary. There has been 1 Protected Structure removed from the RPS through the Development Plan process, since the LAP was adopted. This structure was identified as RPS 1130 Sean de Cregg's which is identified by the National Inventory of Architectural Heritage with the same reference number as RPS 1129 R.Creggs Shop and is attached to this premises. There are 18 structures on the National Inventory of Architectural Heritage list in Croom which are also on the Record of Protected Structures List.

There are 12 Recorded Monuments located within the LAP boundary. These include an enclosure, a Mill, a holy well, burial ground, a Castle and Fulacht Fia. The list of the Record of Monuments and Places is maintained and updated by the Archaeological Survey of Ireland. There are no new Recorded Monuments identified within the boundary since the adoption of the 2020-2026 LAP.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
Policy EH 1	Archaeology and architectural heritage	Ensure that the archaeological, architectural, natural and the built heritage of Croom is protected.	Policy EH 1 remains relevant.
Policy EH 2	Compliance with Limerick County Development Plan 2010 – 2016 (as extended)	Ensure that all proposals shall comply with the standards of the Limerick County Development Plan 2010 – 2016 (as extended)	The Limerick County Development Plan 2010-2016(as extended) has been replaced by the Limerick Development Plan '22-'28(as varied) and the contents of Policy EH 2 remains relevant.
Objective EH 01	Protected Structures	Protect structures on the RPS or listed to be entered onto the Record. Resist: <ul style="list-style-type: none"> • Demolition in whole or in part 	Objective EH 01 remains relevant.

		<ul style="list-style-type: none"> • Removal or modification of features or development that would adversely affect the setting of the protected structure. 	
Objective EH 02	Architectural Conservation Area	<p>Protect, conserve and where appropriate enhance the ACA</p> <p>Reflect and respect the scale and form of existing structures within the ACA</p> <p>Retain/incorporate/replicate exterior features.</p> <p>Appropriate improvements to public realm in the ACA.</p>	Objective EH 02 remains relevant.
Objective EH 03	Archaeology	<p>Seek the preservation of known sites and features of historical and archaeological interest.</p> <p>Protect and preserve all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.</p> <p>Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.</p> <p>The area of a monument and the associated buffer areas shall not be included as part of the open space requirement.</p> <p>Where a monument lies within a development, a conservation and/or management plan shall be submitted as part of the landscape plan.</p> <p>Safeguard the value and settings of archaeological remains.</p> <p>Where it is deemed necessary archaeological assessments/investigations will be required prior to a decision on a planning application.</p> <p>Where deemed necessary, archaeological monitoring,</p>	Objective EH 03 remains relevant.

		maybe required outside the area of the RMP.	
Objective EH 04	Upgrade/Renovation of Croom Mill	Promote the sensitive conservation, restoration, reconstruction and upgrade of the Mill.	Objective EH 04 remains relevant.
Objective EH 05	Croom's Protected Views	Safeguard scenic views and prospects within the viewshed of Croom Castle. In particular, maintain views from the roundabout on Bridge Street to the Castle. No development shall be provided within 20m of the exterior face of the Castle wall and no upright development shall be provided within 30m of this wall.	Objective EH 05 remains relevant.
Objective EH 06	Special Control Area	Maintain the integrity of the Special Control area within the plan boundary.	Objective EH 06 remains relevant.
Objective EH 05	Trees on zoned lands	Incorporate trees on lands zoned for development in the townland of Croom and a comprehensive tree survey to be carried out by a suitably qualified person when submitting any future planning applications.	Objective EH 05 remains relevant.
Objective EH 06	Tree Protection and Nature Conservation	Protect natural stone boundary walls, mature trees, woodlands and hedgerows. Felling of trees will require a survey report carried out by a suitably qualified person establishing that the subject trees are of no ecological or amenity value.	Objective EH 06 remains relevant.
Objective EH 07	Climate Change and Adaptation	Support the National Adaptation Framework 2018, the National Climate Change Strategy (or any updated/superseding document) including the transition to a low carbon future.	Objective EH 07 remains relevant.
Objective EH 08	Compliance with the Water Framework Directive	Development activities governed by the plan shall be carried out in accordance with	Objective EH 08 remains relevant.

		the provisions of the EU Water Framework Directive and associated regulations and guidance documentation.	
Objective EH 09	Compliance with Environmental Impact Assessment (EIA) Directive	Developments that fall within the ambit of the EU EIA Directive and associated regulations shall be subject to Appropriate Assessment/Strategic Environmental Assessment and the contents of the revised directive and the updated regulations.	Objective EH 09 remains relevant.
Conclusion: The policies and objectives of Chapter 8 remain relevant and are consistent with the Limerick Development Plan and the higher level spatial plans.			

Chapter 9: Community and Recreation

Since the adoption of the Local Area Plan in April 2020 a new school building has been opened for Colaiste Chiarain and accommodates 750 students. Funding has been secured for resurfacing and landscaping works of the Riverside Walk from Croom Mill towards Islandmore. A Pain Management Centre has opened at the Croom Orthopaedic Hospital and monies have been allocated through the Local Community Development Committee for play equipment and signage.

Planning permission has been secured for a 91 bed nursing home on Community and Education zoned lands within the town.

In 2021 €198,000 was approved under Measure 2 of the Outdoor Recreation Infrastructure Scheme for the Croom Riverside Walk. The project was undertaken by the Adare/Rathkeale Municipal District with the support of Croom Development Association and allowed for the upgrade of the riverside walk (approx. 1km) including resurfacing and landscaping from Croom Mills towards Islandmore/Anhid, adjacent to the River Maigue, improving connectivity to Cois Sruthain Housing Estate with a new universal access ramp with handrail and public lighting. Overgrown hedges/grass verges were cut back/trimmed, new landscaping provided where needed and a number of park benches were installed at strategic locations where the views of the River Maigue could be enjoyed. A new sign was also installed at the entrance to the Riverside Walk.

The Rural, Community and Culture Development Directorate have also purchased the Old Post Office in Croom. Presently there are no plans for its repurposing.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
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Policy C1	Community infrastructure	Ensure that community infrastructure and a range of open space opportunities for passive and active recreation contribute to a vibrant, prosperous settlement.	Policy C1 remains relevant.
Policy C2	Compliance with Limerick Development Plan	Ensure that all developments in relation to community infrastructure, education, childcare, health facilities, open space, and recreational facilities comply with the standards of the Limerick County Development Plan 2010 – 2016 (as extended).	Since the adoption of the LAP in 2020 the Limerick Development Plan '22-'28(as varied) was adopted. The LAP aligns with the policies and objectives of the Development Plan Policy C2 remains relevant.
Objective C1	Protection of lands zoned for open space	Protect existing open space, semi natural open space from encroachment and inappropriate development Develop active and passive recreational amenities as opportunities arise	Objective C1 remains relevant.
Objective C2	Improve Open Space Provision and encourage active and passive open space use	Co-operate with local groups to provide quality sports and recreational facilities Ensure residential development incorporates appropriate provision of quality public open space and playlots.	Objective C2 remains relevant.
Objective C3	Open space hierarchy and playground provision	Require residential development to adhere to the requirements	Objective C3 remains relevant.

		<p>regarding open space within housing estates in accordance with Table 10 Open Space Hierarchy in Residential Estates.</p> <p>Require applications for residential developments to demonstrate that consideration has been given to the provision of functional open space as per DEHLG 2009 guidelines on Design of Urban Residential Development.</p> <p>Seek to ensure that every new residential unit in new housing developments is located within 100m walking distance of a pocket park / play lot, small park, or local park.</p>	
Objective C4	New amenity areas walkways, allotments and community gardens	<p>Continue to facilitate the development of walkways as indicated on the Amenity Map.</p> <p>Any proposed development adjacent to walkways must incorporate connecting pathways into the walkway in their design. Developments shall be designed to ensure that properties overlook proposed walkways.</p> <p>Co-operate with other agencies to provide recreational and amenity facilities in the area.</p> <p>Facilitate opportunities for food production through allotments or community gardens.</p>	Objective C4 remains relevant.
Objective C5	Educational Facilities/Community	Ensure that there are sufficient educational	Planning permission has

	& Education zoned lands	places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential development of 5 or more dwellings. Ensure that all proposals for childcare facilities shall comply with the standards of the Development Plan or any subsequent plan. Allow for the provision of a nursing home/elderly accommodation on the lands identified on the land use zoning map marked with * on Map Cr-20/26-01. This shall not apply to other lands zoned Education and Community Facilities.	been granted for a Nursing Home and a number of independent living units on lands zoned for Community and Education purposes as identified on the land use zoning map marked with * on Map Cr-20/26-01. Objective C5 remains relevant.
Objective C8	Provision of Healthcare Facilities	Support the HSE and other healthcare providers in the provision of appropriate healthcare facilities in the community	Objective C8 remains relevant.
Conclusion: The policies and objectives of Chapter 9 remain relevant and are consistent with the Limerick Development Plan and the higher level spatial plans.			

Chapter 10: Urban Design

Chapter 10 of the Croom Local Area Plan identifies good urban design as essential for attractive places to live in, work in and relax in. It provides guidance to assist prospective applicants to address aspect of planning and design that the planning authority will be taking into account when assessing applications for future developments. The area along Main St and High St has been identified in the town as an opportunity area, where transformation could occur and the role and key enabling works along these streets have been outlined in the LAP.

These enabling works included rationalise parking in the town and carrying out junction improvement works, challenging vacancy and dereliction, encouraging the reuse of the existing building stock, promoting infill and ensuring all developments are of a high quality

design. To date a traffic management plan has been developed for the village and a roundabout has been installed at the Garda Station. A number of planning permissions have been granted for the reuse of buildings along Main St for commercial and residential purposes and the supermarket has been redeveloped and extended to a high standard.

Potential still exists for the use of the Market Square as a Civic Plaza and gathering space and the Plan will continue to support this.

Funding allocated in Croom since the adoption of the Local Area Plan in April 2020

Location	Cost	Source of Funding
Croom Riverside Walk	€220,000	€198,000 funded from the Outdoor Recreation Infrastructure Fund
Car Park in Town Centre	€125,000	€100,000 funded from the Town and Village Renewal Scheme
Active Travel Schemes	€782,500	National Transport Authority
47/48 Main St -5 units	€1,693,171.	DHLG Capital Assistance Scheme €340,309
Towerfield – 16 units	€4,661,410.	€746,599
Elm Park Drive		€167,152
St Senans Terrace		€137,655
Main Street, Croom		€123,500

The Government’s Housing For All – A New Housing Plan for Ireland proposed a new tax to activate vacant land for residential purposes as a part of the Pathway to Increasing New Housing Supply. The Residential Zoned Land Tax (RZLT) was introduced in the Finance Act 2021. It is intended that the RZLT will replace the Vacant Site Levy in the future. The objective of the tax is to activate land that is serviced and zoned for residential use or mixed use, including residential use, in order to increase housing supply and to ensure regeneration of vacant and idle lands in urban locations. The tax will be administered by the Revenue Commissioners. However, as part of the RZLT process, Limerick City and County Council prepares annual Draft and Final Maps of the land considered to be in scope for the RZLT. Draft maps have been prepared for 17 settlements across the City and County. Currently, given the capacity constraints in the water services infrastructure in Croom, the settlement has not been included in the RZLT maps. The availability of infrastructure will be kept under review annually through the preparation of the RZLT Draft Maps.

There are 9 sites however in Croom entered by the Council on the Derelict Sites Register, under the Derelict Site Act 1990. One property has been compulsorily acquired under the Act and vacancy remains an issue in the town. Geo Directory analysis reports a commercial vacancy rate of 13.1% in Croom in Q2 2024 when the national average commercial vacancy rate was 14.4%. Residential vacancy is recorded on Geo Directory as 3.1% in Q2 of 2024, while the national vacancy rate is recorded as 3.9%. Local authorities administer the Vacant Property Refurbishment Grant and prioritise applications in areas where the level of vacancy or dereliction is high. 2 applications have been approved for Vacant Property Refurbishment Grants in Croom with one application in progress.

Rural Limerick Housing Development Project (RLHDP) is a pilot project funded under the Rural Regeneration and Development Fund (RRDF). A successful application was made to the Rural Regeneration Development Fund (RRDF) in 2020 with €2.5m of funding awarded towards the regeneration of 5 no. towns - Askeaton, Ardagh, Abbeyfeale, Bruff and Rathkeale. In 2022, 7 no. additional towns - Ballingarry, Croom, Cappamore, Hospital, Kilfinnane, Kilmallock and Newcastle West were included. The project allows for LCCC to refurbish properties and offer them for sale on the open market. To date no properties have been added in Croom.

Objective/Policy	Title	Summary	Relevance to extension of duration of LAP
Policy UD1	Urban Design	Promote high quality design through the LAP area and ensure that future development in Croom is guided by principles of best practice and sustainability	Policy UD1 remains relevant
Policy UD2	Compliance with Limerick County Development Management Guidelines	Determine applications for development in accordance with the standards set out in the Croom LAP and the Limerick Development Plan	Policy UD2 remains relevant and the Standards set out in the Limerick Development Plan 2022-2028
Conclusion: The policies of Chapter 10 remain relevant and are consistent with the Limerick Development Plan and the higher level spatial plans.			

Part 5 – Environmental Consideration

The Council has prepared an Environmental Screening Reports to accompany this Report to address the environmental obligations of the Council for the extension of duration of the LAP in terms of Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Council invited submissions from the Environmental Bodies regarding the proposed extension of the lifetime of the LAP. This is set out in Part 2 of this Report.

Limerick City and County Council is satisfied that the proposed extension of duration does not have the potential to give rise or contribute to negative impacts on any European Sites. Accordingly, it is determined that there is no requirement for the proposed extension of the Plan to be subject to Appropriate Assessment. Equally, the proposed extension of duration does not give rise to any strategic environmental concerns and having consulted with the Environmental Authorities it is determined that the proposal does not give rise to significant

adverse environmental effects, and the proposed extension to the Croom LAP does not require full SEA.

Part 6 - Conclusion and Recommendation

In order to sustainably strengthen Croom's position as a settlement that functions efficiently, capitalising on infrastructure, and the town's inherent strengths, there are a number of policies and objectives in the 2020-2026 Local Area Plan that remain relevant and have not been secured.

In summary, it is the opinion of the Mayor that:

- The Croom Local Area Plan 2020 – 2026, is consistent with the objectives and core strategy of the Limerick County Development Plan 2022-2028 and the higher level spatial plans.
- The objectives of the Croom Local Area Plan have not been substantially secured.
- The Council is satisfied following the environmental screening process for SEA and AA that the proposal to extend the duration of the LAP and the deferral of making a new LAP does not have negative strategic environmental consequences.
- The sending and publishing of notices to review the existing LAP may be deferred for a period of 4 years. Therefore, the lifespan of the Croom Local Area Plan 2020 – 2026 should be extended for a further four years.

Accordingly, it is recommended that the following resolution be approved by the Elected Members of the Adare-Rathkeale Municipal District:

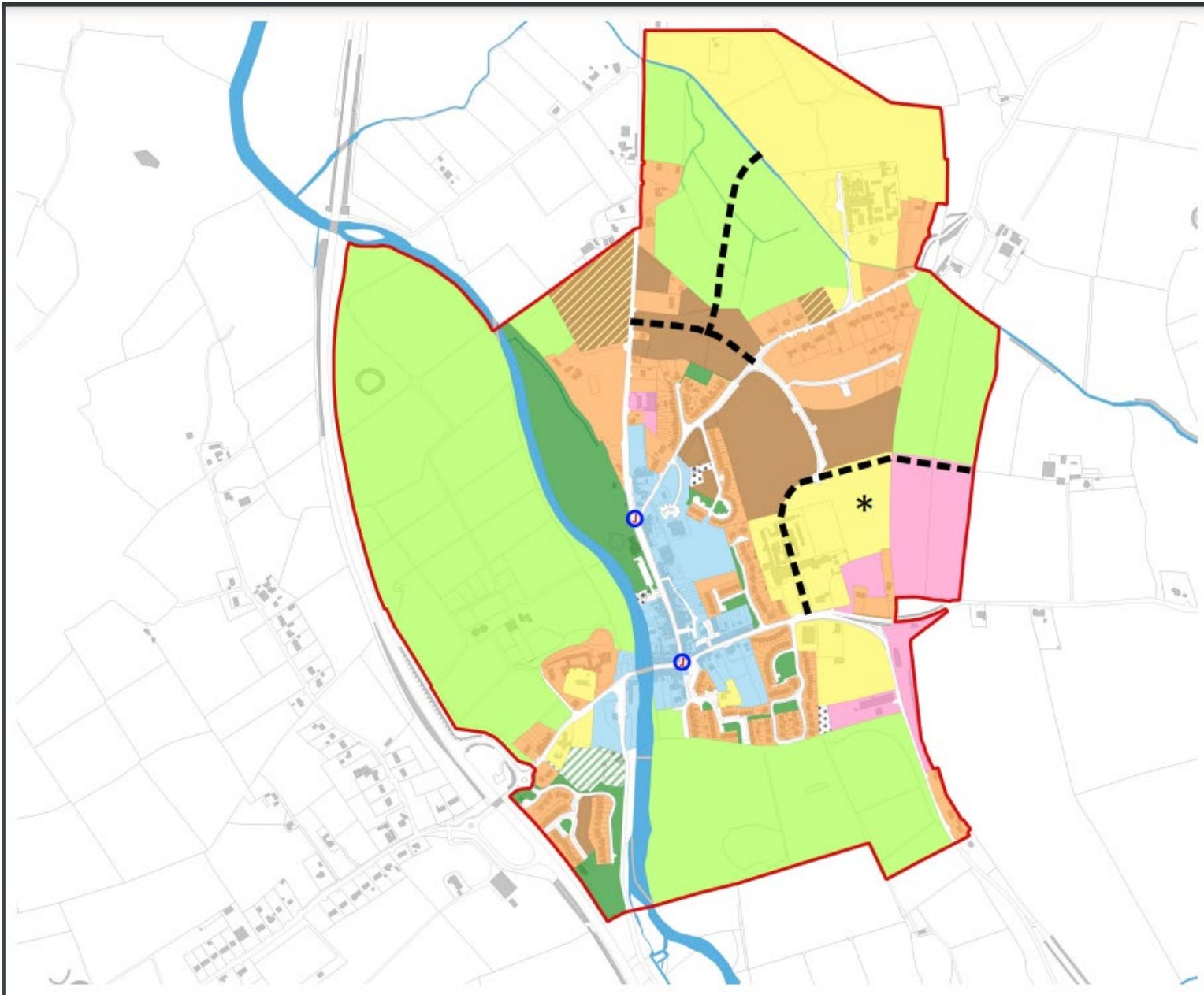
'Having considered the Mayor's report, the Planning Authority resolves to extend the life of the Croom Local Area Plan 2020 – 2026, by a further 4 years, from the date of the resolution in accordance with the provisions of Section 19 of the Planning and Development Act 2000 (as amended), which provides for the extension of the valid life of a Local Area Plan'.

John Moran
Mayor of Limerick

Appendix 1

**Croom
Local Area Plan
2020-2026**

Zoning Map



- Legend**
- Agriculture
 - Existing Residential
 - Residential Development Area
 - Residential Serviced Sites
 - Town Centre
 - Education & Community Facilities
 - Enterprise & Employment
 - Open Space & Recreation
 - Special Control Area
 - ⋯ Utility
 - Indicative Distributor Roads
 - LAP Boundary
 - P Proposed Junction Improvements
 - * Refer to Objective C5

Forward Planning
Economic Development Directorate

A. Senior Planner
Limerick
E-mail: asenior@limerickcityandcountycouncil.ie

Michaela Quill, Director
Feb 2020
E-mail: mquill@limerickcityandcountycouncil.ie

NA	Cr-20/26-01
C.O'Keefe	N. O'Connell
	Feb '20

