

### Who Makes the Local Area Plan?

The responsibility for making the LAP rests with the Elected Members of the Adare–Rathkeale Municipal District, in accordance with planning legislation and published Ministerial guidance. The key steps in making the plan are set out below:

#### 1. Pre-Draft Stage

Forming the issues to be addressed in the Plan and gathering information from consultation with relevant stakeholders and interested parties.

#### 2. Draft Plan Stage

Following a review of collated information a Draft Plan will be prepared by the Planning Authority. The Draft will afford the public the first opportunity to gauge the direction, that the final Plan is heading.

#### 3. Notice of Draft Plan

The Draft Plan will be available for inspection for at least 6 weeks. We will publish a notice in local papers letting you know that the Draft is available for inspection and inviting your submissions.

#### 4. Chief Executive's Report

A Chief Executive's Report will be prepared, based on the submissions received and containing the opinion and recommendations of the Chief Executive in relation to the proposed Plan.

#### 5. Consideration by Elected Members

The Elected Members will consider the Chief Executive's Report and then make, amend or revoke the Plan as appropriate in accordance with the recommendations of the Chief Executive.

#### 6. Material Alterations

In the event of material alterations or amendments, we will publish notice of this and invite further submissions. A similar process to that outlined at stages 4 and 5 above is then repeated.

#### 7. Final Plan

Following consultation on Material Alterations, a further Chief Executive's Report will be prepared, to be considered by the Elected Members. The Elected Members will consider the report and adopt the Plan.

### Making a Submission on the Review of the Rathkeale Local Area Plan



Public consultation at this stage will take place until 5.00pm on 20th December 2021. Public meetings will be held by appointment only subject to government guidance on Thursday 25 November 2021 in the Rathkeale House Hotel 2pm—7pm. This Issues Paper and the existing Rathkeale Local Area Plan can be viewed on the Council's website [www.limerick.ie](http://www.limerick.ie)

Submissions titled "Rathkeale LAP" can be made via:

- **Mypoint:** <https://mypoint.limerick.ie>
- **Email:** [forwardplanning@limerick.ie](mailto:forwardplanning@limerick.ie)
- **Writing to:** Forward Planning Section, Economic Development and Enterprise Directorate, Limerick City and County Council, Merchants Quay, Limerick

Submissions and observations should state the name, address and where relevant, the body represented.

Submissions received by the Planning Authority will be published on the Limerick City and County Council website within 10 working days of receipt, along with your name in accordance with the Planning and Development Act 2000(Amended). Your contact details will not be published. Please do not include personal, confidential or other sensitive information in submissions.

**Please note that by giving your contact details you are agreeing to the Council GDPR policy.**

For queries please contact Forward Planning at (061) 556508 or via [forwardplanning@limerick.ie](mailto:forwardplanning@limerick.ie)

# RATHKEALE LOCAL AREA PLAN

## Issues Paper

### Have Your Say on the Review of the Rathkeale Local Area Plan..



**Forward Planning**  
**6 November—20 December 2021**



## Introduction

Limerick City and County Council is preparing a new Local Area Plan (LAP) for the town of Rathkeale. The LAP is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended). The existing Rathkeale LAP was extended, until 2022 under Section 19 of the Planning and Development Act 2000 (as amended). A new plan is now required to replace the existing LAP for the 2022—2028 period. The LAP will set out a land use strategy for the proper planning and sustainable development of the town to comply with the provisions of the Limerick Development Plan 2022—2028 when adopted in 2022. The LAP will consist of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change/adaptation. The LAP must be consistent with the objectives of the higher order plans, including the Development Plan and its population growth target for Rathkeale, the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the National Planning Framework (NPF)

Public consultation is an important aspect of any plan making process in order to address issues and concerns which relate to the LAP area, and to ensure that the final LAP acknowledges community aspirations and concerns. This Issues Paper relates to the non-statutory “Pre-Draft” stage of the Local Area Plan preparation process. This “Pre-Draft” phase will be followed by preparation of the Draft LAP when a further 6 week period of public consultation will be undertaken. The Issues Paper aims to encourage interest and debate and invites submissions or observations. The Local Area Plan can have an important bearing on all aspects of life with planning applications assessed against the zoning and other objectives in the plan. The content of submissions or observations are not limited to the issues outlined in this paper.

### Population and Housing



The population of the Rathkeale was **1441** in the 2016 Census. The population growth target for the town is a population of 1844 people by 2028 in the Draft Limerick Development Plan 2022—2028. This additional growth requires 147 residential units. In accordance with higher level plans—the NPF, RSES and the Draft Limerick Development Plan these units should be within the existing settlement and emphasis is placed on brownfield sites, infill sites and re-use of existing housing stock/vacant buildings. New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense of place and a high quality public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure including childcare, schools, transport, water, wastewater, recreation and amenity.

*How can the quality of existing residential areas be improved?*

*Where should new housing be located? What type and scale should new housing be?*

*How can the impact of population growth be managed?*

### Retail, Commercial, Employment and Enterprise

Rathkeale is home to a mix of retail, commercial, services, agri-business, food processing and automation/robotics. This reflects the strong market function of the town with an agricultural hinterland, accessibility to the national road network and the availability of a workforce. The development of business, enterprise and employment in the town and any expansion of existing facilities needs to be planned and managed to



ensure an appropriate mix of facilities to sustain a vibrant town. The new plan will need to examine and identify any shortfalls in the provision of services and allow for the adequate zoning of lands to facilitate this type of development.

*What supports/ services are required in the town to sustain and grow employment and employment potential?*

*What type of retail/ commercial services are required to serve the population?*

*Is there an absence of any type of activity on the retail/ commercial zoned sites?*

*Where should new retail/ commercial developments be located?*

*How can Rathkeale benefit further from the Greenway?*



*How does Rathkeale capitalise on business opportunities?*

### Community, Amenity and Recreation

Community infrastructure plays a vital role in contributing to the quality of life for all. The physical environment should develop in such a way that it facilitates and does not obstruct the healthy functioning of community and cultural life. Services and amenities including crèches, schools, amenities, recreation and other community facilities should be provided in tandem with residential development.

*What community infrastructure and sports facilities are lacking and where should these be located?*

*Are there sufficient sports, amenity and recreation facilities?*

*What natural features/ routes can be developed as interconnecting walking routes and cycleways?*



### Built and Natural Heritage

Rathkeale has many fine buildings/structures, National Monuments and the River Deel contributing to the heritage and distinctiveness of Rathkeale, in terms of place-making and the identity of the town. There are 51 Protected Structures in the town and many of these are also listed as National Inventory of Architectural Heritage. There are numerous sites listed on the Record of Monuments and Places for their archaeological significance. Rathkeale’s heritage is an important consideration for new developments in order to conserve the area’s character and to create a ‘sense of place’. Conservation and enhancement of the area’s heritage assets including green/blue infrastructure and biodiversity will contribute to the attractiveness of the Rathkeale as a desirable place to live, shop and work and for communities to take pride in.



*What features of the area’s natural and built heritage should be conserved and enhanced?*

*How can key features of the area’s heritage be integrated into new developments?*

*What objectives are required to protect and enhance our natural and built heritage?*

### Climate Adaptation and Mitigation

The effects of climate change pose a serious threat to quality of life, communities, businesses, the environment and biodiversity. Limerick City and County Council has a Climate Change Adaptation Strategy addressing adaptation (to minimise the effects of climate change, such as extreme weather events, greenhouse gas emissions) and mitigation (to seek ways to prevent climate change such as innovative green construction methods and materials).

*What objectives are needed to ensure that the Rathkeale Local Area Plan considers climate change?*



### Active Travel, Transport, Infrastructure and Utilities

Options for travel, transport and movement are critical to achieving national climate targets, healthier lifestyles, and for progressive economic development. According to the 2016 Census, 53% of commuters travelled to work, school or college as drivers or passengers. In line with national transport policy the proposed Plan is required to encourage modal shift to more sustainable modes of transport such as walking, cycling and public transport. The potential for growth in the Rathkeale will lead to additional demands on roads, water supply and sewerage treatment, energy supplies and telecommunication networks. The increased demand for services must be considered in the content of reducing carbon emissions and promoting a more sustainable way of living, travelling and working.



*What are the key transport and infrastructure related issues facing Rathkeale? What infrastructure is required?*

*How can we encourage energy conservation and alternative sources of renewable energy?*

### Surface Water Drainage and Flooding

Flood risk is a key consideration in preparing a Local Area Plan. The Council seeks to avoid flood risk, substitute less vulnerable uses, when avoidance is not possible, and mitigate/manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, identifies Flood Zones in Rathkeale.

*What areas have experienced flooding?*

*What issues have caused flooding?*