

Patrickswell Local Area Plan 2015-2021



April 2015



Forward Planning
Pleanáil chun tosaigh

In accordance with the provisions of the Planning and Development Act 2000 (as amended), Section 20 (4A), this Local Area Plan came into effect on 13th April 2015, four weeks from the date of its adoption by elected members of the Metropolitan District of Limerick on the 16th March 2015.

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Structure of the Plan

Chapter 1 Introduction

This chapter introduces the Patrickswell LAP 2015 - 2021, and the statutory context which informs the LAP.

Chapter 2 Context

This Chapter describes the geographical location of the town: its historical evolution, present day function and an overview of the socio-economics and demographics of the town, specifically population, age profile, employment, education and travel patterns.

Chapter 3 Plan Strategy

This Chapter outlines the Council's vision statement for the development of the town, and the consequent strategic objective to achieve the vision statement. A SWOT analysis of the town is undertaken bearing in mind the issues identified by the various stakeholders who made submissions during the non-statutory pre-draft stage. Importantly, this Chapter sets out the reasoning behind the allocation of zoning and objectives of the LAP based on population projections. These population projections are detailed in the Limerick County Development Plan 2010 – 2016.

Chapter 4 Housing

Chapter 4 sets out the requirements of the Council regarding any proposed residential development. This discussion includes the requirements of the Limerick County Development Plan, residential density, design, housing mix and phasing, infill development, social housing and traveller accommodation.

Chapter 5 Economic Development

This Chapter outlines the labour market in Patrickswell based on the most up to date census figures, skills and education which affects employability. The Chapter discusses lands zoned for enterprise and employment, mixed use, small-scale businesses in residential areas and commercial and retail development in the town and tourism.

Chapter 6 Transport

This Chapter briefly describes national and regional transport policy and how it informs the Councils local transport objectives for the town.

Chapter 7 Infrastructure

This Chapter briefly deals with water services infrastructure including water supply, waste water treatment, storm water drainage, flood risk management, waste management, energy and electricity and access to broadband and telecommunications.

Chapter 8 Environment and Heritage

This Chapter deals with the archaeological, architectural, natural and built heritage. Topics discussed include Protected Structures, Recorded Monuments, the natural environment and climate change.

Chapter 9 Community and Recreation

Chapter 9 looks at provisions made by the Plan for education, health facilities, open space and community infrastructure.

Chapter 10 Urban Design

Chapter 10 gives a brief overview of the Council's requirements for the design of future buildings and places. Two opportunity areas are identified as having potential for development.

Chapter 11 Land Use Zoning

This Chapter describes the purpose of the various land use zones of the Plan.

Chapter 1 Introduction

1.1 What is the Patrickswell Local Area Plan (LAP)?

The Patrickswell Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick City and County Council's planning policies for the town of Patrickswell. This plan, when adopted will replace the Patrickswell LAP 2009 - 2015. The aim of the LAP is to establish a framework for the planned, coordinated and sustainable development of the town of Patrickswell, including the conservation and enhancement of its natural and built environment over the next six years and beyond. The LAP provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

The plan builds on the review of the Patrickswell LAP 2009 - 2015, taking into account recent key development trends and national, regional and local policy developments.

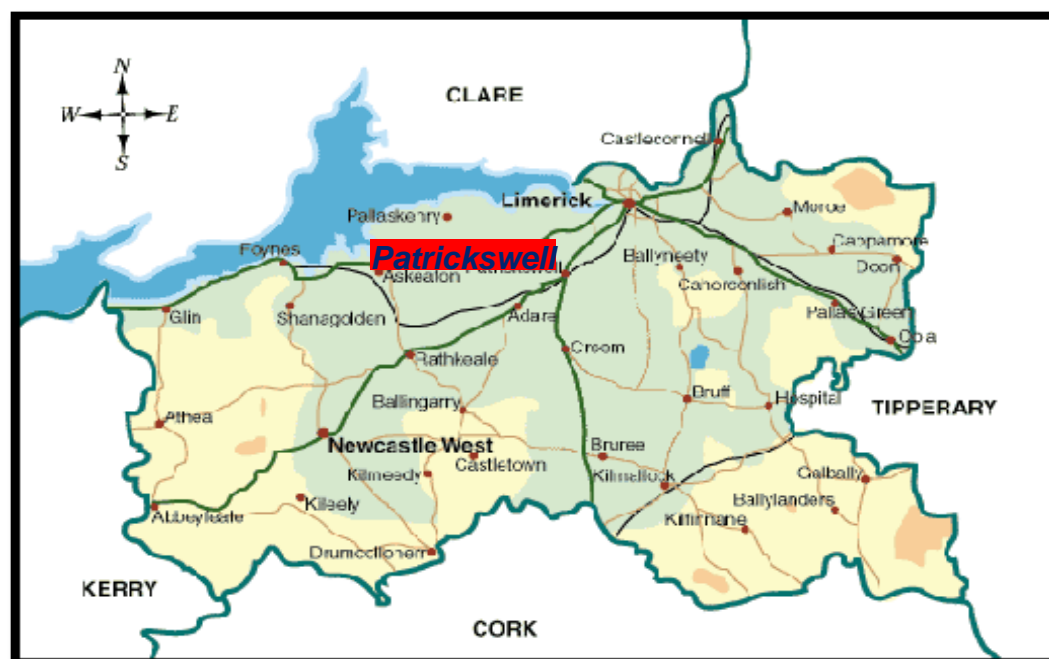
All planning applications in the town of Patrickswell will be measured against the contents of this LAP and the current Limerick County Development Plan.

The Patrickswell LAP must be read in conjunction with the Limerick County Development Plan 2010 – 2016 and any variation thereof. Unless otherwise stated, the general development plan policies, objectives and development management standards still apply to the area.

1.2 Plan Area

The Patrickswell LAP covers approximately 1.56 square kilometres (156 hectares) in area and falls into the Patrickswell Electoral Division (ED). It contains parts of the townlands of Attyflin, Ballyanrahan East, Ballyvelogue and Barnakyle. The extent of the boundary of the plan is determined by the pattern of urban development and the M20 Limerick to Cork national primary road. The town is located approximately 12km south west of Limerick city centre.

Figure 1.1 Location of Patrickswell



Not to scale

1.3 The Review Process

1.3.1 Steps involved in preparation of the plan

The review of the Local Area Plan commenced on the 14th June 2014 with the publication of an issues paper entitled 'Proposed Patrickswell Local Area Plan 2015 - 2021 – Issues Paper.' Its intention was to prompt discussion on local issues at pre draft stage. Copies of the issues paper and an invitation to make a submission were sent to local community and voluntary agencies in the area. A public information evening was held in the Community Resource Centre in Patrickswell town on the 16th June 2014.

The LAP went on public display at the Economic Development and Planning Department in Patrick Street, County Buildings, public libraries and on the internet at www.lcc.ie for a period of six weeks from 01st November 2014 – 15th December 2015. Again, written submissions were invited and a public information evening was held in the Community Resource Centre in Patrickswell town on the 05th November 2014. At the end of the public consultation period a Chief Executive's Report was prepared on issues arising during the public consultation period and was submitted to the Members of the Metropolitan District of Limerick for their consideration. Following consideration of the Chief Executive's Report, the elected member's decided to materially amend the proposed local area plan and a further period of four weeks public consultation took place from the 31st January 2015 to the 02nd March 2015 on these material alterations only. A further Chief Executive's Report on the submissions received regarding the proposed amendments was then prepared for the Councillors who having considered the report made the new local area plan on the 16th March 2015.

1.3.2 Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementing a plan or programme prior to its adoption. The Plan does not fall within the thresholds for which a Strategic Environmental Assessment (SEA) is mandatory. The Plan was screened in line with “Implementation of SEA Directive (2001/42/EC): Assessment of Certain Plans and Programmes on the Environment - Guidelines for Regional Authorities and Planning Authorities” to determine whether or not a SEA would nevertheless be appropriate. After consultation with the Environmental Authorities it was determined by the Planning Authority that a full Environmental Report was not required. See Appendix 3 for SEA Screening.

1.3.3 Appropriate Assessment (AA)

In accordance with Articles 6(3) and 6(4) of the Habitats Directive the Planning Authority undertook an Appropriate Assessment Screening Report of the plan which found that the plan would have no significant effects on Natura 2000 sites.

1.3.4 Flood Risk Assessment

A Stage One Flood Risk Assessment has been undertaken in support of the Patrickswell LAP. See Appendix 2 – Flood Risk Assessment. The information gathered has informed the Land Use Zoning Map included in this LAP. The LAP has adopted the precautionary approach and lands which have been identified as potentially at risk to flooding have generally been zoned for uses which are not considered vulnerable.

1.4 Planning Context

In accordance with the Planning and Development Act 2000 (as amended) the LAP has been informed by a hierarchy of national, regional, and local spatial planning policies. See Figure 1.2 below.

Figure 1.2 Hierarchy of Spatial Planning Policies



A summary of some of the provisions of relevant guidelines and policy documents are outlined below.

1.4.1 National Planning Context

1.4.1.1 National Spatial Strategy 2002 - 2020

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. Its focus is on people, on places and on building communities. The National Spatial Strategy concentrates on a number of specific regions and their development by identifying Gateway settlements throughout the country which are to be used to support geographically balanced growth in the regions outside of the Greater Dublin Area. Patrickswell is considered to play a complementary role to the development of the Limerick – Ennis - Shannon Gateway as outlined in the Mid West Regional Planning Guidelines.

1.4.2 Regional Planning Context

1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022

This document has been prepared in accordance with the overall policy frameworks established by the National Spatial Strategy and the National Development Plan 2007-2014. It sets clear objectives and targets to guide County Development Plans and Local Area Plans within the region, specifically in relation to future population, settlement strategy, development distribution and infrastructure investment priorities. The Regional Planning Guidelines provide a wider area approach to the development of Limerick City and County. These guidelines look at Limerick in its regional context and identifies sub-regions or 'zones', with the core area of the region incorporating the Limerick Shannon Gateway. Patrickswell is located in zone 1.

1.4.2.2 Mid-West Area Strategic Plan (MWASP) 2012 - 2030

A strategic planning, land use and transportation strategy for the Mid-West region has been prepared and was adopted by the elected members of Limerick County Council in September 2012. MWASP provides for a comprehensive integrated plan for Land Use Planning and Transportation in the Mid-West Region over the next 30 years.

1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016

This strategy, which was incorporated into the County Development Plan, was prepared in 2010 on behalf of Counties Limerick and Clare and Limerick City Council. It addresses the retail needs, opportunities and issues of the Mid-West region and sets out an integrated strategic framework for retail planning in the Mid West over the period to 2016.

1.4.2.4 Joint Housing Strategy 2010 – 2017

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Act 2000 (as amended) and covers the functional areas of Limerick County Council, Limerick City Council and Clare County Council. A critical objective of the Housing Strategy is to ensure the provision of housing for the existing and projected future populations in accordance with the principles of proper planning and sustainable development. The housing

strategy also aims to provide an equitable level of social housing and social integration.

1.4.2.5 Limerick and Clare Sports and Physical Recreation Strategy

The Strategy reflects key policies in the existing Recreational Strategies for Limerick and Clare and the Mid-West Regional Planning Guidelines 2010-2022. The development of the Strategy was overseen by a Steering Group which included representatives of the four Authorities as well as the Department of the Environment, Heritage and Local Government and Limerick Regeneration.

1.4.3 County Planning Context

1.4.3.1 Limerick County Development Plan 2010 – 2016

The Limerick County Development Plan 2010-2016 is the 'parent' document for this Patrickswell LAP, and thus the LAP is made in accordance with the policies and objectives as set out in the County Development Plan.

The Limerick County Development Plan 2010 – 2016 sets out the Council's policy to steer future development in the County based on a settlement hierarchy reflecting settlement function. It outlines population targets and zoning requirements for settlements for the years 2016 and 2022 which must be incorporated into LAPs.

The settlement structure for County Limerick which is set out in the County Development Plan designates Patrickswell as a Tier 3 settlement. Tier 3 settlements are generally located on major transport corridors and are promoted as secondary development centres for significant future development. They provide a wide range of services and their functions are complementary to the Limerick Gateway, the Key Service Centres and each other. They also have an important regional employment function within their surrounding catchment areas.

1.4.3.2 Limerick 2030 An Economic and Spatial Plan for Limerick

The Limerick 2030 plan provides an economic and spatial plan for Limerick City and County up to 2030. The plan is structured around three main elements. The first is an Economic Strategy which identifies how Limerick needs to be positioned in order to best take advantage of economic opportunities in order to build a stronger local economy through the creation of employment and the attraction of investment. The second element is a Spatial Plan focused on revitalising and redeveloping Limerick City Centre and the final element is a Marketing Plan which aims to use Limerick's unique and positive attributes to change perceptions of how Limerick is viewed.

1.4.4 Other Planning Guidelines

Planning Authorities are required to take account of any policies and guidelines issued by the Minister. For a comprehensive list of other policy

documents taken into account in preparing this plan refer to Chapter 1 in the Limerick County Development Plan 2010 – 2016 and the DoECLG on <http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/PlanningGuidance/>

Chapter 2 Context

2.1 Geographical Context

Patrickswell is located approximately 12km south west of Limerick City centre and is 31km west of the town of Newcastle West. Its hinterland is the rural area defined by the Limerick County Development Plan 2010 – 2016 as an area of Strong Urban Influence. The town is strategically located in relation to the national roads network. It can be accessed at either end from the M20 – from the junction for the Limerick Racecourse or the M20/N21 junction further west. The town was bypassed in 2001 and the M20 continues to Limerick as a dual carriageway. The southern edge of Patrickswell is defined by the M20 Motorway.

The town evolved in the 17th century as a village for the workers of local landlord estates. The town retains the appearance of a linear settlement with many traditional single storey buildings located along the main street. In more recent times the town developed further along the old Limerick/Cork road and the L-1401-1 local road which serves Clarina to the north. The topography of the wider rural area is broadly flat with some locally prominent hills and ridges.

2.2 Historic Evolution

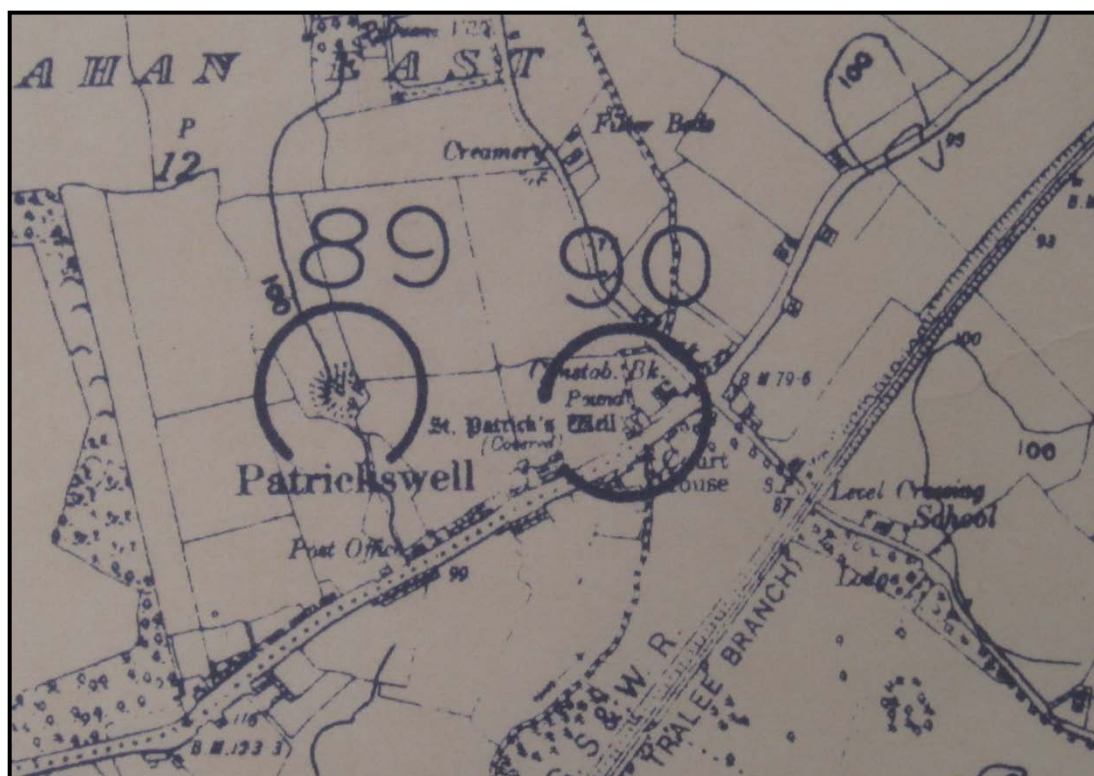
Patrickswell is contained within four townlands, Ballyanrahan East, Ballyveloge, Barnakyle and Attyflin. It is on the boundary of three civil (medieval) parishes, Kilkeedy, Killonahan and Mungret. The earliest known surviving settlement in Patrickswell is represented by the large ringfort (LI012-089) 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 5 ringforts within a kilometre of the town centre. The well which gives the town its name may date from this period also, or may be somewhat later. There are 19 wells dedicated to St. Patrick throughout Co. Limerick and it is unlikely that the saint visited all the sites (Danachair, 1955, 196-7)¹. The well was originally open and was recorded as curing sores, toothaches and other pains 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. It was covered by a pump in 1890 (*ibid.*, 215). The Civil Survey of Ireland (1654-56)² 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's moving into the area. The graveyard at Kilcoran contains two vaults of the Rose family, one dating from 1695 (Irwin, 2013, 184)³. Attyflin, the home of the Westropp's, dates from the mid 1700s. It has been suggested

¹ Ó'Danachair, C. 1955 'The holy wells of Co. Limerick', *Journal of the Royal Society of Antiquaries of Ireland*, LXXXV, 193-217.

² Simington, R.C. 1938 *The Civil Survey AD 1654 – 1656, County of Limerick*, Vol. IV, Dublin.

³ Irwin, L. 2013 *The diocese of Limerick: an illustrated history*, Holywood, Co. Down.

Figure 2.2 Map of Patrickswell, from Ordnance Survey, 6 inch map, 1923

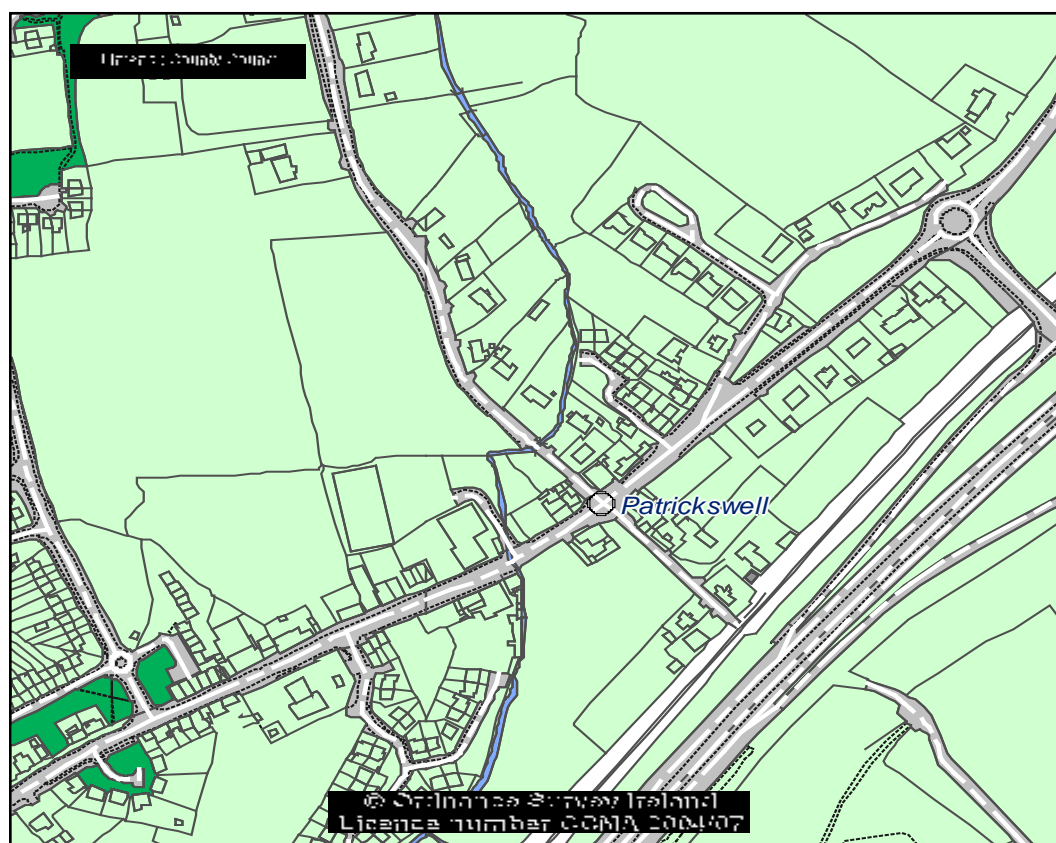


Not to scale

Figure 2.3 Aerial Photograph of Patrickswell town centre, 2006



Figure 2.4 Map of Patrickswell town centre, OSI, 2013



Not to scale

2.3 Natural and Built Environment

Patrickswell is located on the boundary between the Agricultural Lowlands landscape area and the Shannon Coastal Zone landscape area as designated by the Limerick County Development Plan 2010 – 2016. This lowland farming landscape is defined by regular field boundaries with a developed hedgerow system and the primary farming activity is pastoral or dairy farming. Consequential to its agricultural hinterland Patrickswell evolved as a worker's village at the edge of several 17th century landlord estates.

Patrickswell is essentially a linear town having developed along the old N20 Limerick to Cork national 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 town 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 town boundary. These provide services not only for the resident population but also for a much wider rural based population. Patrickswell town centre stretches along the old N20 national road consisting mainly of retail, commercial, public/institutional buildings and some residential dwellings. A more loosely knit pattern of development, consisting mainly of housing, spreads further north. The majority of the town's building stock is of nineteenth and early

twentieth century origin. The town lacks a strong urban structure but displays a number of notable buildings, including the former parochial house at Ballyanrahan East, the Community Resource Centre Building, the Dark Horse pub and the Cú Chulainn bar located on Main Street.

There are 7 Protected Structures within the LAP boundary. Two of these protected structures are also listed in the National Inventory of Architectural Heritage. There are three recorded archaeological monuments within the LAP zoned area and a further 5 monuments just outside the LAP boundary.

Figure 2.5 St. Patrick's Well on Main Street



2.4 Function

The town performs an important civic, trade/market and service function for the resident population and for the surrounding hinterland. This is evident by the range of services and businesses operating in the town.

Most of the local economic activity is located on Main Street. Patrickswell has, a post office, a credit union, two large convenience retailers including service stations (Centra and Gala), and a number of smaller comparison retailers. The town also has 3 pubs and 3 restaurants/takeaways as well as a bookmakers, a pharmacy, a butcher, and a number of hair dressers/barbers/beauty salons. Educational, health and community facilities include a primary school and a Garda station.

Patrickswell is also famous for its sporting tradition particularly in GAA with the local team having won 18 Senior County Hurling Championships over the years. Also the close proximity of Limerick Racecourse to the town offers potential to attract a significant number of people into the town. The development of a cycleway linking Patrickswell with the Raheen and Dooradoyle areas of Limerick City also offers potential for recreational tourism.

2.5 Demographic and Socio-economic Context

2.5.1 Population

The total population of Patrickswell town according to the 2011 census was 841. This represented a 9% decrease in population from the 2006 figure which was 924. The population decreased significantly in the 2000's when compared to the period between 1991 and 2002 which showed a population decrease of 2%.

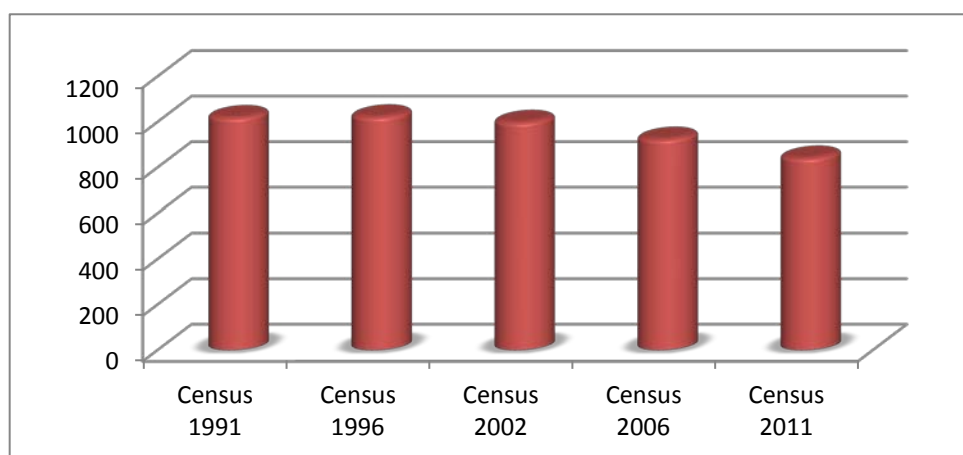
Table 2.1 Total Population of Patrickswell town

Year	Population	Population change %
1991	1019	
1996	1022	+0.29%
2002	998	-2.34%
2006	924	-7.40%
2011	841	-8.98%

Source: CSO Census

The graph below indicates the total population trend experienced by Patrickswell town over the period 1991 to 2011. The town has experienced a steady decrease in population since 1996. This is largely due to the fact that the sewerage system was until recently at capacity and therefore no significant developments were built during the construction boom years of the late 1990's and 2000's.

Figure 2.6 Population trend experienced in Patrickswell town, 1991 – 2011, CSO



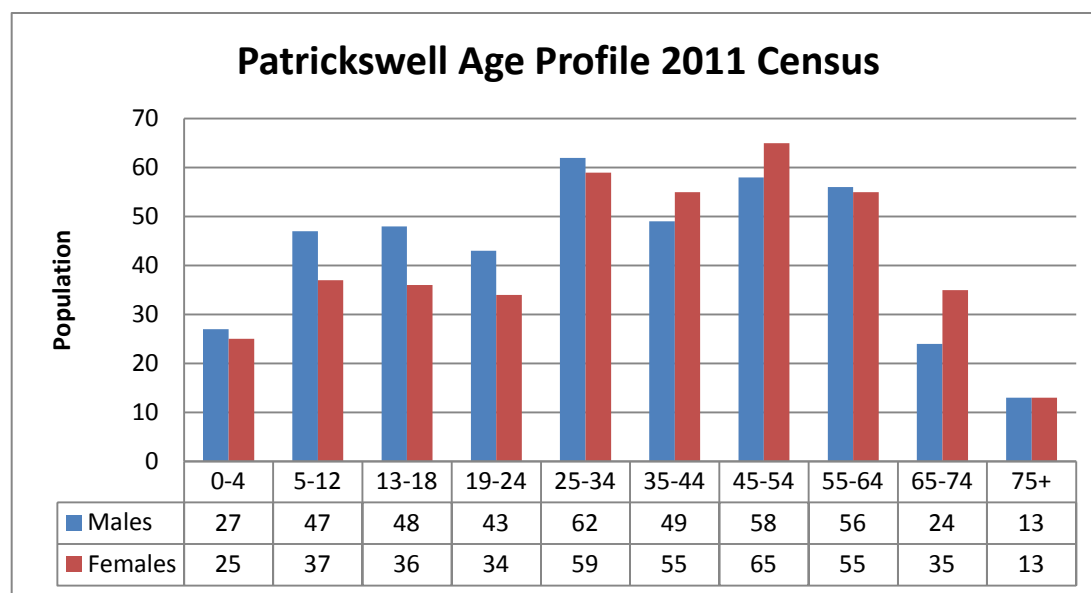
2.5.2 Age profile

The graph below depicts the age structure in Patrickswell in 2011. The proportion of the age category associated with young families, between 25 and 44, is 26.7% of the total population. This is below the national average of 31.6%. Accordingly only 16.2% of the total population are aged 12 or under, in

comparison with the national average of 18.75%. This is well below what one would expect for a commuter town experiencing the type of growth typical of the recent property boom. However this can be explained by the lack housing developments constructed in the town during the construction boom years due to the lack of a proper functioning sewerage system.

The proportion of those who are aged between 45 and 64 is in contrast well above the national average, at 27.8% (the national average of 22.73%). Many in this age group will have older children and therefore the proportion of those who are in their teens is higher than the national average at 10% compared to 7.5% for the State. The age profile reflects the fact that development of Patrickswell stalled during the property boom, in contrast to a lot of other settlements within the vicinity of Limerick city.

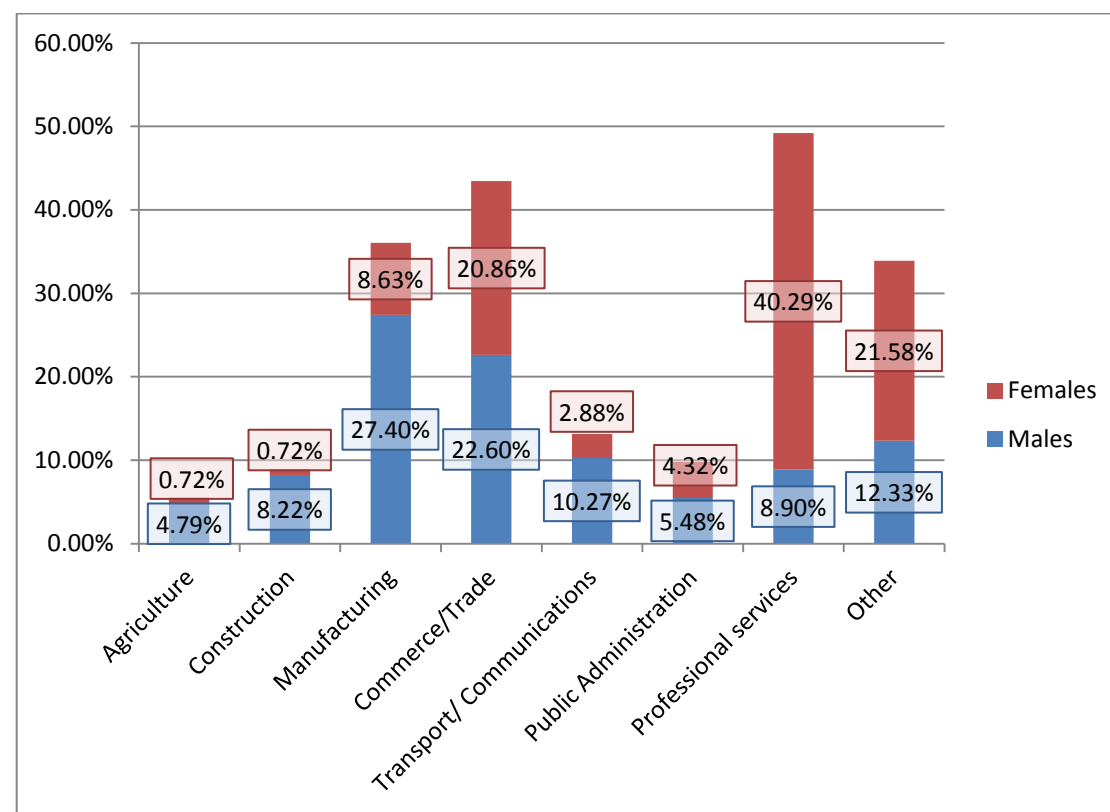
Figure 2.7 Age Profile, Patrickswell, Census 2011



2.5.3 Employment

Figure 2.8 below depicts the employment in the different broad industrial groups in 2011. The number of women at work is 139, only 6 less than the number of men who were working, at 145. The greatest numbers of people were employed in the professional services sector, while commerce and trade and manufacturing sectors also absorbed a considerable amount of the local workforce. The graph shows a very high proportion of women employed in the professional services sector and a high proportion of men employed in the manufacturing sector.

Figure 2.8 Persons at work by sex and broad industrial group, Patrickswell, Census 2011

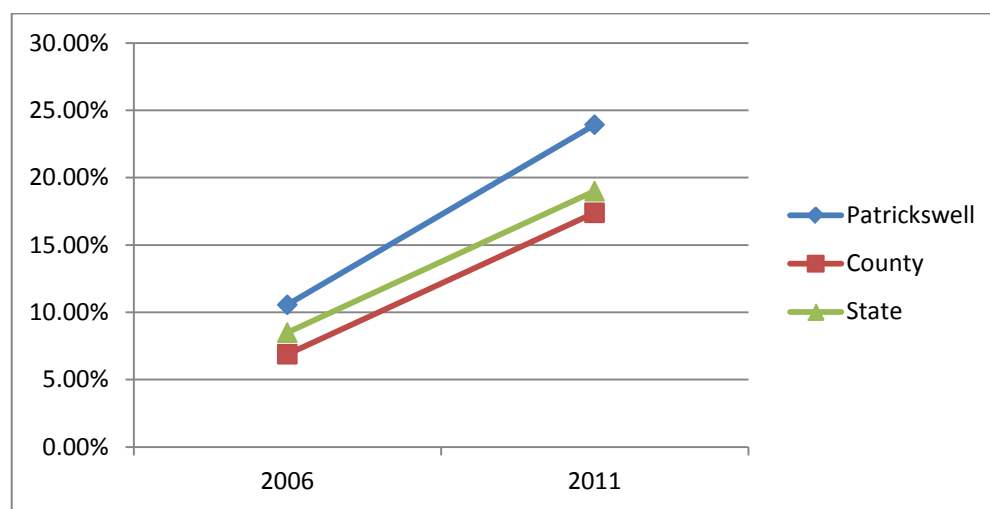


According to the 2011 census the unemployment rate in Patrickswell town as a percentage of all those aged 15 years and over and who were available for work was 32.4%. This is well above the national unemployment rate of 19% which was the most up to date actual figure released by the CSO in April 2011. Figure 2.9 below illustrates the unemployment trend in Patrickswell compared to Limerick County and the national trend, between 2006 and 2011.⁶

In Patrickswell the numbers in the workforce have declined, being 719 in 2006 and 681 in 2011, a decrease of 5.2% which is in line with the rate of population decline. However, the numbers of those working has decreased significantly, from 643 to 518 in that period, suggesting a substantial decrease in the supply of jobs. Of the 163 persons unemployed 105 are male and 58 are female.

⁶ The unemployment rate is of the Patrickswell Electoral District(ED) and not the town. The ED was used to enable comparison with the 2006 census, as it was only in the 2011 census that Patrickswell town is recognized in the Census Small Area Population Statistics (ie the statistics that go beyond just the population total). The ED includes all of the town.

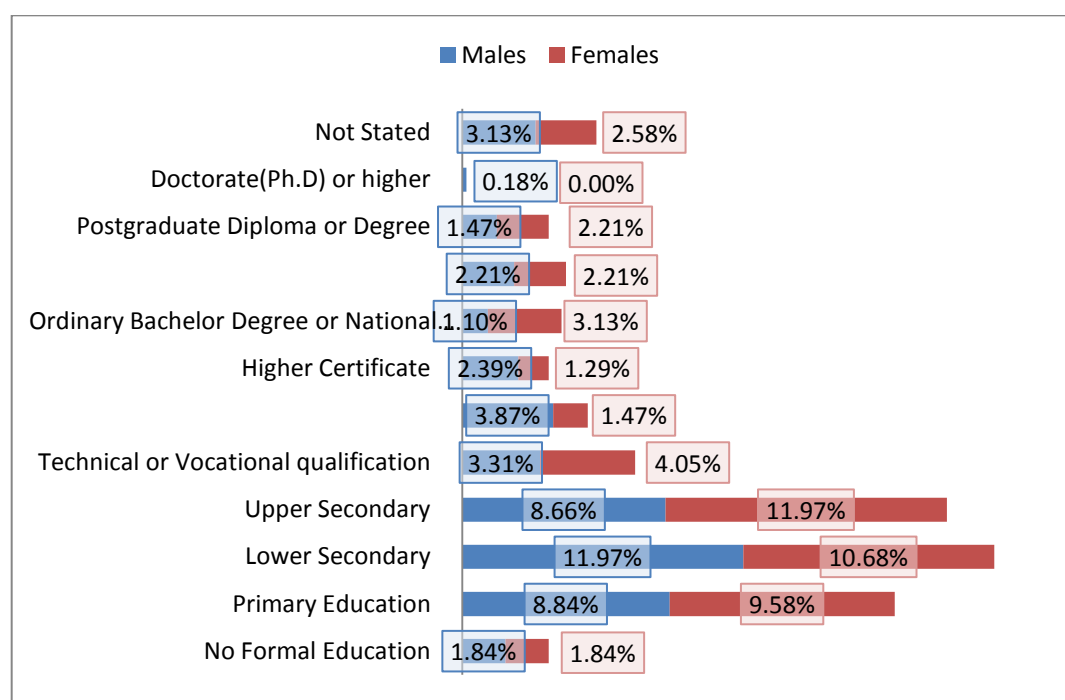
Figure 2.9 Unemployment Trends, Patrickswell ED, Census 2011 and Census 2006



2.5.4 Education

Analysis of the 2011 census indicates that 21% of those over 15 years of age have completed the Leaving Certificate only and a further 12.5% of those over 15 years have some form of a degree or postgraduate qualification. The proportion of those with a degree or post-graduate qualification compares to 19% for the city and 24% for the city and suburbs. This is in part a reflection of the older age profile of Patrickswell in comparison with the city and suburbs.

Figure 2.10 Persons aged 15 years and over by sex and highest level of education completed, Patrickswell, Census 2011



2.5.5 Travel Patterns

Given its location so close to Limerick city, it is a reasonable expectation that many from Patrickswell commute to Limerick city for work. Figure 2.11 shows the travel time to work, school or college by people living in Patrickswell town. According to the 2011 census there is a peak in travel time of between 15 and 30 minutes, which would be largely accounted for by those working and attending secondary school or college in Limerick city including suburbs. Figure 2.12 below shows that 66% of people living in Patrickswell travel to work, school or college by car. Only 14% of people either walk to work, school or college, and a mere 1% cycle.

Figure 2.11 Percentages of persons aged 5 years and over by travel time to work, school or college, Patrickswell, Census 2011.

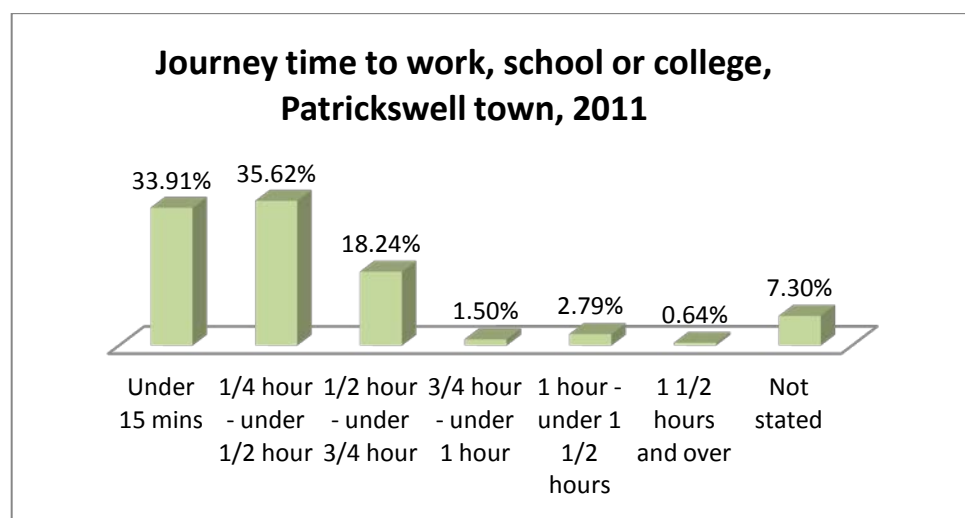
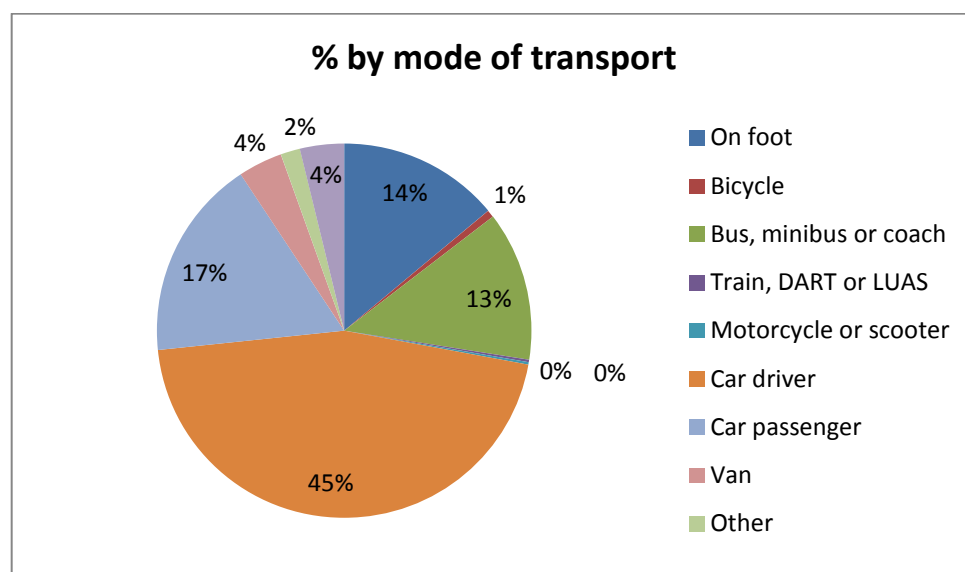


Figure 2.12 Persons aged 5 years and over by means of travel to work, school or college, Patrickswell, Census 2011.



Chapter 3 Plan Strategy

3.1 Policy Context

The Patrickswell LAP 2015 - 2021 is made in accordance with the objectives as set out in the Limerick County Development Plan (CDP) 2010 -2016.

The CDP contains the Council's policy to guide future development in County Limerick. This guidance includes placing settlements, towns and villages in a settlement hierarchy determined by the population of the settlement, and existing public and private services. The settlement hierarchy reflects the development role of each settlement within the county. Patrickswell is a Tier 3 settlement providing a wide range of services for its inhabitants and its hinterland.

3.2 Vision Statement

It is the long term vision of the Council that Patrickswell functions efficiently as a place where people can and want to live, work, and visit, and which fosters an authentic sense of place.

To achieve this vision Patrickswell must develop in a manner that protects its rich cultural and natural heritage, accommodates a vibrant and balanced community, and provides good employment opportunities and quality local services and amenities. Good transport links are important, including improvements to public transport services to provide a genuine alternative to the car. Building on the existing strengths of the settlement it is imperative that all stakeholders maximise any development opportunities in the town to secure progression and improved quality of life.

3.3 Strategic Policy

S1 Sustainable Development

It is the policy of the Council to support the sustainable development of Patrickswell.

S2 Compliance with the Limerick County Development Plan

It is the policy of the Council to ensure all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010 – 2016 and the objectives of this Plan.

In order to achieve strategic policy S1 this LAP focuses on:

- (a) Rationalising the residential land use in the town to comply with the population targets as set out in the County Development Plan core strategy.
- (b) Ensuring development accommodates envisaged housing need and diversity to sustain vibrant, socially balanced communities.

- (c) Ensuring that land use zones and objectives provide for adequate social and recreational facilities, in tandem with the growth of Patrickswell.
- (d) Enhancement and development of the town centre.
- (e) Ensuring that the town develops in a way that protects and enhances the richness and integrity of the town's natural, built and cultural heritage.
- (f) Ensuring that the growth of the town is accompanied by adequate infrastructure.

3.4 Evaluation of the 2009 Patrickswell LAP

It is important to assess the strengths and limitations of the 2009 – 2015 Patrickswell LAP and to determine what planning policies are relevant to the future development of the town.

The 2009 LAP made very generous provision for new housing. This was reflective of the demand for residential development that was evident at the time of the preparation of the 2009 plan. In total nearly 60 hectares was zoned for residential development on which housing would generally be permitted. Despite the generous provision that was made for housing no significant residential development was permitted or commenced during the plan period. This was largely due to the economic downturn of the late 2000's and also to the fact that the sewerage system was until recently at capacity. In 2011 a 5 year extension of duration was permitted for the construction of 7 houses and 11 apartments at Barnakyle which was initially granted planning permission in April 2006. This planning permission now has an expiry date of May 2016. Overall the majority of the large scale developments granted permission during the 2000's have now expired.

There was also little progress made in relation to the employment objectives of the plan. A 5 year extension of duration was permitted for a rehabilitation centre on the Clarina road which was initially granted planning permission in 2009 and an extension permitted to the Abrasive Blasting Systems facility located in the Patrickswell Industrial Estate was not acted upon and has recently expired. Retail/commercial vacancy is a serious issue in the town centre with approximately 11 vacant retail/commercial units on Main Street.

3.5 SWOT Analysis

The following table sets out the main strengths, weaknesses, opportunities and threats as identified through public consultation at the pre-draft stage and the site appraisals undertaken as part of the plan preparation process.

Table 3.1 SWOT Analysis of Patrickswell

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Proximity in relation to Limerick City • Accessible to national road network • Good range of local services (shops, pubs, credit union, garda station, post office) • Has a number of key community services • Has a strong history of community development and a vibrant local voluntary sector • Proximity to Limerick racecourse 	<ul style="list-style-type: none"> • High number of vacant commercial units in the town centre • Reliance on Limerick city for employment • Weak urban structure in the town centre • Lack of employment opportunities in the town • Increasing unemployment • Restricted access to the Barnakyle River • Flood risk identified in the town 	<ul style="list-style-type: none"> • Proximity to Limerick City • Land available for small and medium size employment and development activity with easy access to the national road network • Further development of community initiatives with the experience of a strong voluntary sector in the town, and a history of co-operation and partnership with a wide range of agencies • Upgraded sewerage system • Tourism development potential given its location in proximity to Limerick Racecourse • The proposed development of a cycleway linking Patrickswell with the Raheen 	<ul style="list-style-type: none"> • Commercial vacancy rate and associated neglect of these buildings in the town centre becoming a problem • Unfinished housing development in the town • Employment losses associated with the downturn in the economy • Uncertainty regarding the release of zoned lands

3.6 Population Targets and Zoning Requirements

3.6.1 Population Targets

The core strategy of the Limerick County Development Plan 2010-2016 outlines population targets for county Limerick, which were allocated by the DoECLG at national level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines 2010-2022 have allocated a population target of an additional 32,800 people for county Limerick up to the year 2022. Each settlement is allocated a specific population target in the Core Strategy of the County Development Plan. The amount of land to be zoned in Local Area Plans is generally based on the population targets as set out in the Core Strategy.

Based on the population and housing targets contained in the Core Strategy of the Limerick County Development Plan 2010-2016 the population target for Patrickswell was for 1885 persons by 2022, or 1044 persons in addition to the 841 persons recorded in the 2011 Census. The 2021 additional housing requirement for the town based on the 2022 additional housing figure applied on a pro-rata basis is as follows:

516 additional housing units - 1 (the number of units built between 2006 and 2011 according to CSO) = 515 additional housing units / 11 {the number of years 2011 – 2022} x 10 {the number of years 2011 – 2021} = 468.18 additional housing units required by 2021.

The hectares required to accommodate the 468.18 additional units by 2021 at a percentage allocation of 20% serviced sites and 80% as new residential is determined as follows:

20% of 468.18 units = 93.63 units applied at a density of the 10 units per hectare = 9.36 hectares + 50% {headroom to allow for element of choice} = 14.04 hectares

80% of 468.18 units = 374.54 units applied at a density of 22 units per hectare = 17.02 hectares + 50% {headroom to allow element of choice} = 25.53 hectares

The total area required for additional units in Patrickswell as serviced sites and new residential areas is 39.57 hectares by 2021.

The housing land requirement was calculated by allocating 20% of housing units as serviced sites at a density of 10 units per hectare in accordance with the guidance contained in 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities'. A density of 22 units per hectare has been applied for the remaining 80%. The amount of zoned land required includes an additional 50% to allow for an element of choice. However given the limited amount of development in the town since the last census and to ensure that the expansion of the town is in the form of a number of well integrated sites within and around the core of the town it is proposed that the plan allocates the 50% headroom to Phase 2 lands.

Table 3.2 Population Target, total residential units and zoned land requirements

Year	2006	2011	2021	2022
Total population	924	841	1790	1885
Additional Population		-83	949	95
Additional housing units required			468	47
Zoned land required to accommodate additional housing units (including additional 50% headroom) - hectares			39.57	3.91

Table 3.3 Residential unit and land requirements by 2021

	A Residential development areas	B Serviced sites	Total required by 2021 (A+B)
Additional Units required including headroom	374	94	468
Additional area required including headroom (ha)	25.53	14.04	39.57

3.6.2 Land Currently Available for Housing Development

This LAP proposes a reduction in the amount of land zoned for residential development from that contained in the 2009 Patrickswell LAP. Under the 2009 Patrickswell LAP there are approximately 59 hectares of undeveloped land zoned for residential purposes.

Table 3.4 outlines the amount of land in hectares that is zoned in the plan in each phase. A total of 38.38 hectares are zoned in two phases, which is expected to meet the population target for the plan period.

Table 3.4 Residential land required and zoned

	Total Required by 2021 (including 50% headroom)	Total Zoned Phase 1 (excluding 50% headroom)	Total Zoned Phase 1 and Phase 2
Residential development area - hectares	25.53	17.19	23.50
Serviced Sites- hectares	14.04	10.41	14.88
Total hectares	39.57	27.60	38.38

Chapter 4 Housing

Strategic Policy for Housing

Policy H1 It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Patrickswell town and to ensure that all residents can enjoy a safe and accessible environment.

Policy H 2 It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.

4.1 Introduction

Based on the population and household projections in Chapter 3, 39.37 hectares of land zoned for residential use is required to accommodate the population target of 1,790 persons by 2021. 23.50 hectares of land has been zoned 'Residential Development Area' in two phases in this Plan. 14.88 hectares of land is zoned for 'Residential Serviced Sites' in two phases which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 22 units to the hectare. Phase 2 lands will only be permitted when at least 50% of the housing in phase 1 has been completed.

Chapter 3, Objective SS O1 in the County Development Plan outlines the Council's requirements for development within tier 3 settlements. The Council's objective is to ensure that development is in proportion to the pattern of existing development and as close to the town centre as possible. It also requires that the town grows in a sequential, compact manner and avoids leap frogging of development. Within tier 3 settlements generally no one proposal for residential development shall increase the existing housing stock by more than 15% within the lifetime of this LAP. According to the 2011 census there were 325 dwelling units in the town.

4.2 Residential density, design, mix and phasing

Future residential development is required to be of a good quality design, accommodate a mixture of house types and integrate with the existing town. To assess future proposals for residential development, developers will be required to submit as part of the planning application, detailed design briefs, sustainability statement and social infrastructure assessment (SSSIA) as required by the County Development Plan.

Objective H1: New Housing

(a) It is an objective of the Council, on serviced land that is zoned 'Residential Development Area', to facilitate residential development in accordance with the principles and guidelines of the 'Design Manual for Urban Roads and Streets' (2013), the 'Sustainable Residential Development in Urban Areas' (2009), the accompanying Urban Design Manual, 'Quality Housing for

Sustainable Communities' (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016.

(b) It is an objective of the Council to promote the provision of community and other facilities such as childcare as an integral part of new developments.

Objective H2: Residential density, design, mix and phasing

It is an objective of the Council to:

a) Ensure that proposals for residential development are planned coherently through the use of design briefs, masterplans for larger landholdings where proposals involve the partial development of landholdings if appropriate, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.

b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.

c) Require an average gross density of 22 units to the hectare on 'New Residential' zoned sites within the plan area.

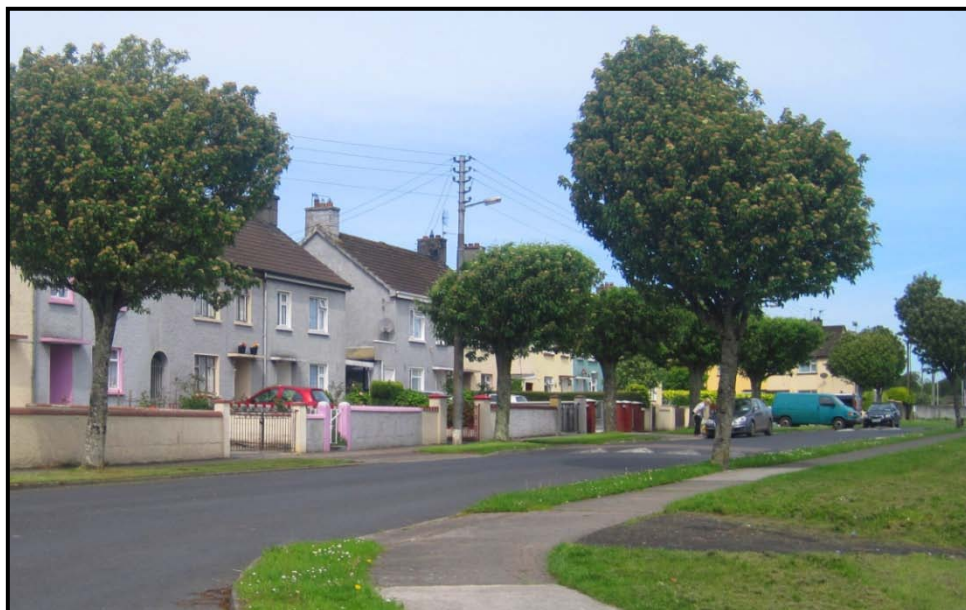
d) Ensure that the density of housing in any one location is appropriate to the housing type.

e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.

f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.

g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed.

Figure 4.1 Marian Park housing estate



4.3 Serviced and low density sites

Residential serviced sites offer an alternative to the option of un-serviced sites in the open countryside for those wishing to build and design their own houses. Their urban setting reduces the cost of servicing these sites and also means that residents have more convenient access to shops and other facilities. The sites should be large enough to offer the advantages commonly associated with rural sites, namely the capacity to have control over the design of one's own house and to have generous private amenity space. The size of sites, their location and number are dictated by the over-riding need to keep the town compact. Serviced sites should be no less than 0.1 hectare each in size, but may be larger depending on the site configuration or the house size.

Objective H3: Serviced and low density sites

It is an objective of the Council to:

- a) Promote lower density serviced sites in specified edge of town locations zoned 'Residential Serviced Sites', of no less than 0.1 hectares each. Larger sites than these will generally be required for houses exceeding 250 square metres or where the sites are of awkward configuration.
- b) Require a masterplan/design brief for all serviced and low density sites and encourage within this, a high standard of design. The masterplan will show the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.
- c) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in Residential Serviced Sites zoned areas Phase 1 is completed.

4.4 Infill Development

The Council will encourage infill development in the town centre, and the adaptation of existing vacant and under-used buildings.

Objective H4: Infill Development, Restoration and Town Renewal

It is an objective of the Council to:

- a) Encourage living in the town centre by the promotion of residential uses over businesses.
- b) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- c) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the eighteenth and nineteenth century streetscapes.
- d) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.
- e) Have regard to the guidance on the Opportunity Areas in Chapter 10 of this plan.

4.5 Unfinished Housing Developments

In Patrickswell town there is one housing development of 11 houses located at Ballyanrahan East on the Council's list of unfinished housing estates. The County Council established an Unfinished Housing Development Team in accordance with the DoECLG guidance on unfinished housing to deal with these developments. This team has a number of key responsibilities including public safety works, the preparation of site resolution plans and the implementation of enforcement proceedings. This plan encourages the use and further development of existing vacant and partially completed dwellings with a view to enhancing local surroundings and to maximise the use of the existing built environment. This site has been included in residential phase 1 lands in order to encourage completion.

Objective H5: Unfinished Housing Estates

It is an objective of the Council to monitor and to encourage the completion of unfinished housing developments in the plan area in accordance with the Department of Environment, Community and Local Government guidance manual 'Managing and Resolving Unfinished Housing Developments.'

Figure 4.2 Unfinished houses at Ballyanrahan East



4.6 Social Housing

The Council seeks to provide social housing to meet the needs identified in the Joint Housing Strategy for the administrative areas of Limerick City and County Councils and Clare County Council (2010-2017). All relevant lands zoned for residential development or a mix of uses including residential will be subject to the requirements of Part V of the Planning and Development Act 2000 (as amended) in relation to the provision of social housing. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V of the Planning and Development Act 2000 (as amended). It will ensure that there is proper balance and integration of tenures in any given area. In this regard the

Council will take into account the needs and preferences for housing in this area, but will ensure there is not an over-supply of social housing in any one development area.

Objective H6: Social Housing and Joint Housing Strategy

It is an objective of the Council in compliance with Objective HOU O2 of the County Development Plan, to

- a) Require that developers comply with Part V of the Planning and Development Act 2000 (as amended).
- b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

4.7 Traveller Accommodation

Limerick City and County Council has prepared and adopted a Joint Traveller Accommodation Programme for the period 2014-2018 to meet the existing and projected needs of travellers in the city and county. Objective HOU O9 of the Limerick County Development Plan, 2010-2016 outlines Limerick County Council's objective to provide housing accommodation for the Traveller Community in accordance with the Joint Traveller Accommodation Programme and any subsequent document.

Objective H7: Joint Traveller Accommodation Programme

It is the objective of the Council to provide appropriate housing accommodation for the Traveller Community in accordance with the Joint Traveller Accommodation Programme 2014 – 2018 and any subsequent programme formally adopted by the Council.

Chapter 5 Economic Development

Strategic Policy for Economic Development

Policy ED 1 It is the policy of the Patrickswell LAP to zone dedicated areas for economic development recognising Patrickswell as an important local employment and service centre, in accordance with the settlement hierarchy of the County Development Plan.

5.1 Introduction

Patrickswell town is a service centre for its own community and the hinterland. There is a range of businesses and services in the town as detailed previously in section 2.4 of this Plan. Services include retail, food and drink sectors and community services. Apart from the main commercial core, employment is concentrated in a number of relatively small businesses. These include Abrasive Blasting Systems Ltd and Limerick Express Clohessy Couriers Ltd both located in the Patrickswell Enterprise Centre. As detailed previously in Section 2.5.5 of this plan, the town is predominantly a commuter town. 324 persons have a daily commute time to work, school or college of less than 30 minutes. This indicates a workforce with a fixed workplace in Limerick city or in one of the other larger settlements within that drive time.

Patrickswell does offer the range and number of retailing facilities that is expected for a town of its size. However in recent years a number of premises in the town centre have closed and these vacant buildings impact on the physical appearance of the town. A preliminary assessment carried out in August 2014 found that along Main Street there are approximately 11 vacant commercial buildings (ground floor).

Policies and objectives in the County Development Plan 2010 – 2016 of relevance to land use planning in relation to economic activity in Patrickswell, include:

- a) a general policy to complement the aims of the settlement strategy by facilitating a hierarchy of employment centres;
- b) a commitment to work pro-actively with development agencies to secure an adequate range of locations for enterprise at key locations throughout the County;
- c) an objective to support small manufacturing businesses through the Business Support Unit; a development company set up by the County Council and County Enterprise Board for this purpose, and
- d) an objective to assist in area based renewal projects in urban and rural areas selected for their potential for renewal and sustainable development.

In relation to retail, the County Development Plan is committed to the implementation of the Joint Retail Strategy for the Mid-West Region 2010-2016, as amended by the elected members. There is adequate scope in the existing town centre to meet the envisaged convenience retail needs of the

community. Priority should be given to the town centre as the location for retail business. It is important that sufficient land is zoned within the town to strengthen the service function of the town.

5.2 'Enterprise and Employment' Zoned Land

A total of 17.63 hectares of land was zoned for 'Industry' in the 2009 Patrickswell LAP with a further 2.97 hectares zoned for 'Office Park.' The majority of the industrial zoned lands were located in two separate plots adjacent to the M20 Motorway – 11.12 hectares on the south side of the M20 and 6.06 hectares east of the Attyflin interchange junction. These lands have not been released for the purposes of enterprise and employment and remain in agricultural use. Given that there is a significant amount of vacant land adjacent to the existing Patrickswell Enterprise Centre it is considered appropriate to dezone these two plots of industrial zoned land and zone additional lands measuring 8.72ha adjacent to the Patrickswell Enterprise Centre for enterprise and employment. These lands will be served via the existing enterprise centre access roadway and as part of any proposal to develop these lands a buffer of screen planting shall be provided along all boundaries. It should also be noted that the town of Patrickswell is approximately 3.5km from the Raheen Industrial Estate.

Two smaller areas of land measuring 1.27 hectares in the Patrickswell Enterprise Centre are also zoned for enterprise and employment. These sites are home to Limerick Express and Clohessy Couriers Ltd and Abrasive Blasting Systems Ltd. The land zoned 'office park' in the 2009 LAP has not been acted upon and it is considered appropriate to rezone these lands to 'Education and Community' use, following consultation with the Patrickswell Community Council who highlighted the need for centrally located community facilities.

Figure 5.1 Entrance to Patrickswell Enterprise Centre



Overall lands zoned for enterprise and employment are envisaged to facilitate such economic development uses as outlined in the Mid West Regional Planning Guidelines for rural areas, such as internationally traded services and ICT including software; small workshop type enterprises, such as food, furniture or crafts that can use local resources and exploit niche markets. Developments at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

Objective ED 1: Economic Development Proposals

It is the objective of the Council to permit proposals for new industrial and enterprise development or extensions to existing industrial development in appropriately zoned areas, where it can be clearly demonstrated that the proposal:

- (a) is located on appropriately zoned land;
- (b) is appropriate to the respective area in terms of size and the type of employment generating development to be provided;
- (c) would not result in adverse transport effects;
- (d) would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers; and
- (e) can be serviced efficiently and economically.

Objective ED 2: Boundary Treatment

It is the objective of the Council to ensure that where industrial, enterprise or distribution activities are proposed sufficient land shall be reserved around the site boundaries, in both individual sites and industrial parks to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development thereby improving the quality of the environment.

5.3 Small-scale businesses in residential areas

Proposals for planning permission for small-scale business from people working in their own homes will be considered based on the scale and nature of operations. Uses which might negatively impact on residential amenity such as the repair of vehicles will not be permitted in a residential area. The level of customers/callers will also be taken into account. Any proposals for small scale businesses in residential areas shall comply with Section 10.6.2 of the County Development Plan.

5.4 Retail and Commercial Development

In 2010 a retail strategy for the Mid West Region, 2010 – 2016 was prepared on behalf of counties Limerick and Clare and Limerick City Council. The Limerick County Development Plan, 2010 - 2016 incorporates the policy recommendations from the Retail Strategy as they apply to County Limerick.

The Strategy's primary purpose is to ensure that adequate provision is made for new retail development in the most appropriate locations and that

excessive provision of retail space is avoided in the county. The central key objective arising from the Retail Strategy is to support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres.

Policy ED 15 of the County Development Plan is applicable to Patrickswell. The policy seeks to 'support the provision of modern convenience goods stores of an appropriate scale and associated retail and service units to enable these centre's to meet the day to day needs of their local catchment population.'

Patrickswell has a largely fragmented urban form with development from different periods dispersed loosely around the built up area. The town centre has a range of retail services that provide for the basic needs of the town and surrounding catchment area. The function of these businesses is extremely important locally. In order to protect the vitality and viability of the town centre new retail developments will only be permitted on land which is zoned town centre. The enhancement of the local shopping facilities in both the convenience and comparison arena is a key ingredient in maintaining and enhancing the vitality of the town. Patrickswell has significant potential for retail expansion by occupying existing vacant units and developing a significant area of backlands to the north of the existing town centre.

Objective ED 3: 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 town by:

- (a) Emphasising the core retail/commercial area as the primary shopping location.
- (b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre.
- (c) Ensuring that proposals with significant retail development elements comply with the provisions of the County Retail Strategy and the Retail Planning Guidelines in reference to site suitability and the sequential approach.
- (d) Ensure that proposals at ground floor level within the town centre are generally restricted to shopping and closely related uses such as banking. Residential use may also be appropriate depending on site location. Storage use will not be permitted as the primary use in this location.
- (e) Encouraging the use of upper floors in retail premises for commercial or residential use.
- (f) Enhancing the physical environment of the town centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.
- (g) Encourage the retention of traditional shop fronts to enhance the streetscape. Shopfront signage shall not, by reason of its scale, form or size, be visually detrimental to the appearance and character of the building or streetscape. Internally illuminated signs will not be permitted.

In Patrickswell there are three areas outside the town centre that have a commercial use. These are Hutch O' Malley Consulting Engineers office located in the old railway station at Attyflin, the old creamery building on the Clarina road and First Steps Rehabilitation Centre located at Barnakyle. Change of use to retail will not be permitted on these sites and it is important that any redevelopment of these areas:

- a) Would have no significant adverse affects on the amenities of adjacent occupiers.
- b) Would not result in adverse transport impacts.
- c) Would respect the prevailing development grain, scale and built form in the design and scale of development.
- d) Would not result in any significant negative impact on the conservation value of the Barnakyle river.

Figure 5.2 Part of Patrickswell town centre



5.5 Tourism

Patrickswell has potential for tourism growth with some important resources in close proximity. The proximity of Limerick Racecourse to the town offers enormous potential to attract people into the town. Racecourses can play an important part in local tourism where racing festivals coincide with peak holiday times. The Limerick racecourse operates 18 days per year and attracts an annual attendance of over 75,000 people. The racecourse also hosts a range of additional events throughout the year including the Limerick Agricultural Show and the Limerick Classic Car Show.

The location of Patrickswell just off the motorway and national road network makes it highly accessible to passing traffic and offers potential for the development of motorway service and rest areas in the town centre of Patrickswell. Also the development of a cycleway linking Patrickswell with the Raheen and Dooradoyle areas of Limerick City offer potential to generate expenditures on food and recreational related services. This is part of the government's commitment to investing in greenways announced in May 2014.

Overall as a resource that can be further developed this plan seeks to ensure that the potential of tourism to contribute to Patrickswell's economy is harnessed. This plan encourages the growth of the tourism sector while safeguarding the local natural and built environment and local cultural heritage for the benefit of both tourism and the local community.

Figure 5.3 Limerick Racecourse



Objective ED 4: Tourism

It is the objective of the Council to

- a) Enhance the tourism potential of the town including the promotion of new tourism products in an environmentally sustainable manner in partnership with other agencies and the local community.
- b) Encourage new development for the tourist industry to be located within the LAP boundary to maximise existing services.
- c) Protect the natural, built and cultural heritage features from unwarranted encroachment of unsuitable development.

Objective ED 5: 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 town. Such facilities might include accommodation, restaurants or equestrian related services.

Chapter 6 Transport

Strategic Policy for Transport

Policy T1: It is the policy of the Council to improve accessibility; reduce dependence on private car transport and encourage the use of energy efficient forms of transport and alternatives to the private car.

Policy T2: It is the policy of the Council to ensure that all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan, 2010 – 2016 and the Department of Environment Community and Local Government Guidelines in relation to transport and infrastructure and the objectives outlined below.

6.1 Introduction

The Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines 2010 - 2022, the Limerick County Development Plan 2010 - 2016, and the 30 year Mid-West Area Strategic Plan (MWASP) all point in the direction of improving existing transport infrastructure and designing new infrastructure that will make non-car transport modes more attractive.

At a national level, 'Smarter Travel' has as a target that by 2020 the percentage of those travelling to work by car will decrease from 65% to 45%. It recommends a range of actions, many to be implemented through the National Development Plan. This is a particular challenge in Patrickswell where, as noted in Chapter 2 of this Plan, a significant number of people travel to work, school or college by car. Bus Eireann runs a daily service from Limerick to Killarney and Limerick to Tralee which stops in Patrickswell town. Maintaining and improving the bus connections between Patrickswell and Limerick city is a key objective to ensuring that the town develops in an efficient and sustainable manner and an alternative to the car as a choice of travel is promoted. Rural bus, the community bus company operates a weekly service in the Patrickswell and the wider west Limerick area.

Patrickswell town extends along the regional road R526 which was the old Limerick to Cork road. The town is bypassed by the M20 Limerick to Cork road which joins the N21 Limerick to Tralee road approximately 1km south of the town 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. Toward the centre of the town is the Clarina and Crecora cross-roads. The Crecora road has been truncated by the bypass. The southern boundary of the plan area is the old Limerick to Foynes rail line and the M20 motorway. This rail line closed to passengers in 1963 and closed to freight traffic in 1999. The Shannon Foynes Port Company and Irish Rail have indicated the potential for the re-opening of the line for freight traffic. This LAP

includes a policy to safeguard the rail line against encroachment that would compromise the long term development of the rail facility.

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 Community Resource Centre. Private car parking areas within the town include the Centra shop car park and the Gala shop car park. Even though the town is bypassed by the M20 a significant amount of traffic continues to pass through the town each day. The provision of additional off-street parking close to the town centre is recognized as a priority. Therefore the plan identifies an area on the Main Street as a possible future car parking area. This area of open space has been zoned to facilitate the development of a possible future car park and public park.

Objective T1: Provision of a Car park

It is an objective of the Council to facilitate the provision of a car park on lands zoned open space on Main Street indicated as P on the zoning map. Any development of a car park at this location shall require appropriate Sustainable Urban Drainage Systems (SUDS).

Figure 6.1 Existing car parking area to the north of Main Street



6.2 Movement and accessibility

The M20/N20/N21 Attyflin Junction which is located to the south west of the plan area is a Strategic Junction, and is expected to be upgraded as part of the development of the National Road network. Any planning applications located within this area shall be referred to the National Roads Authority for comment. Additionally the Patrickswell LAP area is included within the Study Area for the Foynes to Limerick Road Improvement Scheme and also partially included within the Study Area for the M20 Cork to Limerick Motorway Scheme. The Foynes to Limerick Road Improvement Scheme will provide a high quality road connection between the Port of Foynes and Limerick and the M20 Cork to Limerick Motorway Scheme will provide a high quality road connection between Cork and Limerick. Overall future development proposals

in proximity to the M20 national road and the Attyflin Junction shall have regard to the DoECLG publication 'Spatial Planning and National Roads Guidelines for Planning Authorities' (January 2012) and NRA Traffic & Transport Assessment Guidelines (2014).

Direct access and intensification of direct access to the national road network where a 100kph speed limit applies will not be permitted in accordance with provisions of Section 2.5 of the Spatial Planning and National Roads Guidelines and Policy IN P9 of the County Development Plan, 2010-2016. Additionally compromising the capacity and efficiency of the national road/associated junctions and possibly leading to the premature and unacceptable reduction in the level of service available to road users will not be permitted in accordance with the provisions of Section 2.7 Development at National Road Interchanges or Junctions. Any developments on land zoned for enterprise and employment shall be accompanied by appropriate traffic and transport assessments which should also consider the cumulative impact of planned development in the area on the national road junctions. Also any future development of lands which adjoin the motorway shall meet the minimum set back distance as set out in Chapter 10 of the County Development Plan and National Roads Authority Guidance.

Objective T2: Traffic Management and Strategic Accessibility

- a. It is the objective of the Council to encourage the development of a safe and efficient transport network throughout Patrickswell. Improvements to the network shall cater for the needs of all users and to encourage priority for town centre access, walking and cycling, public transport provision and accident reduction;
- b. Advertising signage adjacent to National Roads will be prohibited;
- c. The M20/N20/N21 Attyflin Junction which adjoins the LAP is a Strategic Junction, and is expected to be upgraded as part of the development of the National Road network. Any planning applications located within this area shall be referred to the NRA for comment.

The Council is committed to the development of a network of access routes reflecting the requirements of personal safety, choice, and convenience to services and amenities. The access network should facilitate access for all, and should be socially inclusive. These requirements and the desire to minimise dependence on the car for short journeys, means that a matrix type network is preferable to a network with long cul-de-sacs. As part of a national programme for the development of cycling infrastructure and greenway development a cycleway linking Patrickswell with Limerick City is to be completed by the summer of 2015. An indicative link road is shown in the centre of the plan area to provide access from a large residential land bank located east of the Clarina Road to the town centre and community facilities including the primary school, GAA and soccer pitches.

Objective T3: Safeguard route study areas and corridors

It is the objective of the council to safeguard route study areas and corridors 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 T4: Local Link Road

It is a strategic objective of this LAP to facilitate a local link road between the residential zoned lands to the east of the Clarina road and the school road to allow for improved accessibility and a more efficient local road network.

Figure 6.2 Proposed cycleway to be constructed on the R526 linking Patrickswell with Limerick City

**Objective T5: Network of pedestrian and cycle facilities**

It is an objective of the Council to 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:

- (a) The seeking of secure cycle parking facilities at appropriate locations as opportunities arise.
- (b) The encouragement of combined off-road footpath and cycleway links along the River Barnakyle.
- (c) A pedestrian/cycle network will be encouraged where identified in Appendix 1, Map 3 linking existing and proposed residential areas to each other and to amenity areas and to provide connections to the town centre.

Objective T6: Measures in support of public transport

(a) It is an objective of the Council to facilitate measures to improve public transport infrastructure within Patrickswell and networks to adjacent settlements and Limerick City.

(b) All future development proposals shall incorporate the relevant objectives of the Mid-West Area Strategic Plan (MWASP 2012-2030), the smarter travel

strategy, and the promotion of enhanced public transport facilities and services.

Objective T7: Car parking and traffic management

It is an objective of the Council to encourage the provision of off-street public parking areas as part of any application for development.

Objective T8: Safeguard the Capacity of the M20 and R-526

It is the objective of the Council to safeguard the capacity of the M20 and the R526 and ensure that any future developments do not compromise the strategic function of these roads.

Objective T9: Protection of existing Rail Route

It is the objective of the Council to protect the existing rail route against encroachment by inappropriate uses that could compromise the long term development of the rail facility.

Chapter 7 Infrastructure

Water Services, Energy, Telecommunications and Waste

Strategic policy for Infrastructure

Policy IN 1 It is the policy of the Council in co-operation with Irish Water to provide for adequate water, and sewerage facilities in Patrickswell; and raise awareness of energy efficiency, and waste management including the minimisation, re-use, recycling/recovery of waste.

7.1 Introduction

A key consideration for the development of the town is the availability and quality of infrastructure. Infrastructure and land use should be managed and developed together while protecting the environment for future generations. The responsibility for water services provision now rests with the newly formed body 'Irish Water.' However the local Authority will remain closely involved in the sector acting as an agent of Irish Water in relation to the operation and maintenance of services.

7.2 Water Supply

Patrickswell's public water supply is currently provided from the Newcastle reservoir in Castletroy and there is a sufficient resource available to supply the existing and predicted needs of the town.

Objective IN 1: Water supply and storage

It is an objective of the Council to:

- (a) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population in a sustainable manner.
- (b) Ensure that development proposals provide adequate water infrastructure to facilitate sustainable development of the Patrickswell Local Area Plan.

Objective IN 2: Water Conservation

It is an objective of the Council to promote the awareness of sustainable water use and to encourage water conservation and demand minimisation by

- (a) metering and control of leaks in the Water Conservation programme;
- (b) promoting Sustainable Urban Drainage Systems and grey water recycling in developments
- (c) minimising the potential for wastage through appropriate design and layout of pipe networks

7.3 Foul Sewerage

The Patrickswell Sewerage Scheme was completed in 2013 with the construction of a new pumping station at Barnakyle and a new rising main to deliver waste water into the Limerick Main Drainage Network at Raheen for treatment at the Wastewater Treatment Works at Bunlickey. This scheme replaced the existing sewerage system which was at capacity. The

Wastewater Treatment Works at Bunlickey has sufficient capacity to cater for the existing and future population.

Objective IN 3: Sewerage facilities

It is the objective of the Council to:

- (a) Ensure that adequate and appropriate waste water infrastructure is provided for prior to further development to avoid any deterioration in the receiving waters. In this regard account shall also be taken of existing outstanding permissions in assessing impact.
- (b) Ensure that development proposals provide adequate waste water infrastructure to facilitate the proposed development. This includes the separation of foul and surface water through the provision of separate sewerage networks.
- (c) Ensure that discharge meets the requirements of the Water Framework Directive.

7.4 Surface Water Drainage

The surface water system was upgraded as part of the Patrickswell Sewerage Scheme which was completed in 2013.

Objective IN 4: Surface water disposal

It is the objective of the council to:

- (a) Require that all applications for development demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and where feasible provided.
- (b) Require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall in order to establish whether the existing surface water drainage system can accommodate an additional discharge generated by a proposed development(s).
- (c) Require applicants to investigate the potential for the provision of porous surfaces where car parking and hard landscaping is proposed.
- (d) 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.
- (e) Surface water runoff to be designed to agricultural runoff rates, subject to agreement with the local authority.

7.5 Flood Risk Management

The Council is committed to managing flood risk in accordance with the principles set out in Government guidance 'The Planning System and Flood Risk Management' (DEHLG and OPW, Nov. 2009).

A stage 1 flood risk assessment has been prepared for Patrickswell and is included as appendix 2 of this LAP. OPW preliminary flood risk indicative maps are not yet available for Patrickswell under the OPW's CFRAM study. However maps and additional analysis are available from JBA, a company

that specialises in flooding matters. These indicate some areas of land along the River Barnakyle are located in the Flood Zone. In this zone most development is considered vulnerable to flooding. While it is acknowledged that development in the past was permitted on the river banks, it is considered necessary that a buffer of open space be provided along the river to prevent further development in the flood prone areas. As a response the LAP designates all vacant lands located in the flood zone as open space and agriculture

The Planning Authority will require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessments should have regard to national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan Studies (CFRAM) when completed by the OPW. Overall if there are significant discrepancies between the JBA flood maps and the final OPW CFRAM Flood maps when available, the plan shall be amended.

Objective IN 5: Flood Risk Management

It is an objective of the Council to:

- a) Implement the recommendations of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management Guidance Documents (November 2009),' and any subsequent guidelines.
- b) Require any development proposal in a location identified as being subject to flooding to:
 1. Carry out a flood risk / catchment analysis for the development to assess the likely level of flood hazard that may affect the site to the satisfaction of the Council;
 2. Design the development to avoid flood levels, incorporating building design measures and materials to assist evacuation and minimize damage to property from flood waters;
 3. Demonstrate that the proposal will not result in increased risk of flooding elsewhere, restrict flow across floodplains, where compensatory storage / storm water retention measures shall be provided on site and will not alter the hydrological regime up stream or down stream or at the development location so as to pose an additional flood risk or to increase flood risk;
 4. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.
- c) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and
- d) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.

All flood risk assessments should have regard to national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan Studies (CFRAM) when completed by the OPW and the Shannon International River Basin Management Plan. The 'development management justification test' and the 'plan - making justification test' as detailed in The Planning System and Flood Risk Guidance document will guide Council responses to development proposals in areas at moderate or high risk of flooding.

7.6 Waste Management

Limerick City and County Council in collaboration with other local authorities is preparing a Draft Southern Regional Waste Management Plan for the 2014 – 2020 period. The finalised waste management plan is expected to be adopted by mid 2015 and will incorporate policies and objectives for waste management in the region. In Patrickswell there is a public waste recycling facility located in the Centre shop car park. The nearest civic recycling centre is located in Limerick city providing recycling facilities for a comprehensive range of waste materials.

Objective IN 6: Provision of composting facilities

It is an objective of the Council to ensure developers provide new housing with effective composting facilities by applying suitable planning conditions to new residential development.

Objective IN 7: Shared bin spaces

It is an objective of the Council to require all commercial and residential developments to be provided with adequate internal and external space for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for:

- (a) Adequate space must be given for waste to be segregated and stored in an appropriate manner.
- (b) A multi-occupancy development will require a designated, ventilated waste storage area of sufficient size which allows for the segregation of waste.
- (c) New and redesigned commercial buildings and apartment complexes should have waste facilities designed in a manner that waste can be collected directly from them and where possible waste and recyclables should not have to be collected on the street or at the front of the premises.

7.7 Energy and Electricity

Patrickswell is served by the ESB distribution network and the town itself is served by 110KV overhead electricity lines. The Council will work with Limerick-Clare Energy Agency to improve energy conservation and renewable energy use.

7.8 Access to Broadband and Telecommunications

The town of Patrickswell benefits from access to Broadband. It is important that adequate broadband service infrastructure is installed at the appropriate time into new development schemes.

Objective IN 8: Broadband

It is the objective of the Council to ensure that all new development proposals where relevant, incorporate broadband service infrastructure on an open access basis.

The Planning Authority's goal is to achieve a balance between facilitating the provision of mobile telecommunications services in the interests of social and economic progress and sustaining residential amenities, environmental quality and public health. When considering proposals for telecommunication masts, antennae and ancillary equipment, the Council will have regard to the DEHLG document 'Telecommunications Antennae and Support Structures' (DEHLG 1998) and any subsequent advisory document issued by the DECLG.

Chapter 8 Environment and Heritage

Strategic policy for Environment and Heritage

Policy EH 1 It is the policy of the Council to ensure that the archaeological, architectural, natural and built heritage of Patrickswell is protected.

Policy EH 2 It is the policy of the Council to ensure that all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010-2016.

8.1 Introduction

The protection of the built, historic and natural environment is a keystone to the sustainable development of a town or village. Conservation and preservation relates to buildings and land and the Council is concerned with the protection and enhancement of both. As settlements develop 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.

8.2 Built Environment

8.2.1 Protected Structures

In the interests of safeguarding the cultural and built heritage, 7 structures have been identified for their contribution to the architectural heritage in the town and have been designated as 'protected structures' under section 51 of the Planning and Development Acts 2000 (as amended). These structures are included within the Record of Protected Structures (R.P.S.) set out in Appendix 4 of this Plan. This list of structures is an abstract from the Record of Protected Structures, which is a statutory document maintained by Limerick County Council as part of the County Development Plan. As the Planning Act allows a Planning Authority to make additions to or deletions from the RPS the most recent edition of the RPS contained in the County Development Plan should be consulted. Exempted development regulations are not applicable to such structures where proposed development would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage.

Information on any future funding available to ensure the restoration and conservation of these buildings can be received from the Conservation Officer, Limerick City and County Council.

Figure 8.1 Part of the Main Street, Patrickswell



Objective EH 1: Protected Structures

It is the objective of the Council to 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. The Council shall resist;

- a) Demolition of protected structures, in whole or in part;
- b) Removal or modification of features of architectural importance;
- c) Development that would adversely affect the setting of the protected structure.

8.3 Archaeological Heritage

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 town its name and a very well preserved ringfort (RMP LI012-089). All of the monuments included in the Record of Monuments and Places (RMP) which are contained within or adjacent to the boundary of the Local Area Plan are shown in the Recorded Monuments and Protected Structures Map in Appendix 1 and listed in Appendix 5. 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. The 1994 amendment to the National Monuments Act established the Record of Monument and Places on a statutory basis with a set of maps and a catalogue of sites. Copies are available for public consultation in the Council's Planning Department and in all the county libraries. Under the provisions of the National Monuments Act Section 12, 1994 Amendment any person proposing any works (this includes exempted 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 Arts, Heritage and the Gaeltacht. 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 Arts, Heritage & the Gaeltacht shall be consulted in this regard in advance of site works.

Limerick City and County Council is committed to protecting the archaeological heritage including the preservation of unrecorded or newly discovered archaeological material. Consequently, the planning authority has a policy of archaeological monitoring on developments whose scale and nature may have an impact on previously unknown archaeological materials.⁷

Objective EH 2: Archaeology

It is the objective of the Council:

- (a) to seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest. 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.
- (b) to 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) to ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.
- (d) 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.

8.4 Natural Environment

Patrickswell is located on the boundary between the Agricultural Lowlands landscape area and the Shannon Coastal Zone landscape area as designated by the Limerick County Development Plan 2010 – 2016. This lowland farming landscape is defined by regular field boundaries with a developed hedgerow system and the primary farming activity is pastoral or dairy farming. Consequential to its hinterland Patrickswell developed as a village for the workers of the surrounding landlord estates.

The River Barnakyle, a tributary of the River Maigue, flows from south to north through the town but is largely inconspicuous. However it is recognised as a valued natural habitat and has the potential to be an important amenity to the town. While it is acknowledged that development in the past was permitted on

⁷ Refer to section 7.5.2, Archaeological heritage, of the Limerick County Development Plan, page 7-23.

the river banks, it is considered necessary at this time when planning for the future of the town that a buffer zone of open space be 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. Indicative walkways have been indicated on the zoning maps in the plan.

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 features which future development patterns should have regard to. A number of field boundaries within the plan area, while lacking mature impressive trees, nonetheless form an essential part of the natural fabric of the area.

Objective EH3: Tree Protection and Nature Conservation

It is the objective of the Council to protect natural stone boundary walls and mature trees. Development that requires the felling or harming of such trees shall not normally be permitted unless otherwise supported by a tree survey report 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 EH4: Designated Sites and Nature Conservation

It is the objective of the Council to:

- a) Protect the integrity of the downstream Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones around the river Barnakyle which flows into the River Maigue, a designated site.
- b) Ensure that appropriate waste water infrastructure is provided in advance of new developments.
- c) Ensure that development projects likely to have significant effects on the Lower River Shannon Special Area of Conservation site are subject to appropriate assessment and will not be permitted under this plan unless they comply with Article 6 of the Habitats Directive.

No projects which will be reasonably likely to give rise to significant adverse direct, 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 the 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.

Objective EH5: Compliance with Water Framework Directive

All development activities governed by the plan shall be carried out in accordance with the provisions of the EU Water Framework Directive and associated regulations and guidance documentation.

Objective EH6: Compliance with Environmental Impact Assessment (EIA) Directive

Any developments that fall within the ambit of the EU EIA directive 2011/92/EU and associated regulations shall be subject to the contents of the revised directive and the updated regulations.

Figure 8.2 River Barnakyle

**8.5 Climate Change**

Promoting land use patterns and economic activity that minimises effects on climate change is an objective of Limerick City and County Council. As part of this objective the Council will endeavour to promote responsible development and management of land, drainage systems and natural habitats and the local delivery of energy, efficiency and adaptation to climate change in Patrickswell.

Achieving a low carbon producing economy and society requires, where practicable, everybody seeking to efficiently meet resource requirements from indigenous local resources. Those indigenous resources should be harnessed to optimum potential in order to meet or exceed local needs, having due consideration for national targets and the local planning guidelines. This involves not just the use of local resources where applicable but the adoption of new building techniques and designs which will minimise energy intensive inputs. Development proposals which incorporate these issues will be encouraged by the Council.

Objective EH7: Adaptation to Climate Change

It is an objective of the Council to promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the uses of fossil fuels and maximises the use of local or renewable resources.

Chapter 9 Community and Recreation

Strategic Policy for Community and Recreation

Policy C1: Community and Recreational Facilities

It is the policy of the Council to ensure that the education, health facilities, recreation, open space and community needs of residents, both new and existing, can be provided for by suitably zoning lands for these purposes. The Council will require future development in Patrickswell to be accompanied by a corresponding expansion of these facilities and amenities.

9.1 Introduction

In recent times greater emphasis has been placed on the importance of community infrastructure in national policy as reflected in many guidance documents published since 2005. These include policy documents on recreation for children and young people, provision of schools, green travel, residential design guidelines and the recent age friendly initiative pilot project undertaken in the county. The Limerick County Development Plan 2010 – 2016 includes a requirement for future development proposals to submit a supplementary social infrastructural assessment with planning applications to determine if the community and its existing facilities have the capacity to cater for the proposal. Prospective developers are advised to consult with the Limerick County Development Plan, Chapter 6 Community and Recreation referring to general policy and objectives on these topics, and Chapter 10, Development Management Guidelines specifically section 10.3 regarding the Sustainability Statement and Social Infrastructure Assessment.

9.2 Community and Recreation

Patrickswell has a vibrant voluntary community with many local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. It also has a number of important features and amenities that provide important wildlife habitats and have the potential to offer both active and passive recreational opportunities. In recent years the Patrickswell Tidy Towns Committee have done tremendous work in transforming the aesthetics of the town. This is particularly evident on the approach roads to Patrickswell where significant planting of flowers and shrubs has taken place.

An area of land adjacent to the graveyard previously zoned office park has been zoned for education and community in order to facilitate the continued development of community and sports facilities. The lands adjacent to the Patrickswell national school are to remain zoned for education and community. The proposed development of a cycleway linking Patrickswell with the Raheen and Dooradoyle areas of Limerick City has the potential to contribute to the quality of life of the residents of the town and surrounding areas. Overall the Council supports such proposals and will endeavor to work

with the local community in the future in relation to community and recreational requirements. The identification of possible amenity walkways and cycle routes throughout the town forms an important part of the plan.

Figure 9.1 Planting at the roundabout at the eastern end of Patrickswell



Objective C 1: Open space hierarchy

It is the objective of the Council to seek the provision of well designed, high quality, accessible and useable open space in all residential development in accordance with the development management standards of the County Development Plan.

Objective C 2: New amenity areas and Walkways

It is the objective of the Council to:

- a) Continue to facilitate the development of walkways as indicated on the Amenity Map in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways.
- b) Co-operate with other agencies to enhance and provide recreational and amenity facilities in the town.

Objective C 3: Allotments and Community Gardens

It is the objective of the Council to facilitate opportunities for food production through allotments or community gardens at appropriate locations.

9.3 Education and Childcare Facilities

The town is served by a Community Playschool located in the Community Resource Centre and a national school located at Ballyanrahan East. The school has a current enrolment of approximately 200 pupils. Based on the envisaged population projections to 2020 outlined in Chapter 3, demand for educational facilities will continue to rise in Patrickswell in the lifetime of this

Plan. As outlined in chapter 2 Patrickswell has a relatively young population with 136 persons under the age of 12 years. This equates to 16% of the total population.

Objective C 4: Educational Facilities

It is the objective of the County Council to:

- a) Ensure that there are sufficient educational places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.
- b) Ensure that all proposals for childcare facilities shall comply with the development management standards of the County Development Plan.

9.4 Health Facilities

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 additional services be required and (b) healthcare facilities would be permitted subject to good planning practice. 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 C 5: Provision of Healthcare Facilities

It is an objective of the Council to:

Support the Health Service Executive (West) and other statutory and voluntary agencies and private healthcare providers in the provision of appropriate healthcare facilities and the provision of community based care facilities, at appropriate locations, subject to proper planning considerations and the principles of sustainable development.

9.5 Emergency services

There is a part-time Garda Station located in the western side of the town, just off the R526 regional road.

CHAPTER 10 URBAN DESIGN

Strategic Policy for Urban Design in Patrickswell

Policy UD1:

It is the policy of the Council to promote high quality design throughout the Plan area and ensure that future development in Patrickswell is guided by principles of best practice and sustainability.

10.1 Introduction

Good urban design is essential in creating attractive places for people to live in, work in and relax in. It is achieved by the arrangement of streets and spaces, the scale, and design of buildings, the materials used, the colour scheme and finishes of buildings, and the layout of roads and footpaths. A well designed urban area has a clear and distinct sense of place instilling a sense of community and pride with a clearly defined centre which is desirable to walk around and feels safe. A successfully designed urban area would generally take the following into consideration:

1. Context: How does the development respond to its surroundings?
2. Connections: How well is the new site connected?
3. Inclusivity: How easily can people use and access the development?
4. Variety: How does the development promote a good mix of activities?
5. Efficiency: How does the development make appropriate use of resources, including land?
6. Distinctiveness: How do the proposals create a sense of place?
7. Layout: How does the proposal create people-friendly streets and spaces?
8. Public realm: How safe, secure and enjoyable are the public areas?
9. Adaptability: How will the buildings cope with change?
10. Privacy/amenity: How do the buildings provide a decent standard of amenity?
11. Parking: How will the parking be secure and attractive?
12. Detailed design: How well thought through is the building and landscape design?

This Chapter provides general guidance to assist prospective applicants by outlining the aspects of planning and design that the planning authority will be taking into account when assessing applications for future development. Since the adoption of the Patrickswell Local Area Plan in 2009 there has been a number of guidance documents issued which deal with urban design. These are as follows:

- DECLG (2013) 'Design Manual for Urban Roads and Streets'
- DEHLG (2009) 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' and the accompanying 'Urban Design Manual',
- DEHLG (2009) 'Government Policy on Architecture 2009 – 2015,
- DEHLG (2009) 'Towards a Sustainable Future: Delivering Quality within the Built Environment', and

Other influential documents affecting the design of proposals include the guidelines on flood risk management published by the DEHLG in 2009, and the government's policy on transport 'Smarter Travel – A Sustainable Transport Future 2009 – 2020', published by the Department of Transport.

On a local level the Limerick County Development Plan 2010 – 2016 has placed greater emphasis on appropriate design in its development management guidelines. It is a requirement that a design statement is submitted as part of a planning application for 5 or more dwellings or commercial/industrial developments over 1,000sq. metres. A 'Design Statement' is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site.⁸

10.2 Derelict and Vacant sites

Currently, there is no building/site in Patrickswell town on the Derelict Sites Register. According to the 2011 census there were 25 vacant dwelling units in the town which accounts for nearly 8% of the total housing stock. Retail/commercial vacancy is a particular problem along Main Street with 11 vacant commercial properties on this street. The town also suffers from a number of buildings with dead frontage particularly on the lower and upper part of the Main Street

In relation to derelict and vacant sites, the general approach is to seek timely actions and improvements of sites, through positive engagement with landowners, using powers under the Derelict Sites Act only where necessary, and taking into account:

- a) outstanding planning permissions,
- b) evidence of efforts to address vacancy and dereliction,
- c) security, safety to the public and condition of the site,
- d) the conservation value of the building and requirement for remedial restoration works, and
- e) the feasibility of various actions to make good the site, and find viable uses for the site.

⁸ Refer to Limerick County Development Plan 2010-2016, Section 10.4, Design Statement.

Figure 10.1 Example of Dead frontage in Patrickswell



Figure 10.2 Vacant retail units on Main Street



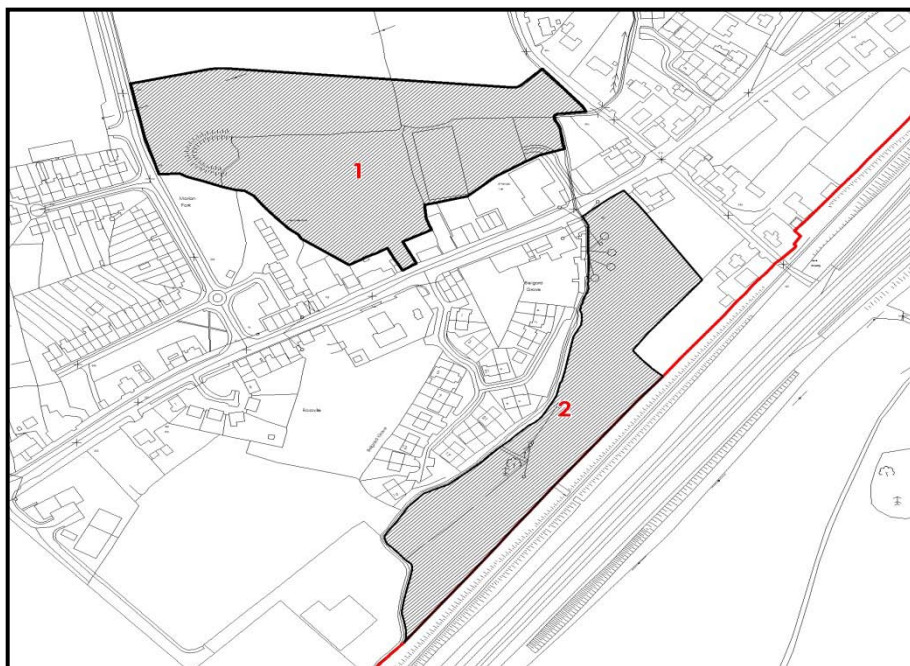
10.3 Patrickswell Opportunity Areas

The purpose of the opportunity sites identified by this Plan is to encourage the restoration, consolidation and improvement of these sites. The appropriate development of these sites could provide for significant improvements in the town. The opportunity areas are located close to the town core and thus, sensitive development of these areas would consolidate the centre of the town whereby amenities are within walking distance. Indicative layouts are included below. Developers are strongly advised at an early stage to engage with the planning authority and avail of a pre-planning meeting to discuss their proposal. The Plan identifies 2 opportunity areas. These are:

Area 1 – Backland Development – North side of Main Street.

Area 2 - Riverside of the Barnakyle.

Figure 10.3 Map showing location of Opportunity Areas



Opportunity Area 1 – Backland development - Northside of Main Street

This large backland site is located to the rear of Main Street. The LAP zones this area 'town centre.' The site presents a considerable opportunity for creating multiple redevelopment opportunities on these lands within proximity to the Main Street. Part of this area is currently in use as under-utilised backland areas to Main Street and also includes an existing warehouse. The area adjoins an unfinished housing estate of 11 dwellings.

Development Potential

1. A comprehensive masterplan for the entire area will be required to ensure that the area is developed and managed in a sustainable and coherent fashion.
2. 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 30m buffer from the outer edge of the ringfort shall be provided and no development shall take place in the immediate buffer of the monument. Prior consultation with the Councils Archaeologist and National Monuments Service should take place.
3. Any redevelopment of this area shall include the development of a link road for vehicular traffic, from the Clarina road to School Road. This road would provide a connection between the large residential landbank to the east of the Clarina road and the primary school, recreational facilities and town centre.
4. New commercial and community uses, with a focus on a new urban civic square, fronted by retail development and over the counter commercial services where possible shall be provided.

5. A pedestrian street is proposed linking the new urban civic square and Main Street.

6. In addition, it is proposed to permit larger commercial uses and/or convenience stores (including discount foodstores) in this area. Residential developments in the form of apartments and/or townhouses are proposed to front the civic square and monument.

7. As part of the site is identified at risk of flooding any future planning application(s) on this opportunity area 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.

Overall any proposed development of this area would require plot amalgamation and the co-operation of multiple landowners. The proposal would have to demonstrate a well planned, integrated scheme for the re-development of the entire area.

Below is an indicative layout and the purpose of this zoning is to promote town centre uses with retail commercial and community uses at ground floor level fronting onto a new civic space and onto the monument.



Opportunity Area 2 – Riverside of the Barnakyle

This area incorporates a long narrow strip of land which bounds the Main Street and the River Barnakyle. This stretch of the River Barnakyle and its associated flood plain is one of the most significant environmental and landscape features in the town. This LAP zones the land as open space which makes it an ideal location for a possible future public park. The plan also identifies a possible future car parking area on part of this land which abuts the Main street (see Objective Objective T2: Provision of a Car park in Chapter 6 Transport). Adjacent land uses include town centre and proposed and established residential areas.

Development Potential

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 are to be encouraged. Below is an indicative layout.



Overall any redevelopment of this area should include

- A comprehensive masterplan to demonstrate a planned, integrated scheme for the area to reinforce the riparian character of the banks of the river safeguarding the natural habitat of the river and its banks. Prior to any works commencing the river banks should be checked for breeding otter and kingfisher, and any works should not be carried out until the risk of significant disturbance to breeding otter or kingfisher has passed. Also scrub to be cleared from the walkways should be done only outside of the bird nesting season;
- Future development proposals shall provide a high quality riverside walkway and cycleway. Proposals shall be designed in accordance with the principles of universal access for all.
- All developments shall demonstrate that they enhance the biodiversity value of the area through suitable landscape and management measures.
- Any future development of a playground at this location shall be adequately overlooked to provide for natural surveillance.

Chapter 11 Land Use Zoning

11.1 Purpose of Land Use Zoning

The land use zoning map of the Plan guides development to appropriate locations and should be read in conjunction with both the zoning matrix of this LAP and the Limerick County Development Plan, Chapter 10: Development Management Guidelines. The purpose of the land use zones is to indicate the types of development that are considered most appropriate in each area and to avoid competing and incompatible land uses. The zoning objectives allow developers to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the Plan.

The land use zoning matrix is intended as a general guide to assess the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. The various land use designations have been formulated on the following principles:

- Ensuring that land use designations will accommodate the potential population and growth needs of Patrickswell within and beyond the lifetime of the Plan;
- Encouraging the development of Patrickswell as a compact and coherent settlement;
- Ensuring an acceptable balance of land uses in proximity to one another;
- Supporting the principles of proper planning and sustainable development of the area; and
- Identifying the characteristics of various primary land use categories in order to provide a broad planning framework, which guides development to appropriate locations.

The following table sets out the total zoned land for the various zoning categories in this plan compared with the totals designated in the 2008 LAP.

Table 11.1 Total Zoned Lands

Zoning	Area designated in 2015 LAP - ha	Area designated in 2009 LAP - ha	% change
Agriculture	44.50	12.19	+265
Enterprise and employment	9.99	17.63	-43.33
Education and community facilities	12.18	20.09	-39.37
New residential Phase 1	17.19	15	+14.16
New residential Phase 2	6.31	17.5	- 63.94
Existing residential	19.53	18.78	+ 3.99
Residential Serviced Sites –	10.41	14.5	-28.20

Phase 1			
Residential Serviced Sites – Phase 2	4.47	0	+100
Open space and Recreation	15.65	18.0	-13.05
Town centre	4.28	9.59	-55.37
Office Park	0	3.54	-100

11.2 Non Conforming Uses

Throughout the County there are uses which do not conform to the zoning objective of the area. These include uses which were in existence on 1st October 1964, or which have valid planning permissions. Reasonable extensions to and improvement of premises accommodating these uses will generally be permitted within the existing curtilage of the development and subject to normal planning criteria.

11.3 Land Use Zoning Categories

The various categories of zoning incorporated on the Land Use Zoning Map and the Zoning Matrix are defined below.

Town Centre

The purpose of this zoning is to protect and enhance the character of Patrickswell town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the town centre while guiding the development of an expanded and consolidated town centre area. Any proposed retail development shall be in accordance with the provisions of the Retail Strategy for the Mid West Region, 2010-2016.

Existing Residential

The purpose of this zoning is to ensure that new development is compatible with adjoining uses and to protect the amenity of existing residential areas.

New Residential

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity, traffic considerations and compliance with Section 5.5 in Chapter 5 of this Plan.

Residential Serviced Sites

Residential serviced sites offer a real alternative to individuals wishing to build and design their own houses in an urban setting with established services

rather than the open countryside. Suitable edge-of-town lands have been identified within the LAP boundary that provide the opportunity to cater for these lower densities, so as to provide an alternative to sporadic development in the rural areas. Proposals for the development of serviced sites shall comply with objective H3 in Chapter 4 of this plan.

Open Space and Recreation

The purpose of this zoning is to protect, improve and maintain open space and recreational areas.

Education and Community Facilities

The purpose of this zoning is to facilitate the necessary development of these facilities.

Enterprise and Employment

It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

Agriculture

The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear physical demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Dwellings will be considered for the long-term habitation of farmers and their sons or daughters and subject to the terms and conditions of the rural housing policy as set out in Section 3.9 of the Limerick County Development Plan.

11.4 Land Use Matrix

The approach of the Council to land uses is determined by the zoning objective for the area in which they fall. This is depicted in the following land use matrix which should be cross-referenced with the Zoning Map (Appendix One).

Table 11.2 Patrickswell Land Use Zoning Matrix 2015-2021

Development	Existing / New Residential	Residential serviced sites	Enterprise and Employment	Open Space and Recreation	Town centre	Education/ Community Facilities	Agriculture
Dwelling	/	/	X	X	O	X	X*
Apartments	/	X	X	X	/	X	X
Guesthouses	O	O	X	X	/	X	X
Hotel/Hostel	X	X	X	X	/	X	X
Local Shops	O	O	X	X	/	X	X
Retail Warehousing	X	X	O	X	O	X	X
Supermarket >900 sq.m	X	X	X	X	O	X	X
Take Away	X	X	X	X	/	X	X
Pub	X	X	X	X	/	X	X
Restaurant/Café	O	O	X	X	/	X	X
Cinema/Theatre	X	X	O	X	/	O	X
Community Hall	O	O	O	X	O	/	X
Nursing Home / Nursing home integrated with retirement homes	O	O	X	X	/	O	X
Health Centre/Clinic	O	O	O	X	O	O	X
Hospital	X	X	O	X	O	O	X
Church/School	/	/	O	X	O	/	X
Open space/Recreational/Leisure	O	O	O	/	O	/	X
Office	O	O	O	X	/	X	X
Car Repair/Sales	X	X	O	X	O	X	X
Petrol Station	X	X	X	X	O	X	X
Industry	X	X	/	X	X	X	X
Wholesale/Warehouse	X	X	/	X	O	X	X
Logistics	X	X	/	X	X	X	X
Agricultural Machinery	X	X	/	X	O	X	X
Garden Centre	X	X	/	X	O	X	X
Group Housing, Halting Sites & Transient sites for Travellers	O	O	X	X	X	X	X
Childcare Facilities	/	/	O	X	/	O	X
Bring Centre/Bank (e.g. Bottle Banks)	/	/	O	O	/	/	/
Burial Ground	O	O	O	O	O	O	/
Allotments	O	O	O	O	O	O	O

Key = / Generally Permitted O Open for Consideration X Generally not permitted. * Except for farmer or son / daughter where rural housing need demonstrated in accordance with the rural housing policy as set out in the Limerick County Development Plan

Appendix 1

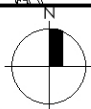
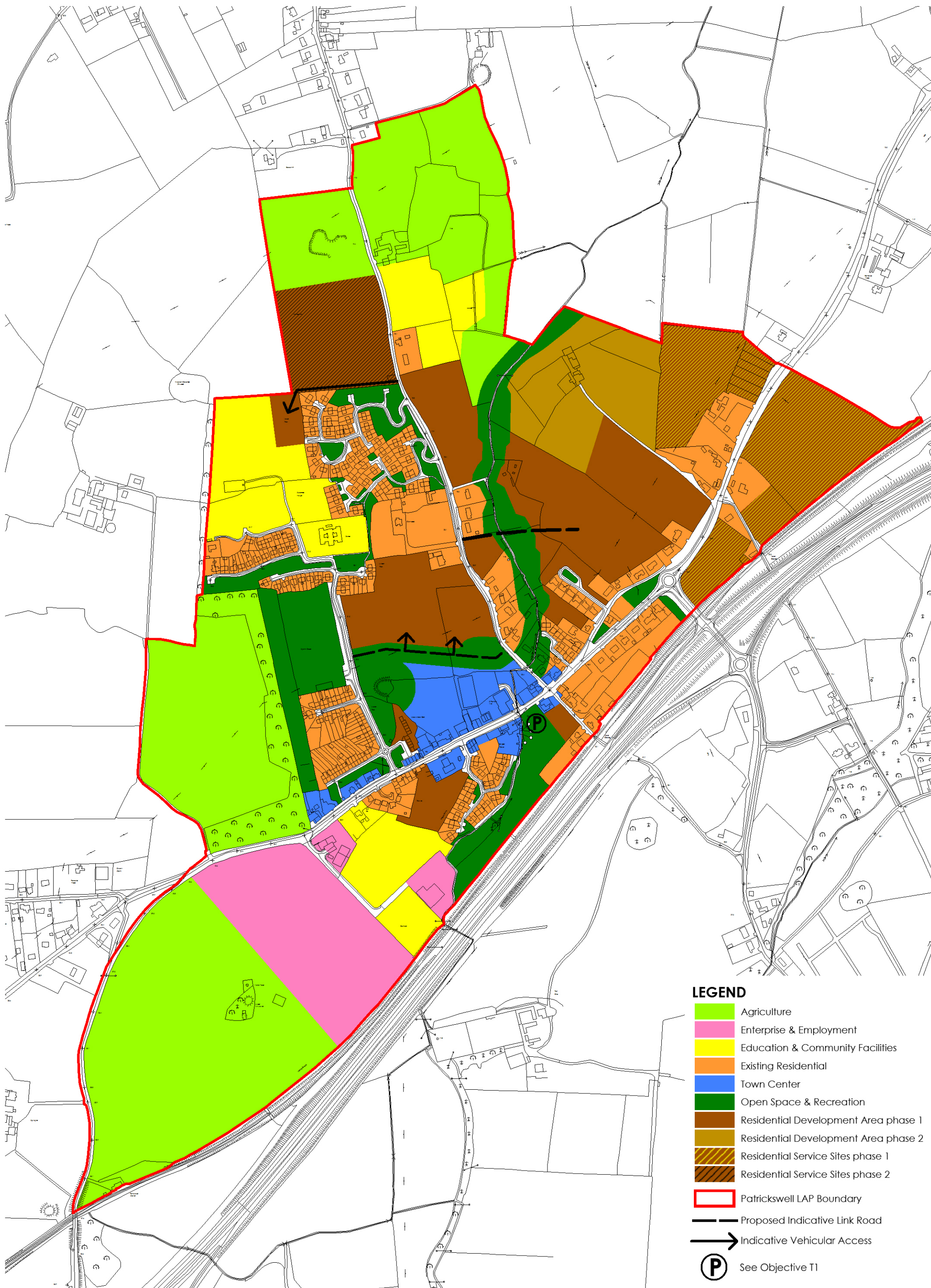
Maps

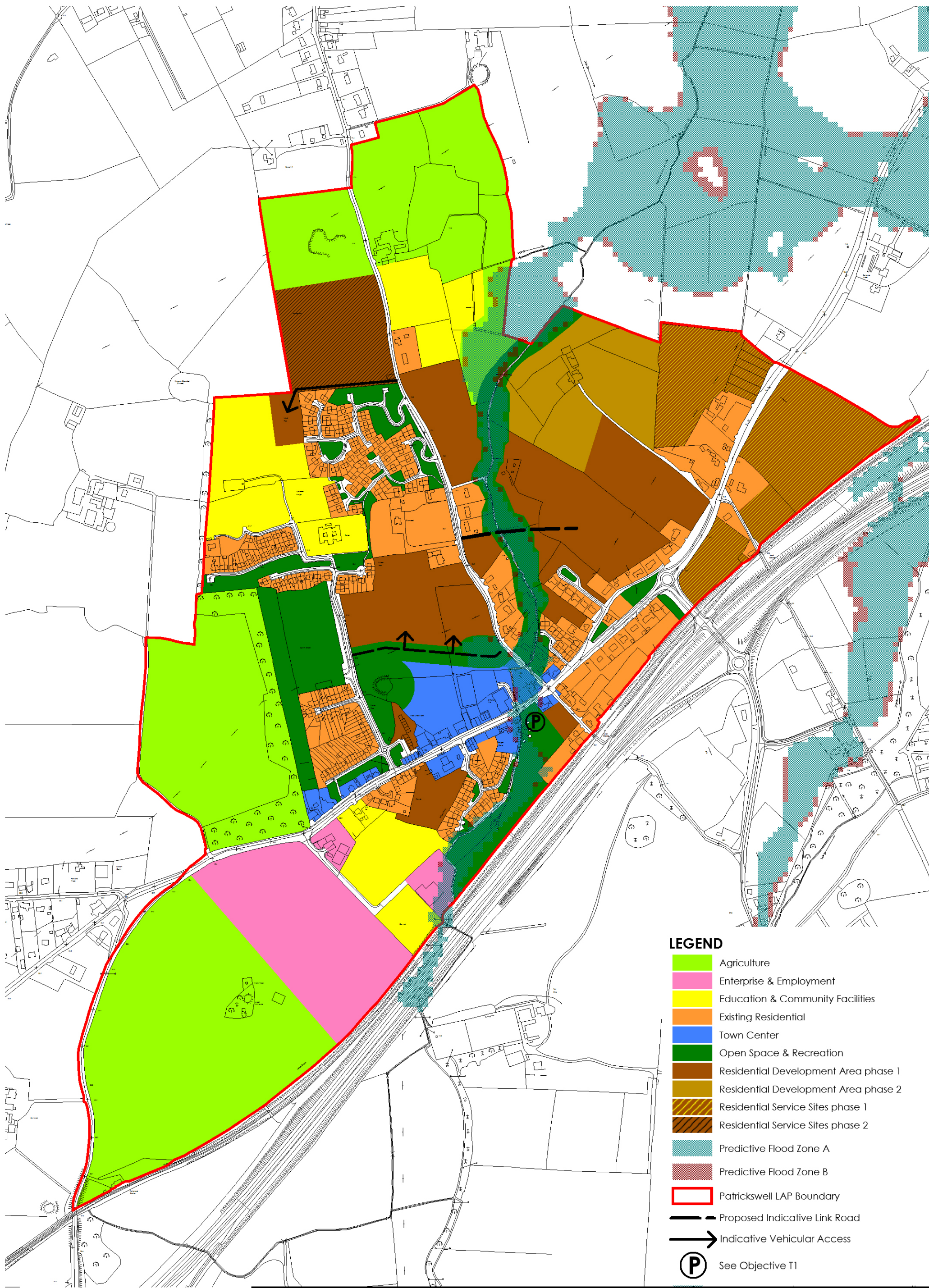
Map 1: Patrickswell Zoning Map

Map 2: Predictive Flood Zones

Map 3: Amenity Map

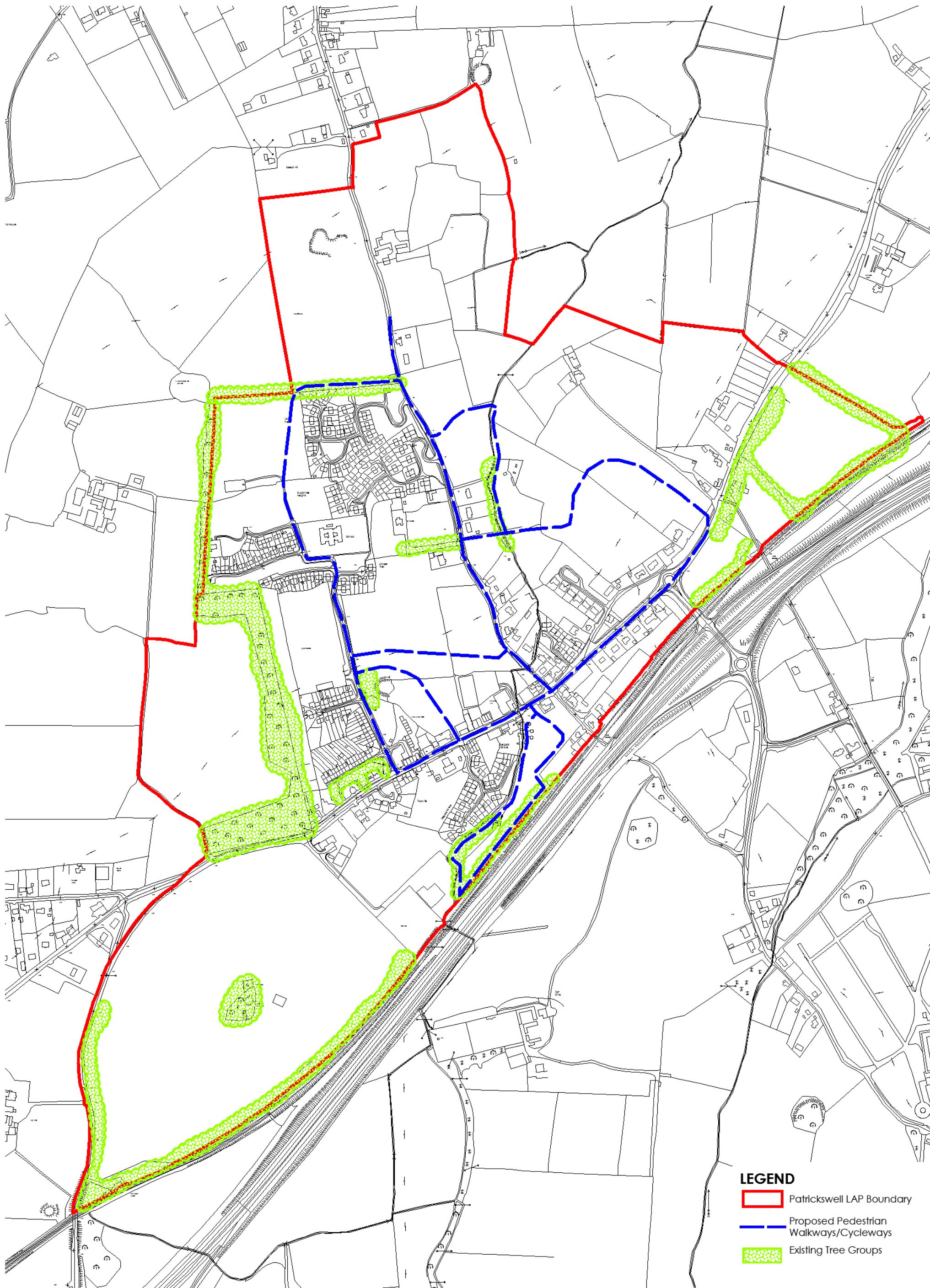
Map 4: Protected Structures Map



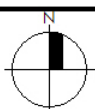
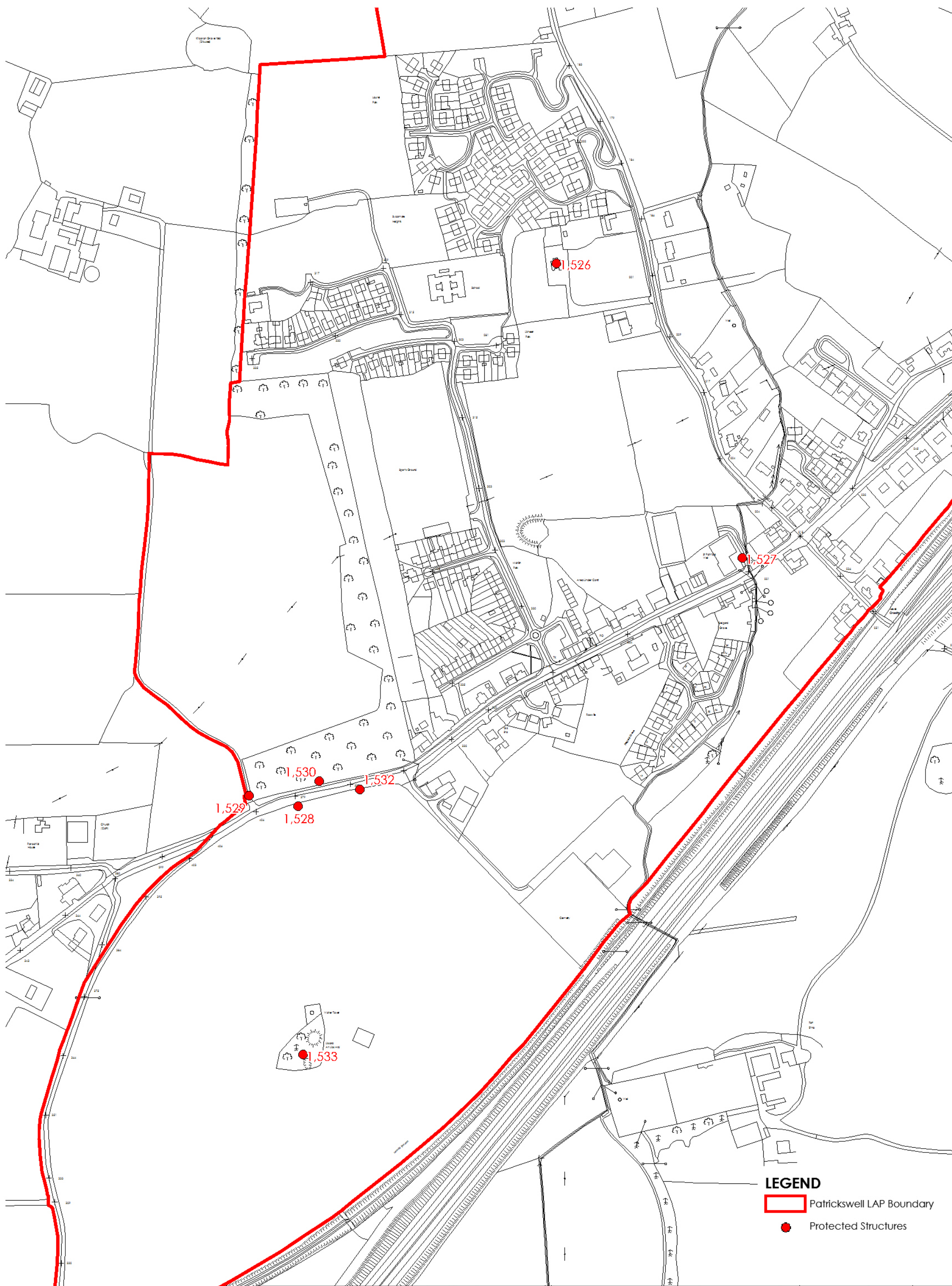


LEGEND

- Agriculture
- Enterprise & Employment
- Education & Community Facilities
- Existing Residential
- Town Center
- Open Space & Recreation
- Residential Development Area phase 1
- Residential Development Area phase 2
- Residential Service Sites phase 1
- Residential Service Sites phase 2
- Predictive Flood Zone A
- Predictive Flood Zone B
- Patrickswell LAP Boundary
- Proposed Indicative Link Road
- Indicative Vehicular Access
- See Objective T1



- LEGEND**
- Patrickswell LAP Boundary
 - Proposed Pedestrian Walkways/Cycleways
 - Existing Tree Groups



Appendix 2

FLOOD RISK ASSESSMENT

2.1 Introduction: Flood risk In Patrickswell

This is the stage 1 flood risk assessment following the preparation of the first public display draft of the Local Area Plan for Patrickswell. Please note that the zoning pattern may change as the review process progresses. There will be further assessments as the review process proceeds.

2.2 Stage 1: Flood Risk Identification

The Technical Appendices of the *Planning and Flood Risk Management Guidelines* (November 2009 p.9) identify the following sources of information:

- 1** OPW Preliminary flood risk assessment indicative fluvial flood maps.
- 2** National Coastal Protection strategy study flood and coastal erosion risk maps.
- 3** Predictive and historic flood maps and benefiting land maps.
- 4** Predictive flood maps produced under CFRAM studies.
- 5** River Basin Management Plan and reports.
- 6** Indicative assessment of existing flood risk under Preliminary Flood Risk Assessment.
- 7** Previous flood risk assessments
- 8** Advice from Office of Public Works.
- 9** Internal consultation with Local Authority personnel, in particular water services engineers.
- 10** Topographical maps- in particular LIDAR
- 11** Information on flood defence condition and performance.
- 12** Alluvial deposition maps.
- 13** Liable to flood markings on old 6 inch maps. In addition these maps particularly the first edition, contain information on landscape features and infrastructure such as mills and weirs that can indicate hydrological features.
- 14** Local Libraries and newspaper reports.
- 15** Local consultation e.g. local groups.
- 16** Walkover surveys to assess potential sources of flooding and likely routes of flood waters and flood defences.
- 17** National, regional and local spatial plans and previous planning applications.

1. OPW preliminary flood risk assessment indicative fluvial flood maps

The maps show that the part of the town north of Belgard Grove is a known pinch point. The culvert under the R526 leads to surface water flooding due to the constriction it causes. That culvert was last replaced before 1986.

2. National Coastal Protection Strategy Study flood and coastal maps

Maps for this study would not be of any assistance in dealing with specific flooding issues in Patrickswell.

3. Predictive and historic flood maps and benefiting land maps (flood maps.ie)

These maps were consulted. These show benefiting lands to the north of the plan area in areas zoned for open space and existing residential in the current zoning map dated September 2014.



Figure1: The red areas show location of flood benefiting lands. Flood benefiting lands indicate lands which would benefit from flood relief measures for use for agricultural purposes.

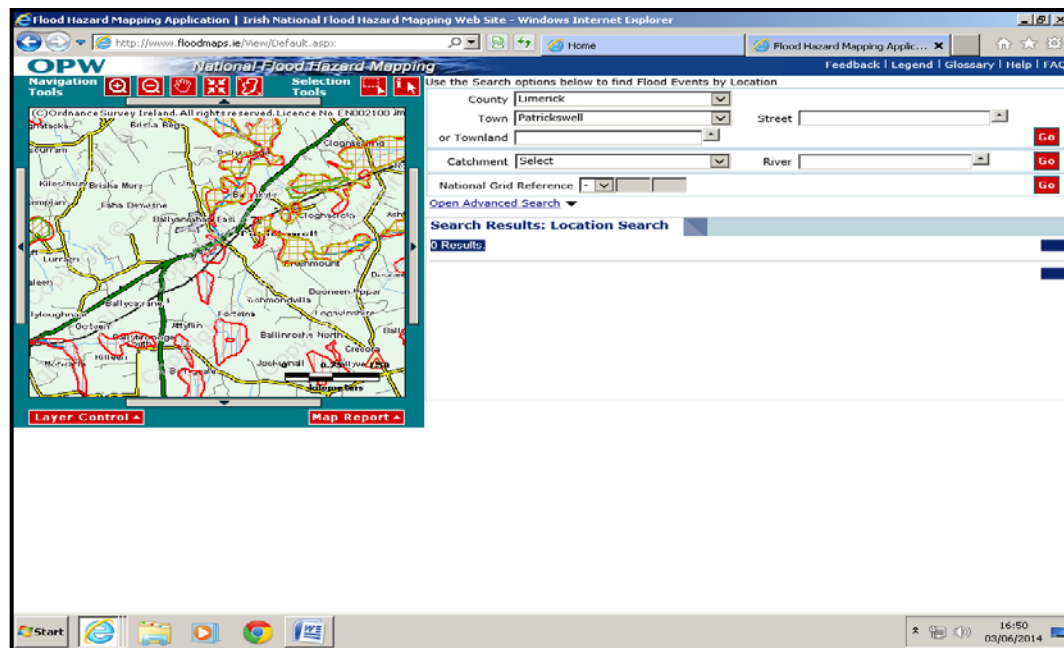


Figure 2: screen grab from Flood maps.ie. These show benefiting lands which are visible in greater detail in Figure 1. No flood events are shown on this site for Patrickswell. This is at odds with local information which indicates localized flooding due to culvert constrictions.

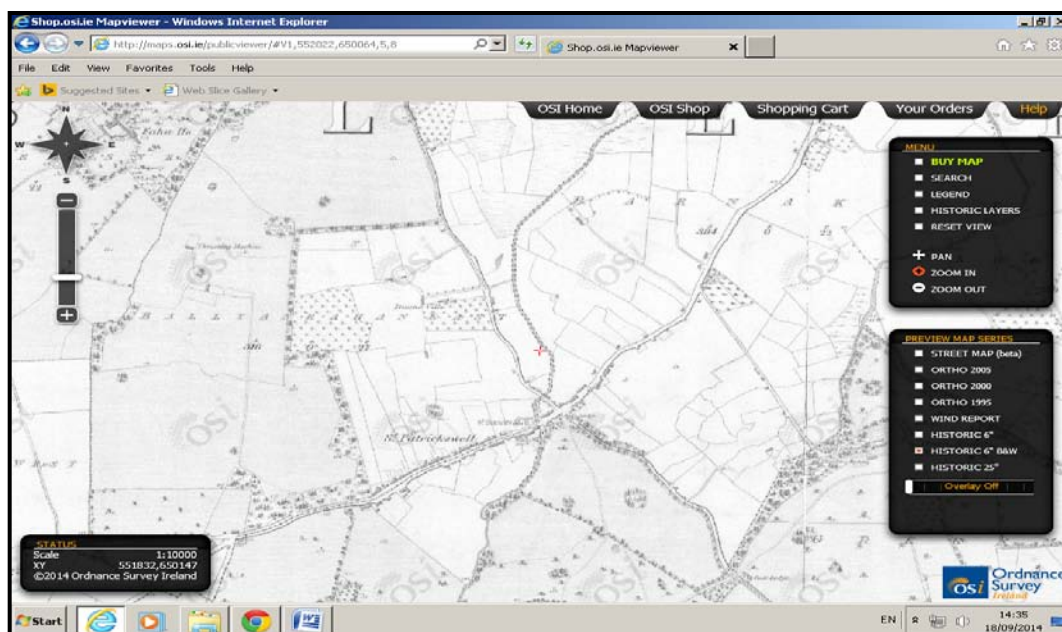


Figure 3: Extract from old six inch map series - no areas liable to flooding were shown in the plan area.

4. Predictive flood maps produced under CFRAM studies

The new CFRAM maps have not yet been put on public display. The OPW have advised us that they cannot be used by the Planning Authority until they are officially placed on public display. When they are available their findings will be incorporated into the plan.

5. River Basin Management Plan and reports

Insufficient detail available to inform responses at LAP level.

6. Indicative assessment of existing flood risk under Preliminary Flood Risk assessment

Surface water flooding has been indicated as having occurred in the centre of the settlement. The main reason for this is constrictions in channels and culverts in this part of the plan area.

7. Previous flood risk assessments

Flood maps.ie consulted - see 3 above.

8. OPW advice

This will be sought as the review progresses.

9. Internal consultations with Council personnel

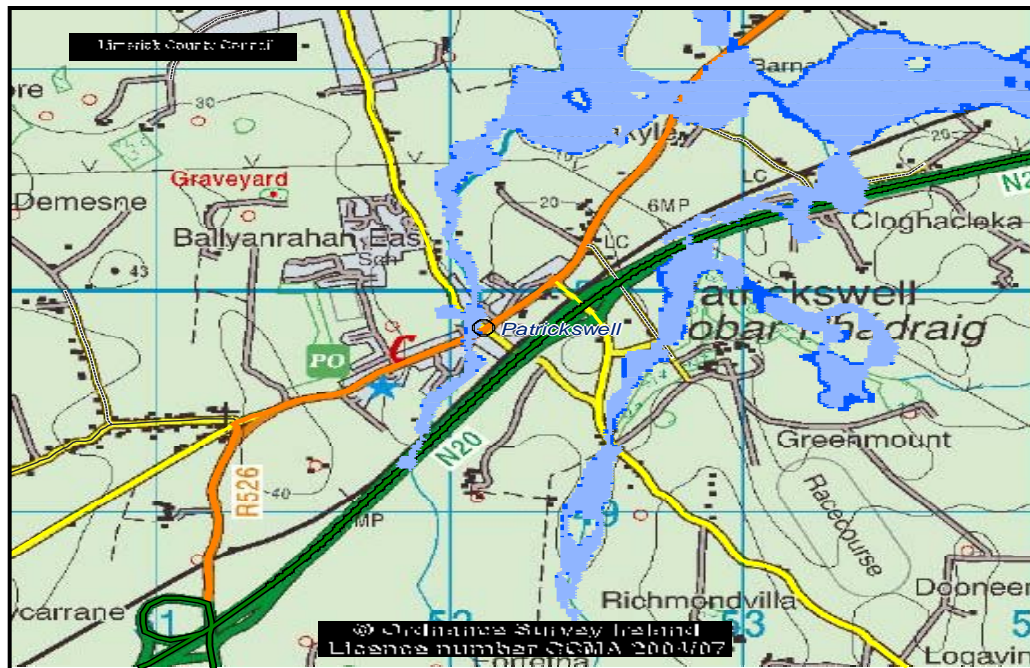
Discussions regarding drainage and flooding issues took place with council engineers, which did not indicate any particular issues. They agreed with the assessment that some of the flood threat was due to culvert and bridge arch dimensions.

10. Information on flood defences and condition

While not flood defences the OPW report produced by Jacobs (Flood Risk Review Report dated 27th June 2011) indicates that culvert restrictions in drainage channels pose a flood risk. In any subsequent works enlargement of these culverts and improvements to the capacity of related channels would serve to reduce flood risk in the plan area.

11. LIDAR maps:

The council has purchased LIDAR mapping which has been used to provide more accurate information in relation to flood risk. This has been used with the JBA maps, a screen grab for which is shown below. Please note that the contents of the CFRAM maps when they are produced will supersede these maps as source of flooding information.



12. Alluvial deposition maps

Alluvial soils are those deposited by rivers. Their extent helps to indicate the extent of historic flood events. While the OPW report dated 27th June 2011 refers to flood plain areas near Belgard Close in the plan area, the soil map below shows that the alluvial deposition areas exist outside the plan area, to the south east.

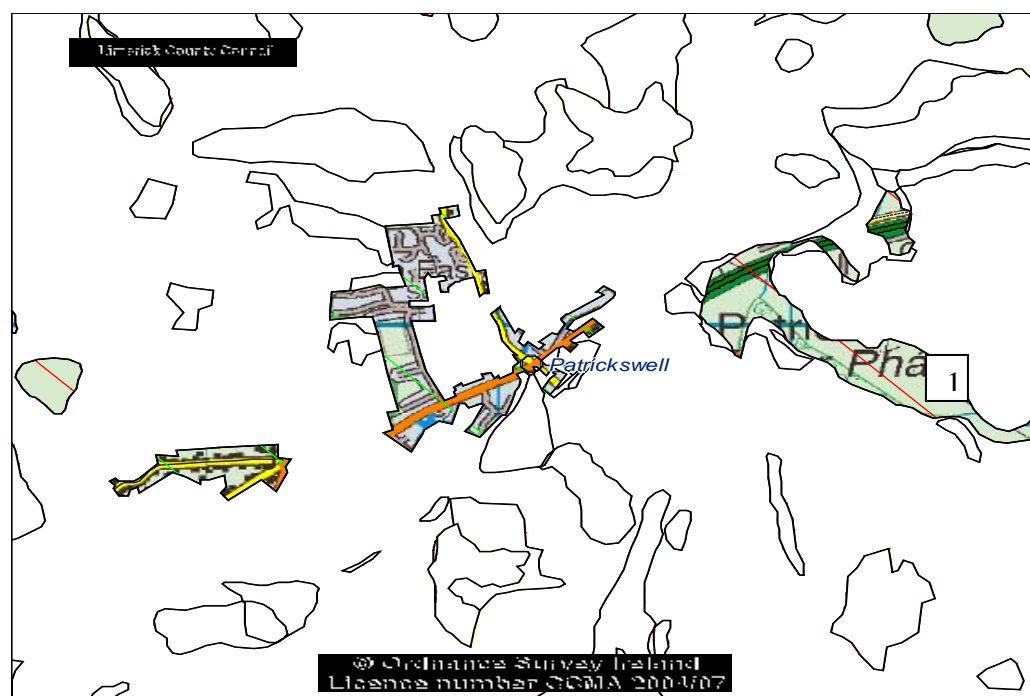


Figure 5: Area with red and green hatching shown as 1 on the attached map is alluvial soils. This is outside the plan area. There are no indications of alluvial soils within the plan area.

13. Liable to flood markings on old 6 inch maps

Areas liable to flood were not shown on the 6 inch maps dating from 1920 (surveyed in 1841- revised 1920). No such areas are shown in the plan area.

14. Local libraries and reports

OPW reports consulted.

15. Local consultations

A public meeting was held in the Community Centre in Patrickswell on the 16th June 2014. No issues in relation to flooding arose.

16. Walkover surveys

Walk over surveys were an important part of the groundwork associated with the plan. Such surveys helped to indicate the extent of vegetation associated with wetter ground conditions and local topography. However the walk over survey conducted on the morning of June 4th 2014, did not indicate areas that were particularly susceptible to flooding with the exception of the locations in the centre of the plan area which are in vicinity of the restricted culverts mentioned above and one low lying area in the town centre.

17. National, regional and local spatial plans

Insufficient detail was present in other plans or strategies in order to inform the current survey.

18. Previous planning applications

A planning application for a rehabilitation centre (14/7017, an extension of duration for 06/3610) submitted a flood risk assessment in support of the application. This was located within an area zoned as Education and Community facilities in the north east of the current plan. In the plan the area shown in the flood zone according to the JBA maps has been dezoned to agriculture and open space.

2.3 Comments and Overall Conclusion

In the current plan 59.30ha of land zoned for residential is vacant. The Core strategy requires 39.37ha which is sufficient land for residential purposes until 2021. In the plan 38.38 ha of land has been zoned residential. Therefore there has been a reduction of over 20ha in the amount of residentially zoned land to correspond with the requirements of the Core Strategy. 14.88ha has been

zoned for residential serviced sites – phase 1 and 2. This is low density development. This will help in reducing run off, in terms of flood risk control but also offers enhanced opportunities for bio-diversity (Green City Guidelines 2008, pg. 86-87).

The provisions of the 2009 The Planning System and Flood Risk Management will be included in the new plan. The zoning layout will be modified to reflect this, where necessary.

Appendix 3

SEA/AA Screening Report

3.1 Introduction

Patrickswell (*Tobar Phádraig* in Irish) is a small town located 10km south-west of Limerick, north of the M20/N20 Limerick / Cork Road. The town is concentrated along a single linear street, which until bypassed in 2001 was the main Limerick/Cork road. This road is now the R526 from west of the town to Limerick City. The town is strategically located in relation to the national roads network. It can be accessed at either end from the M20 - from the junction for Limerick Racecourse, or the M20/N21 junction further west (where the R526 commences).

The M20 continues to Limerick as a dual carriageway which is part of the Atlantic Corridor linking the identified 'Gateways' of Waterford, Cork, Limerick and Galway. A new dual carriageway section is planned from Limerick to Cork, including a new junction at Attyflin. Patrickswell is surrounded by a rural hinterland, within easy commuting distance of Limerick City. The town is identified as a third tier 'centre on transport corridor' within the County Development Plan (CDP 2010, table 3.1). It retains the appearance of a linear settlement with some traditional buildings located along the single main street.

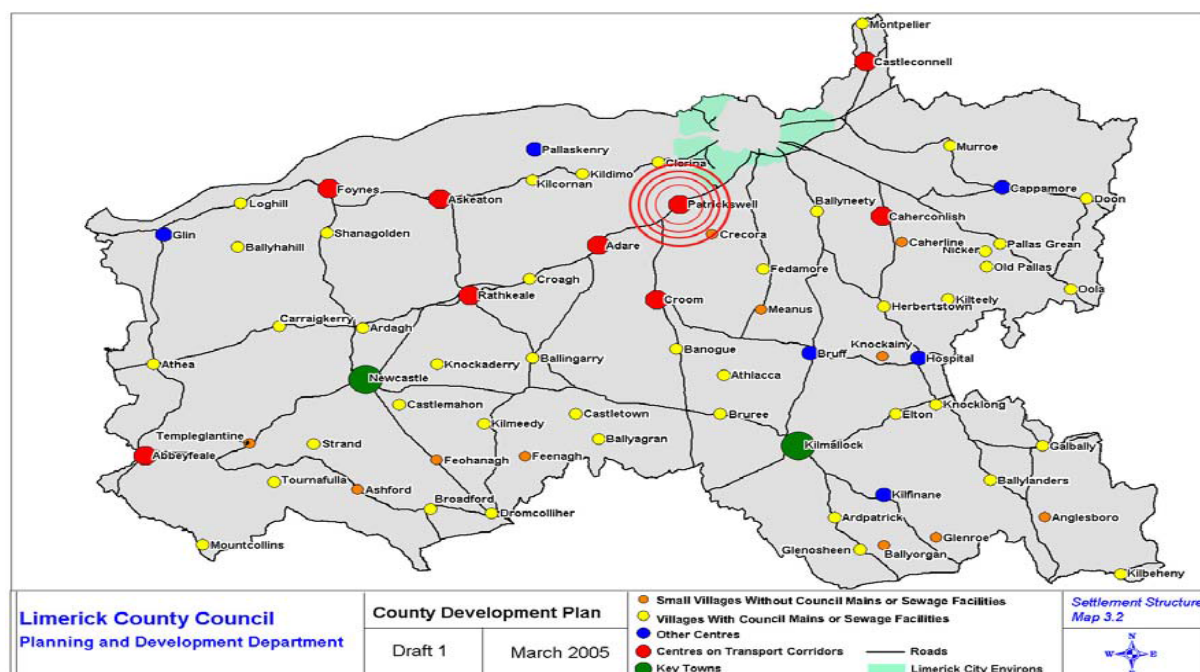


Figure 1: Location of Patrickswell.

This screening document was prepared following the production of the first public display draft of the Patrickswell plan, dated November 2014, which outlines some of the key planning issues facing the village at this pre-draft stage. This document should be read with the zoning map and strategy maps for the town included in this draft and the Stage 1 Flood Risk Assessment, in

Appendix 2. A number of changes have been proposed at this early stage in the plan making process. Chief amongst these has been the reduction in the amount of residentially zoned land from 59.30 ha to 38.38 ha to ensure that the provision of residentially zoned lands ties in with the provisions of the Core Strategy.

3.2 Screening Statement

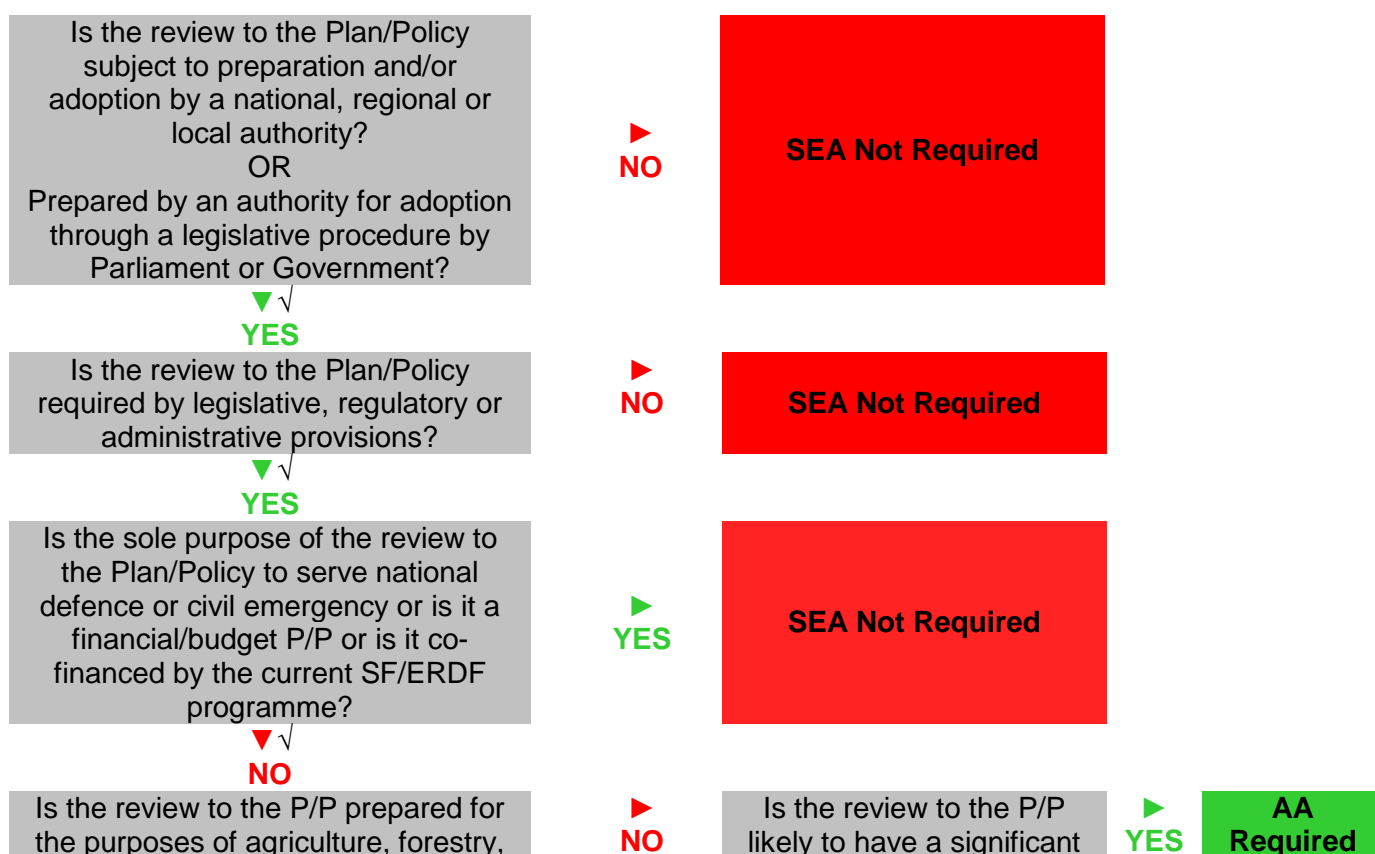
The Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 (S.I. No. 436 of 2004, SI 201 of 2011) require case by case screening of individual plans and programmes based on the criteria in Schedule 2A to the Planning and Development Regulations 2011. These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

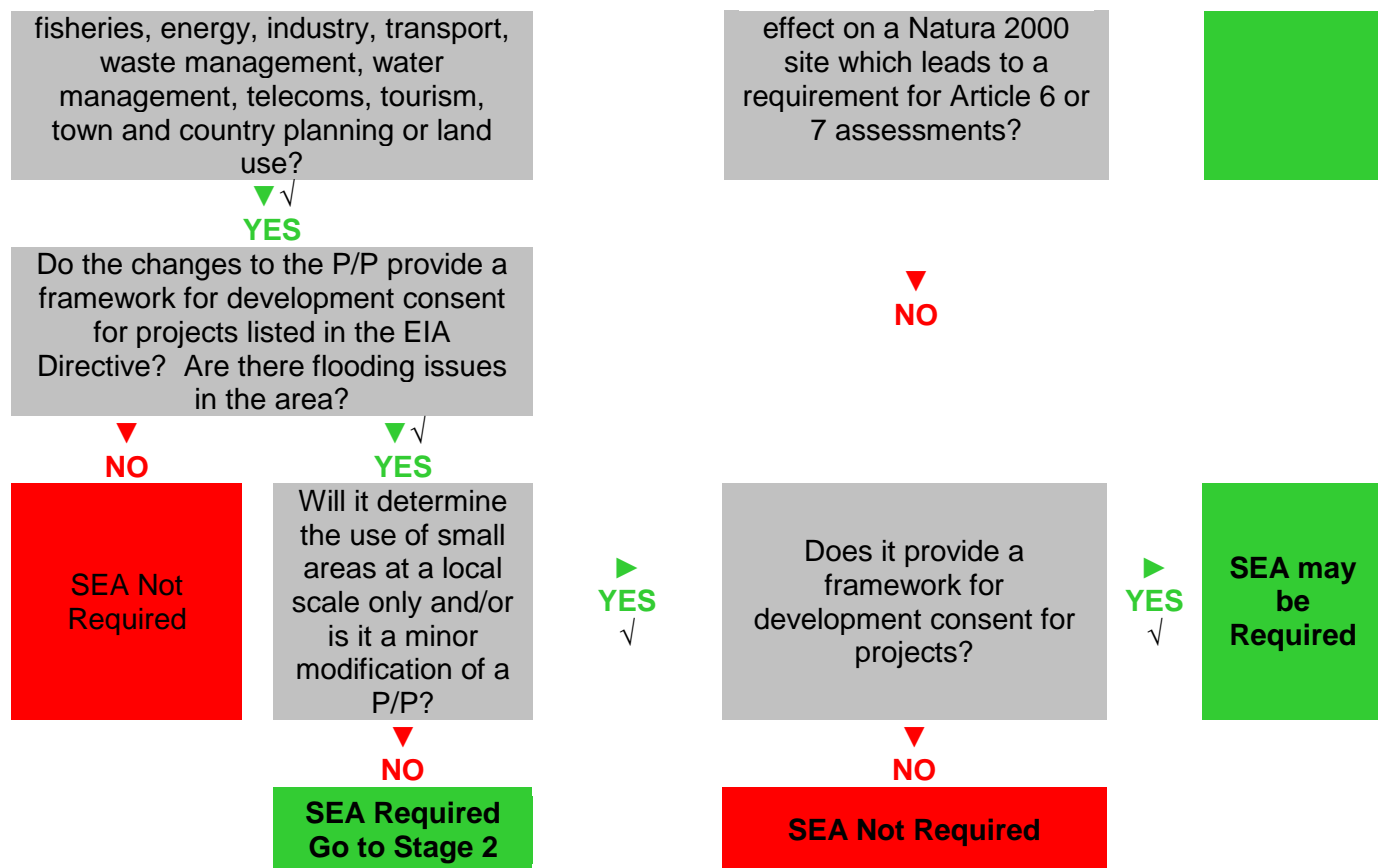
The population of Patrickswell in 2011 was 841, which is a decline of 8.98% from the 1991 figure of 1019 and the area zoned is 180ha (2009 LAP, p. 21). These thresholds are below the thresholds for statutory SEA. The population threshold above which SEA is mandatory is 5000, while the area threshold is 50km².

Stage One - Pre-Screening

The first step in determining whether the review of the Patrickswell Local Area Plan would require an SEA involves a pre-screening check.

Figure 1 Pre-Screening Decision Tree





Stage Two - (A) Environmental Significance Screening

The application of environmental significance criteria is important in determining whether an SEA is required for small plans/policies or modifications to Plans/Policies. Annex II (2) of Directive 2001/42/EC sets out the “statutory” criteria that should be addressed when undertaking a screening assessment.

Criteria for Determining the Likely Significance of Environmental Effects

Characteristics of the Plan/Programme

- i. *the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;*

The Local Area Plan guides development within the settlement boundaries of Patrickswell. The draft has been updated to take into account the population targets laid down by the core strategy. The plan boundaries have contracted with two areas zoned for industry to the south of the village having been de-zoned. These areas are now outside the plan boundaries and are not zoned for any purpose - they are no longer part of the plan.

ii. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;

The Local Area Plan is set within the context of the Limerick County Development Plan 2010-2016, the Mid West Regional Planning Guidelines 2010 and the provisions of relevant planning guidelines issued by the DECLG and the National Spatial Strategy. These tend to influence the contents of the LAP rather than the other way around. The plan will influence and guide individual projects and planning permissions within the LAP, both through the zoning mechanism and the policy content of the local area plan. The LAP provides a framework for the specific local development issues within the policy context of the Regional Planning Guidelines and the County Development Plan.

iii the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

The review of the Patrickswell LAP is being prepared under the Planning and Development Act 2000 (as amended) and takes into account relevant environmental and planning considerations, in particular that of the core strategy which has already resulted in an altered and reduced residential zoning in the town. The Circular letter PSSP 6/2010 *Core Strategies under the Planning and Development (Amendment) Act 2010* and the accompanying Guidance Note on Core Strategies November 2010 (pg.2-3), mentions that the incorporation of the core strategy “*must integrate relevant EU directive related considerations that development plans must comply with,*” amongst them the SEA Directive, Water Framework Directive and the Habitats Directive. In addition the Planning Acts state that a development plan shall include objectives for:

“the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites..”

In this situation, the Planning Act allows listing outside the County Development Plan and the LAP review which will see the future addition of structures from the National Inventory of Architectural Heritage listing included. It is considered that this is the most efficient way of including these listings as the inclusion of the additional NIAH buildings as protected structures, will ensure a consistent county –wide approach towards their conservation.

In terms of natural heritage emphasis will be on the retention of the tree groups which is a feature of the current plan should be maintained in the review. These are shown in the Amenity map appendix 1.

iv environmental problems relevant to the plan or programme;

The underlying environmental issues of the Patrickswell LAP relate to the following:

- Sensitive development of the historic townscape of Patrickswell.
- Avoidance of pollution to the Barnakyle Stream. This has been achieved by the creation of a green corridor along the banks of the Barnakyle stream.
- Preservation of key features of the town's natural environment and protected structures and listed buildings.
- Incorporation of flood risk concerns into the zoning strategy.
- Rationalization of the zoning pattern to take into account the core strategy.

v the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

The review of the LAP is considered under the Limerick County Development Plan 2010. In addition, the current Patrickswell draft LAP has been prepared with the Regional Planning Guidelines as a backdrop which take cognisance of Community legislation and guidelines in relation to environmental issues, which in turn are emphasised by the Guidance Note on Core Strategies referred to in (ii) above.

Characteristics of the Effects and of the Area Likely to be Affected

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

The rezoning of residential areas, in line with Core Strategy figures and their subsequent zoning as agriculture will lessen the effects of development in the plan area. Two significant areas of residential zoned land - 17.63ha located to the south west of the plan area and 3.18ha located at the north of the plan area have been dezoned to agriculture.

The effects of development within the plan area are not readily reversed as they do for the most part involve modifications or addition to the built environment.

ii. the cumulative nature of the effects

Cumulative negative environmental effects are likely to be localised within the plan boundaries and limited in nature. As outlined earlier, reducing zoning patterns, with such lands being zoned for agricultural use would lessen overall cumulative negative effects. In addition the reduction of the amount of land zoned for town centre use, coupled with the preparation of an indicative layout scheme for this part of the town as outlined in chapter 10 will help to ensure a form of development that will help to conserve the existing character of the village core. This will help to ensure best practice will be employed in the design of proposed developments in this area.

One of the key issues associated with the last plan was that the Waste Water Treatment Plant for the town was heavily over loaded. A December 2011 site

visit and kick sample confirmed that the Barnakyle stream to which the plan discharged was heavily polluted.

Since then as a result of infrastructural development works, the use of this plant has been discontinued and waste is diverted to the Bunlickey WWTP in the city via a pumping station and rising main (personal communication water services 6/6/2014).

iii. the trans-boundary nature of the effects

There are no trans-boundary effects.

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

None. The town is not close to a Seveso or heavy industrial site. The issue in relation to overloading of the former WWTP and the improvement in the situation since the preparation of the last plan has been outlined above.

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

The area that will be directly affected is that within the development boundary of Patrickswell - see zoning map in the LAP. This was a total of 180ha in the 2009 plan but has now been reduced by approximately 24ha. To address the issue of urban generated housing outside the plan area 14.88 ha has been zoned for residential serviced sites, i.e. individual houses at a density of 10 to the hectare. These houses will be connected to the sewage system and in providing house designs with an element of choice it is hoped that this will provide an alternative for people who might otherwise wish to build in the wider countryside.

By including these it is hoped to influence the pattern of settlement in the wider countryside around the village. The areas outside the plan are designated an Area Under Strong Urban Influence (CDP, 2010, Chapter 3) which means that it is the part of the county under the most pressure for house builders seeking to build within easy commuting distance to the city of Limerick.

vi. the value and vulnerability of the area likely to be affected due to

- special natural characteristics or cultural heritage;

Patrickswell may have evolved as a workers village linked to the seventeenth century landlords who resided in the surrounding area in a number of estate houses and demesnes, such as Attyflin, Faha, Greenmount, Dooneen and Fortetna. The town began as a cluster of housing, where the workforce resided, at the common edge of these estates. This cluster may have begun at the end of the 17th century but did not appear on any maps (estate or otherwise until the 19th century). Unlike the nearby village of Adare this is not a planned town and has grown in a much more haphazard fashion.

However some features from the era of planned landscapes survive in the vicinity of the town and within the plan area. Chief amongst these are tree belts to the west and around the town in particular and which are shown in Map 2 of the current LAP. The emphasis on their protection is continued in the plan – See Amenity map.

Within the plan area itself there are a number of protected structures and archaeological remains. In the last plan (2009) it was mentioned that there were no protected structures in the plan area (p.16), but this is not the case- there are seven protected structures shown on the screen grab below. This discrepancy has been amended and the Protected Structures Map in the plan appendix shows a total of 7 protected structures within the plan area.



Figure 2: the red lozenges indicate protected structures within and adjacent to the village of Patrickswell.

There are 3 recorded monuments within the local area plan zoned area and a further 6 monuments located just outside the LAP boundary. It is considered that both the national monuments legislation and the development procedure will confer sufficient protection to these sites, particularly since they will be referred to the County Archaeologist if planning applications in these areas are received.

The reference to the Underwater Cultural Heritage was deleted from the proposed LAP as it was felt that due to the current and historic size of the Barnakyle River within the remit of the local plan area it was unlikely to contain significant riverine or underwater features. This issue was discussed with the Underwater Archaeology Unit, National Monuments Service who was satisfied with what was proposed. Other water bodies within the plan area consist largely of drainage streams. Archaeological recommendations on

individual developments as part of further information or as conditions will continue to refer to underwater archaeology where appropriate.

- *exceeded environmental quality standards or limit values;*

See above in relation to the WWTP.

- *intensive land-use;*

As outlined above with a reversion to agricultural zoning from residential zoning, the intensity of potential land use within the plan boundaries is lessened. This also increases the amount of permeable surfaces within the plan area, which should have favorable effects on run off.

At this stage in the plan process it is not possible to say if further areas will have zonings altered but the plan has taken into account the Flood Risk guidelines and core strategy targets. An area of 'community/education' zoned land located to the north east of the plan area and shown to be in the flood zone has been changed to agriculture and open space. In addition an area in the town centre shown as being subject to flooding and which is low-lying has been re-zoned to open space. Also there has been a reduction in town centre zoning, to concentrate any potential development within the village core along the main street, while the remainder of the current town centre zoning is zoned for residential use. The area which had been zoned as an Office Park in the previous plan is now zoned for Education and Community facilities. This use is likely to be less intensive than that of the office park. The relatively central location of this area of land would make this zoning suitable in terms of access for the village population. The amount of community/education zoned land in the north east of the plan area has been significantly reduced from 13.7ha to 2.84ha. This has been replaced an agricultural zoning.

- vii. *the effects on areas or landscapes which have a recognised national, Community or international protection status.*

No effects, none located within the development boundaries of the plan area. See comments above in relation to features within the plan area that are of local importance.

Stage Two – Summary, Conclusions and Recommendation

At this stage in the plan process, no strategically significant environmental problems can be identified in relation to the above issues.

Following the screening process whereby the specific context of the review to the Patrickswell LAP has been assessed against the environmental significance criteria as contained in Annex II (2) of the SEA Directive, **it is concluded that a Strategic Environmental Assessment is not required for the review of the Patrickswell LAP at this stage in the plan process.**

Appropriate Assessment Screening: Introduction

This is an Appropriate Assessment Screening of the review to the Patrickswell LAP, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC).

The existing Patrickswell LAP had originally been prepared in 2009. This review needs to be screened for 'Appropriate Assessment'. Based on the *Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed. The conclusions were that the revision of the LAP **did not require** an Appropriate Assessment.

The principal consideration for an Appropriate Assessment would be if the LAP were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation and Special Protection Areas (SAC's and SPA's) are Natura sites. The Lower River Shannon SAC is the closest to the plan area. The LAP has been formulated to ensure that land uses, developments and effects arising from permissions based upon this Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of any Natura sites, having regard to their conservation objectives.

There are no Natura 2000 sites in the current plan area. The closest Natura 2000 site is the Mague River which is part of the Lower River Shannon SAC site - Figure 1. Since the preparation of the previous plan, the main ecological threat to this site from the town has been removed. The Towns Waste Water Treatment Plant (WWTP) was heavily overloaded and was causing the Barnakyle river to be very seriously polluted as it lacked the assimilative capacity to deal with the organic loadings. A kick sampling survey carried out in December 2011 confirmed that this was the case. The Barnakyle River discharges to the Mague, part of the SAC site.

Since 2011 however a new pumping station for waste (The Adare/Patrickswell Sewerage Scheme, which received funding in 2010) was completed. This transfers the waste, via a rising main to the WWTP at Bunlickey which has sufficient capacity to deal with the waste (Personal Communication Water Services Section, 5th June 2014).

With these works completed the older WWTP in the town has become redundant and is no longer being used so the threat to the Barnakyle River's ecological quality and by extension to the Mague has been removed

In this case the initial stages of the revision are subject to screening.



Figure 1: Showing the Lower River Shannon SAC site to the west of the town. The Barnakyle Stream flows into the Maigue which is part of the Lower River Shannon SAC site.

The following text has been added to the plan:

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).

This provides additional safeguards for areas of natural history significance. This policy together with proposed phasing of development to ensure that infrastructural capacity such as sewage infrastructure is managed in a better fashion should help to prevent damage to the Lower River Shannon SAC site- see above in relation to infrastructural improvements. In addition the area along the Barnakyle river with open space zoning is retained - this is in the plan centre- see zoning map in current draft plan. This will facilitate the passage of otters a species of conservation concern generally and is important in the specific context of the Lower River Shannon SAC site. It will also provide a buffer from development as recommended by Inland Fisheries Ireland document *Planning for Watercourses in Urban Areas*.

The conclusion is at this stage that the review of the LAP **does not require** an Appropriate Assessment.

Screening Matrix

Brief description of the project or plan:
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<p>This LAP is intended to provide for a framework for the planning and development of Patrickswell for a duration of six years, unless amended. The plan is aimed at regulating development while providing sufficient zoning for the land uses designed to respond to the needs of the town.</p>
--

<p>The desirable outcome of the implementation of the plan is a town that:</p>
--

- | |
|---|
| <ul style="list-style-type: none">• Has a sustainable level of development appropriate to the character, heritage, amenity and strategic role of Patrickswell as a tier 3 town (centre on a transport corridor) in the County Settlement Strategy, and that allows for the preservation and enhancement of the town character, services and amenities;• Supports and protects the environment, heritage, character and amenity of the town, and in particular the setting of the Barnakyle River and the architectural and archaeological heritage of the town centre;• Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement and enhance the distinctive character of the town;• Has a suitable range of community and educational facilities and amenities to serve the local community, the wider rural catchment area and visitors to the town;• Has a safe network of amenity walks within and through the town and linking the various natural and heritage features;• Has an adequate level of service infrastructure to support existing and future populations in a manner that protects and complements the environment, including an adequate road network, traffic management and parking facilities, improved public transport and safe routes for pedestrians and cyclists, and adequate wastewater disposal, water supply and surface water drainage. |
|---|

Brief description of the Natura 2000 sites:
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<p>The Lower River Shannon SAC (002165) site is seven km upstream of the Plan area and to the west of the town, where the Maigue is designated - see Figure 1. The River Shannon and Fergus SPA (004077) is in the same location. The SAC site has been selected because of a range of riparian habitats and species such as wet woodlands, tidal mudflats, estuaries and for species such as otter, salmon and lamprey. Maintenance of high water quality is an important factor in ensuring the preservation of these habitats.</p>

<p>The SPA site has been selected because of its importance for wintering and migratory wild fowl. The site comprises of all the estuarine habitat west from Limerick City and it is the mud flats with its invertebrate community which is of particular importance as a feeding area for migratory wildfowl.</p>
--

<p>Curraghchase woodlands SAC site (0000174) a woodland site designated for the Lesser Horseshoe bat, 14km to the north west.</p>

Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site:

The main way in which ex-situ impacts could be created is through pollution that would affect water quality in the Lower River Shannon SAC site. Since the Barnkyle flows into the Maigue which is part of the river Shannon system should pollution occur elements of this may eventually end up in the Shannon itself which is also an SPA.

The addition of text referred to below which takes into account the requirements of article 6 of the Habitats Directive seeks to minimise any chances of ex-situ impacts and lessens the possibility of such effects on the designated sites. This text is as follows:

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).

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

It is the secondary impacts of the plan that would be likely to have the most effect, in that the use of the old over loaded WWTP had caused pollution in the Barnakyle River which drained into the Maigue. As indicated above a new pumping station now pumps the waste to Bunlickey WWTP which has sufficient capacity for current and future needs as defined by the Core Strategy Population Figures.

- **Land-take;**

There are no land take implications as there are no Natura 2000 sites in the plan area.

- **Distance from Natura 2000 site or key features of the site;**

The River Shannon SAC site is 7km downstream of the plan area. The River Shannon and Fergus SPA is also within a 7km distance.

- **Resource requirements (water abstraction etc);**

No policies within the plan indicate the need for abstraction of water from any designated site.

- **Emission (disposal to land, water or air);**

The issue of the overloaded treatment plant has been solved by the construction of a pumping station which pumps the waste to Bunlickey. Along undeveloped sections of the undesignated Barnakyle River the buffer zone visible in the current zoning map has been retained in the draft plan.

- **Excavation requirements;**

Any excavation which maybe permitted under the scope of the plan will take place within the LAP boundaries. The buffer zone provided by the open Space and agriculture

designations along the Barnakyle river ensures that there will be minimal requirement for excavation in the vicinity of the SAC site. This will minimize the risk of direct disturbance and sedimentation.

- **Transportation requirements;**

It is not considered that any of the transport policies put forward in the plan will have any effect in terms of encroachment on any designated sites.

- **Duration of construction, operation, decommissioning, etc;**

No construction projects within the plan area will encroach upon designated sites due to the distance from them. As a result of the open space and agriculture designations in the plan it will avoid encroachment on undeveloped sections of the Barnakyle River. The tree belts are also undesignated but because of their age, they are not just valuable landscape features but because older trees have crevices and fissures they are important wild life habitats. They would be of use to bat species which are protected under national wild life legislation. As stated above it is recommended that the protection afforded trees and groups of trees in the current plan are carried forward into the new plan.

- **Other**

None.

Describe any likely changes to the site arising as a result of :

- **reduction of habitat area:**

There are no Natura 2000 habitats or sites located within the plan area. As indicated above it is intended to retain the buffer area along the Barnakyle. This area is zoned as open space and agriculture. This buffer will prevent encroachment on the river. It will also provide a link to habitats in the wider countryside, an element of zoning that is encouraged by the Green Infrastructure Guidelines (Comhar August 2010).

- **disturbance to key species;**

No projects giving rise to disturbance to key species for Natura 2000 sites is likely within the boundaries of the plan due to the distance from Natura 2000 sites and new pumping facilities for waste.

- **habitat or species fragmentation;**

The presence of the buffer area along the river will help to prevent fragmentation of non-designated habitats and the species that are contained within them.

- **reduction in species density;**

It is not considered that any reductions in species density will take place, due to the distance from the Natura 2000 sites and the relatively limited size of the plan area.

- **changes in key indicators of conservation value**

No projects giving rise to significant adverse changes in key indicators of conservation value for Natura 2000 sites are likely given that policies are in place to control possible ex-situ effects and the presence of the zoned buffer lands along the Barnakyle river within the plan boundaries.

- **Climate change:**

The consolidation of development within the boundaries of the LAP while at the same time recognising the importance of the conservation sites outside the plan boundaries is not expected to result in climate change issues that would affect the sites. The increase in serviced site zoning is intended to promote settling within the village rather than in more dispersed locations in the wider countryside.

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- **interference with the key relationships that define the structure of the site;**

None - see policies regarding improvement of sewage facilities to reduce chances of ex-situ effects.

- **interference with key relationships that define the function of the site;**

With the consolidation of development by the updating of the plan and the overall conservation objectives set out by the County Development Plan, it is not expected that the various factors that help designated sites function as particular habitats will be affected.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- **loss;**

Not applicable.

- **Fragmentation;**

Not applicable.

- **Disruption;**

Not applicable.

- **Disturbance;**

Not applicable.

- **change to key elements of the site (e.g. water quality etc);**

Not applicable.

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.

Not applicable.

Finding of No Significant Effects Matrix

Name of Project or Plan:	Patrickswell LAP 2008 revision
Name and location of Natura 2000 sites:	Lower River Shannon SAC (Site Code 002165) on northern boundary of LAP. River Shannon and Fergus SPA site (004077) to the north of the town. Curraghchase woodlands SAC site (0000174)

	a woodland site designated for the Lesser Horseshoe bat, 14km to the north west.
Description of the Project or Plan	As given in Screening Matrix above.
Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ?	No. The revision of the LAP is intended to provide for the proper planning and sustainable development of Patrickswell and includes policies and objectives to protect and manage in a suitable manner the natural heritage of the town.
Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)?	The LAP has been formulated to ensure that the uses, developments and effects arising from proposals and/or permissions based upon the policies and objectives of the Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of Natura 2000 sites, having regard to their conservation objectives. These concerns are also reflected in the County Development Plan.
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:	Effects are likely to be limited to zoned areas within the plan. With the WWTP infrastructure now in place it is considered that the potential for ex-situ effects has been much reduced.
Explain why these effects are not considered significant:	Natura 2000 sites are protected by a buffer within the plan boundaries and policies, including those set out in the CDP (2010), for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of the Natura 2000 sites.
List of Agencies Consulted: Provide contact name and telephone or email address:	AA Screening Reports were sent to: <ul style="list-style-type: none"> • SEA Section, Environmental Protection Agency • Planning System and Spatial Policy Section • Department of the Environment, Community and Local Government • Department of Agriculture, Fisheries and Food • Department of Communications, Energy and Natural Resources • Development Applications Unit, Department of Arts, Heritage and the

		Gaeltacht,	
Summary of Responses received		Environmental Protection Authority <ul style="list-style-type: none">• The core strategy be integrated into the LAP as appropriate.• Ensure that that the Planning System and Flood Risk Management Guidelines 2009 are integrated into the LAP.• Recommend that the built heritage map and the tree group map are reproduced from the 2009 plan	
		Development Application Unit, Dept of Arts, Heritage and the Gaeltacht <ul style="list-style-type: none">• The SEA cultural heritage section should look to addressing all monuments within the jurisdiction of the Local Area Plan. This to include National Monuments and Protected Structures, recorded monuments and underwater cultural heritage in the riverine environment and other water courses. (Note: It was agreed with the DAHG in March 2015 that the underwater archaeology wording be omitted due to the size of the Barnakyle stream within the LAP area - see second Chief Executive's report).	
Data Collected to Carry out the Assessment			
Who carried out the Assessment?	Sources of Data	Level of assessment Completed	Where can the full results of the assessment be accessed and viewed
Heritage Officer, Forward Planning Section, Limerick County Council.	Existing NPWS. Site Synopses. Site visits during plan preparation process.	Desktop study, site visits	With plan documentation on request.

Conclusions-drawing together the recommendations of the SEA and AA screening and Flood Impact Assessment:

SEA Screening;

It is recommended that the land currently zoned as open space along the Barnakyle is retained.

That the protected structures record for Patrickswell be updated to reflect the omissions on page 16 of the current plan.

That the zoning pattern as presented with reduced residential and more agricultural zoning be retained.

Flooding impact assessment:

That flooding policies and plan content, including zoning, continue to be updated to take into account the new provisions of the 2009 The Planning System and Flood Risk Management guidance and forthcoming CFRAM maps from the OPW.

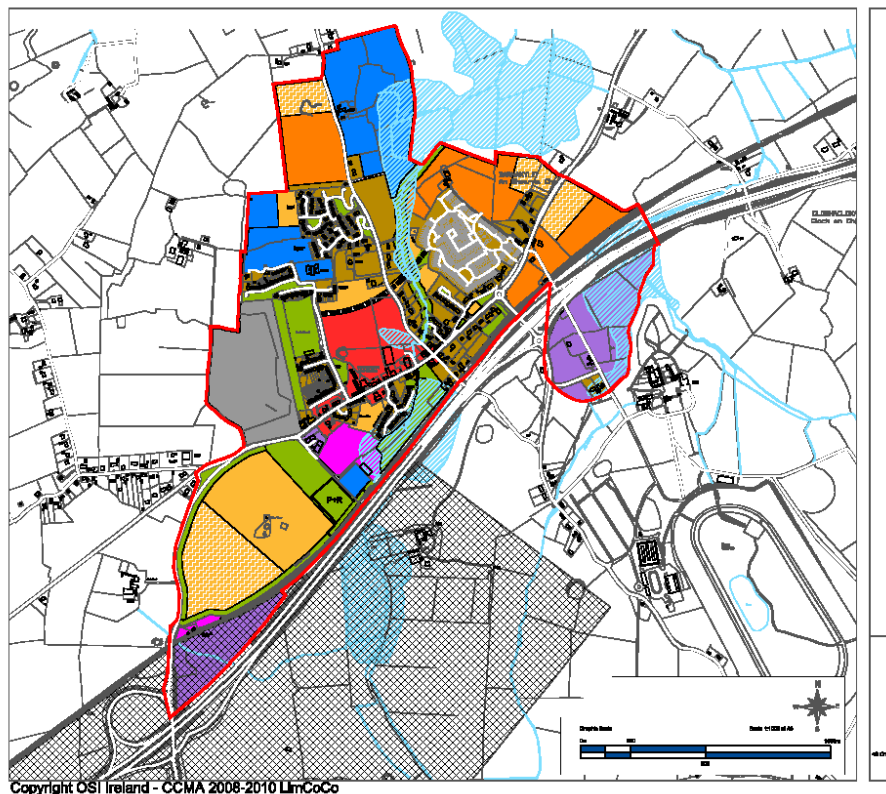
That the land currently zoned as open space along the Barnakyle river be retained.

Appropriate Assessment Screening:

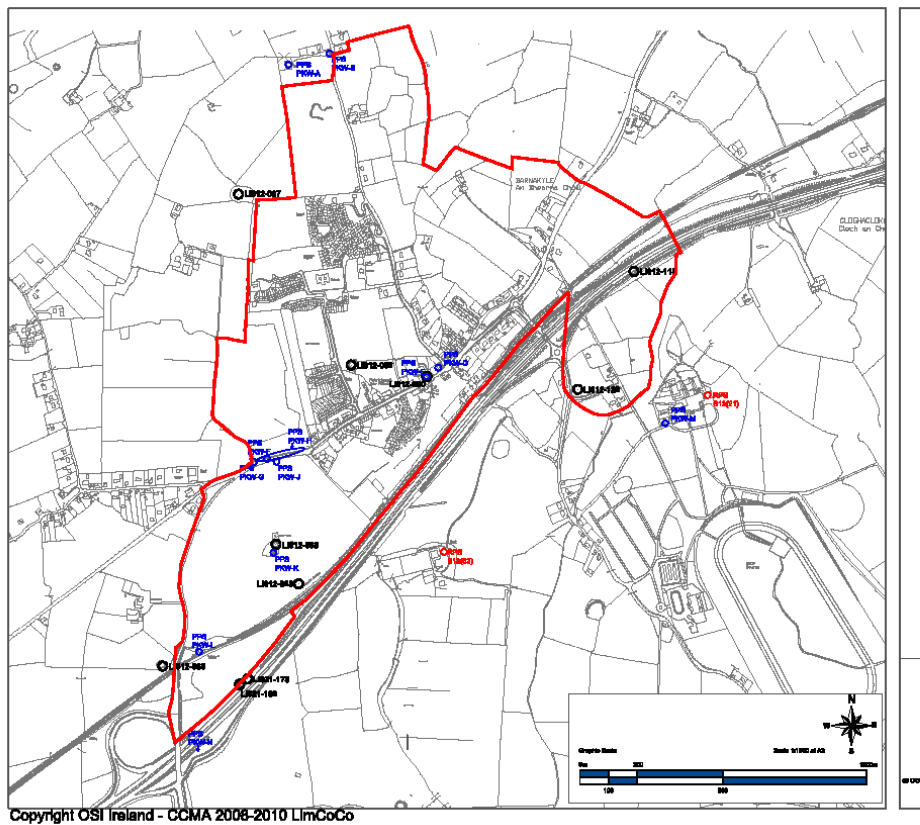
That the following text is inserted: *No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).*

That the land currently zoned as open space along the Barnakyle River is retained in future drafts.

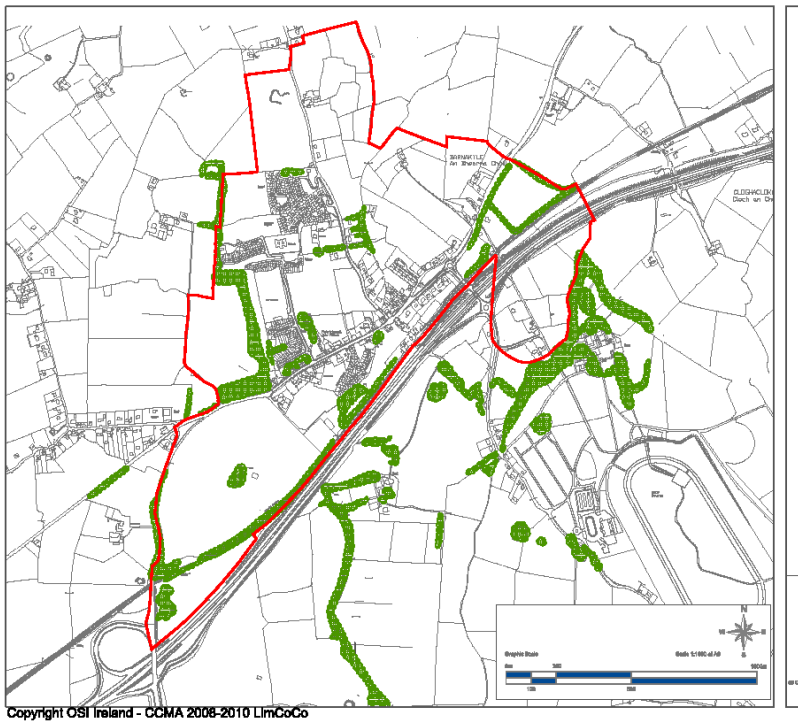
That the emphasis on conservation of trees and groups of trees in the current plan be continued into the new plan.

Map 1 Zoning Map from Current LAP

Map 2 Built Heritage.



Map 3 Tree Groups.



Appendix 4

Protected Structures

and

List of Traditional Building Materials found in County Limerick

Architectural Heritage

Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended) allows for two grades of protection for our built heritage under its provisions. In the first instance there is the Protected Structure. Secondly, there is the Architectural Conservation Area.

Protecting the built heritage under the provisions of Part IV of the Planning and Development Act 2000 (as amended) has positive benefits for the structures concerned in that they become eligible for consideration under the provisions of the Conservation Grant Scheme operated by Limerick City and County Council.

The listing of an individual structure, or the protection of an area through the establishment of an Architectural Conservation Area, provides recognition for those elements of the built heritage that are of significance. This significance can be divided into 8 basic categories: Architectural, artistic, archaeological, historical, social, cultural, scientific, technical. Many buildings, structures or features carry more than one category of significance.

Record of Protected Structures (R.P.S)

The Record of Protected Structures is a statutory document maintained by each planning authority under the provisions of Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended). Under the provisions of the legislation the R.P.S. is an integral part of Limerick City and County Council's Development Plan. The listing provided here is an extract from the current Development Plan, (in force between 2010 – 2016) and the entries in that document are those which have statutory force. However, provisions in the Act allow buildings, features and structures to be added to the Record when such an action is deemed to be either desirable or necessary. Consequently anyone contemplating undertaking works to a structure which can reasonably be believed to be of architectural, artistic, archaeological, historical, social, cultural, scientific, or technical interest should make inquiries with the Council's Conservation Officer, Forward Planning Section, Planning and Development Department, as to whether a particular structure is protected or not. Furthermore, full protection is afforded to those elements of the built heritage where a 'Proposed Protected Structure Notice' is issued under the provisions of S.55 of the Act, pending the final

resolution of the matter by the elected members of the City and County Council.

A protected structure is deemed, under the provisions of Section 2 of the Planning and Development Act 2000 (as amended), to consist of the following:




- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*".





Elements comprising the fabric of the structure (which at first glance may not be considered to be of importance or significance), such as lath and plaster finishes, external render, window and door frames and their associated joinery and fixings (such as latches and catches, and so forth), glazing, natural slate roofing and the supporting structures, painted timber, as well as the more obvious elements of the structure such as decorative plasterwork, are deemed to be protected. Protection is also afforded to the plan and layout of the building. For example, an internal partition dividing the entrance hall from the stairwell or a wall that separates a sitting room from a dining room, and so forth.

Works to the exteriors and interiors of protected structures or proposed protected structures (including the area deemed to be the curtilage of these structures) or in their settings, which may directly impinge upon the fabric of the protected structure or the character of those buildings may require planning permission. Owners or occupiers may obtain clarification through the use of the Declaration Process set out in Section 57 of the Planning and Development Act, 2000, as amended in 2002.

It must be emphasised that alterations to protected structures are not prohibited. However, they should be considered interventions - all alternatives should be explored and the proposed changes must demonstrate that they are justifiable in the context of the structure's significance and the owner's needs. Furthermore, interventions that are made should be capable of being reversible without loss of historic fabric or damage to the structure. Limerick City and County Council's Conservation Officer is available to provide a general advice service to owners and occupiers. However, the planning authority recommends that those proposing to make changes engage the services of an appropriately qualified advisor to act on their behalf. The Royal Institute of the Architects of Ireland has instituted an accreditation programme for conservation architect

List of Protected Structures in Patrickswell

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1526	Glenwood	Ballyanrahan East	Country House	
Detached house built in 1912. This former parochial house was built for the Reverend R. Kirby PP by the County Surveyor for County Limerick, James Horan. It was built on the site of a house called Duane Ville.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1527	St. Patrick's Well	Ballyanrahan East	Holy Well and Pump	
The well gives its name to the town and may date from the early medieval 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 19 th century. A great elm tree once stood beside it. The well was cover by a pump in 1890				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1528	Milestone	Ballyanrahan East	Infrastructure feature	
Freestanding 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.				

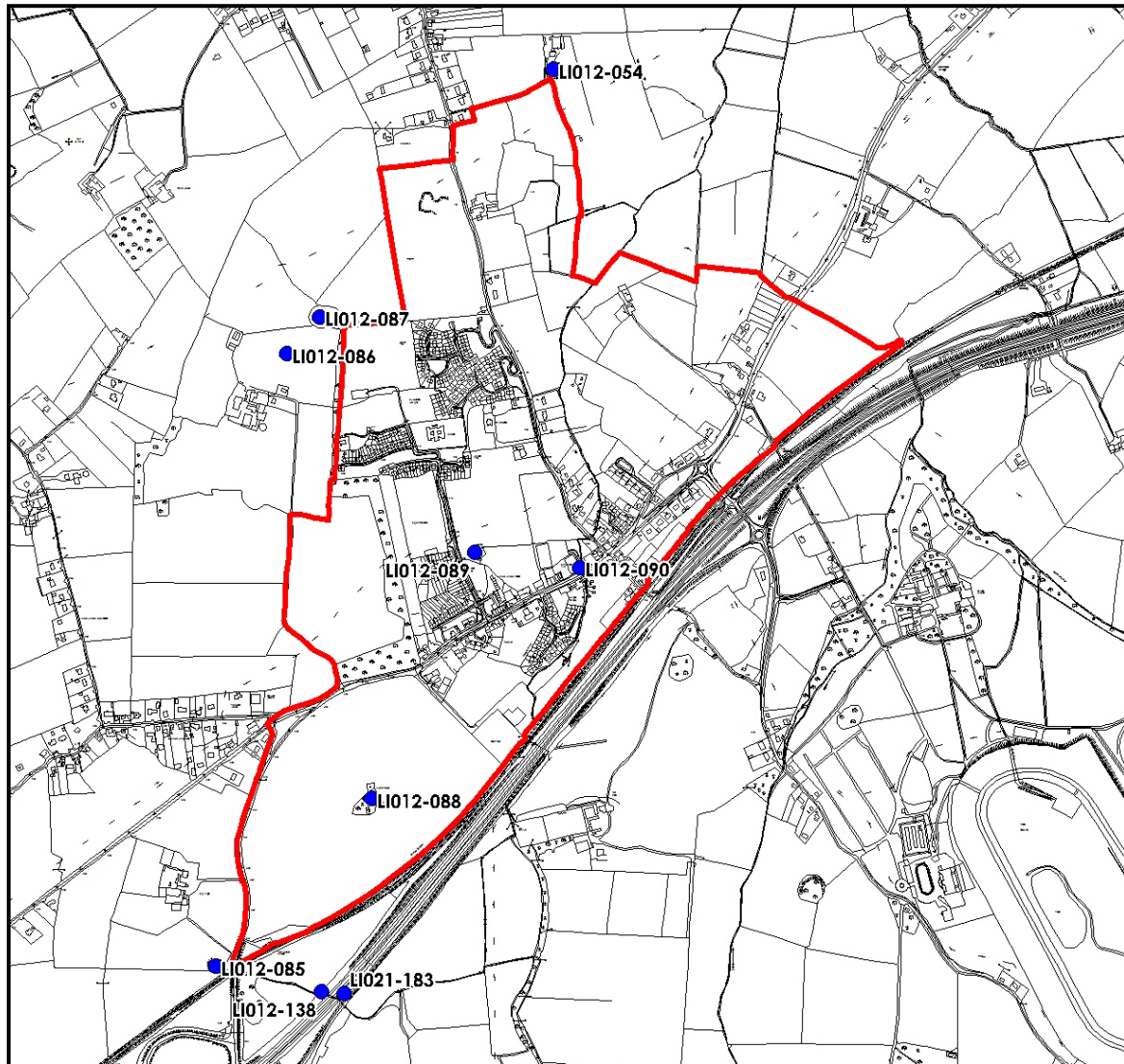
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1529	None	Ballyanrahan East	Gateway and wing walls	
Pair of square-profile limestone piers forming a monumental entrance to former demesne lands. Shorter piers to either side provide pedestrian access to the property.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1530	None	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.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1532	None	Attyflin	Arched Gateway	
The cut stone forming the arch and jambs of this gateway have been removed.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1533	None	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 18 th century.				

List of Traditional Building Materials found in County Limerick

Fabric:	Limestone, brownstone, sandstone or brick, bound with lime mortars
Roofing:	Natural Slate, Reed or Straws, with certain exceptions found in some areas
Rainwater Goods:	Cast iron or galvanised sheet iron / mild steel
Windows:	Primarily Sash windows of varying patterns and designs, with some exceptions
Finishes:	Painted lime renders of varying consistencies, often with stucco detailing at returns, along floor lines and roof level, and on window or door opes; Alternatively either well-worked or quality rubble stone, with appropriate joints in both cases were left bare or were or have had multiple layers of limewash applied over the generations.
Paint:	The use of any paints or other materials of modern composition, which seal the surfaces to which they are applied, should be avoided as they have a deleterious impact on lime based materials, whether used in renders or other finishes. The use of garish colours on walls or details of structures (such as quoins), which clash with the traditional range of pigments must be avoided as they impact negatively on the cohesiveness of the streetscape. If individuality is sought, it can be imparted to a building through highlighting the timberwork of doors and their frames, windows and gates - features which are recessed slightly and out of direct view of those looking along the length of the conservation area.

Appendix 5

Recorded Monuments in the Patrickswell LAP area



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
LI021-183	Fulacht Fia	Attyflin

Appendix 6

Abbreviations and Glossary

Abbreviation	Details
AA	Appropriate Assessment
ACA	Architectural Conservation Area
BATNEEC	Best Available Technology Not Exceeding Unreasonable Cost
CDP	County Development Plan
CFRAM	Catchment Flood Risk and Management Studies
CSO	Central Statistics Office
DAHG	Department of Arts Heritage and Gaeltacht
DECLG	Department of Environment, Community and Local Government
ED	Electoral Division
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
DED	District Electoral Division
HSE	Health Service Executive
LAP	Local Area Plan
MWASP	Mid-West Area Strategic Plan
NATURA 2000	European Network of Special Areas of Conservation and Special Protection Areas
NDA	National Disability Authority
NDP	National Development Plan
NSS	National Spatial Strategy 2002-2020, People Places and Potential
OPW	Office of Public Works
RPS	Record of Protected Structures
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SuDS	Sustainable Drainage System

Affordable Housing

Housing or lands made available by the planning authority to persons who need accommodation but whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs.

Appropriate Assessment

An Appropriate Assessment is required under Article 6(3) of the Habitats Directive and is an evaluation of the potential impacts of a plan on the conservation objectives of a Natura 2000 site, and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Architectural Conservation Area

A place, area, group of structures or townscape, taking account of building lines and heights, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contributes to the appreciation of protected structures.

Backland Development: Development which takes place to the rear of existing structures fronting a street or roadway.

Biodiversity: The variety of life (wildlife and plant life) on earth.

Brownfield Sites: An urban development site that has been previously built on but is currently unused.

Comparison Goods:

Those goods that consumers buy at infrequent intervals and normally would compare prices before buying eg. TV, Fridges, clothes etc

Convenience Goods

Those goods that are required on a daily or weekly basis by individuals and households (such as food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods).

Development Charges

Charges or levies placed on developers relating to the cost of services and utilities, which are provided by Limerick City and County Council.

Environmental Impact Assessment

The process by which we measure anticipated effects on the environment of a proposed development or project. If the likely effects are unacceptable, design measures or other steps can be taken to reduce or repair those effects.

Greenfield Sites: A piece of open land that has not been built on and is therefore a vacant lot.

Hedgerows:

A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary. Hedgerows help define places, act as shelterbelts, and add to biodiversity. They also offer significant wildlife habitat, including wildlife corridors which allow wild animals to move across open countryside, and provide food, nesting and roosting places.

Household: One or more persons occupying a dwelling which has kitchen and bathroom facilities.

Infill Development: Refers to development taking place on a vacant or undeveloped site between other developments, i.e. an infill site.

Infill Site: Small gap sites, unused or derelict land usually located in urban areas.

Infrastructure

Drainage, water supplies, sewage treatment plants, sewerage networks, lighting, telecommunications networks, electricity and energy network, railways, roads, buildings, schools, community facilities and recreational facilities.

Manager's Report

A document outlining the submissions made during the preparation of the Development Plan, the Manager's comments and recommendations on the submissions.

National Spatial Strategy (NSS)

The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

Protected Structure: A building, feature, site, or structure identified in the Development Plan as worthy of protection or preservation in accordance with Part IV of the Planning and Development Act 2000 (as amended).

Recorded Monument:

An archaeological monument protected under Section 12 of the National Monuments (Amendments) Act, 1994.

Residential Densities: The number of residential units per area unit (hectare).

Social Housing

This is housing provided for persons who are registered with the Local Authority on the Social Housing Waiting List, and assessed as being eligible for social housing. The broad categories of households who are eligible for social housing are set out in Section 9(2) of the 1988 Housing Act and include the homeless, travellers, persons living in unfit or overcrowded accommodation, the elderly, persons with disabilities, persons who cannot reasonably afford to provide their own accommodation.

Social Impact Assessment

This is a systematic documented analysis of the availability of social facilities in a community/settlement. The purpose of a SIA is:

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site.
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

Some planning applications are required to submit an SIA as part of their application as required by Section 10.3 of the Limerick County Development Plan 2010 – 2016.