

**Material Alterations to the**  
**Draft Abbeyfeale Local Area Plan 2023 – 2029**

**In accordance with Section 20(3)(e) of the Planning and  
Development Act, 2000 (as amended)**

**Public Display Period: 22<sup>nd</sup> July – 21<sup>st</sup> August 2023**

Limerick City and County Council,  
Forward Planning,  
Planning, Environment and Place – Making Directorate  
Merchants Quay,  
Limerick



Comhairle Cathrach  
& Contae **Luimnigh**

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**Limerick City**  
& County Council

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## PART A – INTRODUCTION

This report sets out the proposed Material Alterations to the Draft Abbeyfeale Local Area Plan (LAP) 2023 - 2029, following consideration of submissions received during the public display period of the Draft LAP. The report forms part of the statutory procedure for preparing a new LAP set out under Section 20 of the Planning and Development Act 2000 (as amended). It is a key element in the process of bringing the Draft Plan to adoption.

This report comprises the following parts:

1. Introduction;
2. Amendments to Local Area Plan Written Statement;
3. Amendments to the Settlement Capacity Audit;
4. Amendments to Local Area Plan Maps;

Updated Environmental reports are also set out in the document.

The Draft LAP was placed on public display for a period of 6 weeks from 15<sup>th</sup> of April 2023 – 29<sup>th</sup> May 2023 inclusive. A total of 18 no. written submissions were received within the statutory timeframe for public display.

The 18 no. submissions were considered by the Chief Executive, responses and recommendations were presented in a Chief Executive's report, dated the 14<sup>th</sup> of June 2023 and issued to the Elected Members of the Municipal District of Newcastle West for consideration. A briefing meeting was held for the Elected Members of the Municipal District of Newcastle West to outline the contents of the Chief Executive's Report on the 22<sup>nd</sup> June 2023.

The Elected Members of the Municipal District of Newcastle West at their meeting on the 12<sup>th</sup> July 2023 passed a resolution to make the Draft LAP, subject to the alterations set out in the Chief Executives Report, subject to further public consultation on the Material Alterations.

In accordance with the Planning and Development Act 2000 (as amended), written submissions with respect to the proposed Material Alterations to the Draft Local Area Plan can **only** be considered. **The closing date for the submissions on the Material Alterations is 21<sup>st</sup> August 2023.** This display period will be followed by the preparation of a second Chief Executive's Report to the Members on any submissions received on the proposed Material Alterations. Members may then decide to make the LAP, with or without the proposed

alterations or with modifications to the proposed alterations, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Newcastle West Municipal District. During the LAP process, the Members of the Municipal District of Newcastle West must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

## **PART B – PROPOSED AMENDMENTS TO DRAFT ABBEYFEALE LOCAL AREA PLAN 2023 – 2029**

The following sets out amendments, which include text to be omitted ~~struck through in red~~ and wording to be inserted underlined in green. Where policies or objectives are proposed to be included or amended, the policy/objective numbers of those in the Draft Plan may need to be revised.

### **AMENDMENTS TO DRAFT LOCAL AREA PLAN TEXT**

#### **Chapter 2 Abbeyfeale in Context**

<b>Proposed Amendment</b>	<b>Submission No./Elected Member Amendment No.</b>
<p><b>1.</b> Update Section 2.3 to remove the text identified in red and replace with the following text: <del>...has since all but disappeared, and the only identifiable remnants are of the Roman Catholic Church built in 1847-</del> <u>...has since all but disappeared, and the only identifiable remnants is that of the lower section of the Gable end of an 18th - 19th Century Thatched Chapel which is just inside the Entrance Gates to the Old Abbey Site'</u></p>	<b>14</b>

#### **Chapter 4 Town Centre First**

<b>Proposed Amendment</b>	<b>Submission No./Elected Member Amendment No.</b>
<p><b>2.</b> Amend Policy TCF P 1(a) as follows: It is a policy of the Council to support the implementation of the Town Centre First <del>Programme</del> <u>Plan</u> <del>in</del> <u>for</u> Abbeyfeale, in collaboration with the local community and the Town Team, in</p>	<b>1</b>



	accordance with the Town Centre First Programme, aligned to the commitments of the Programme for Government, national policies and higher-level spatial plans.	
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### Chapter 5 Sustainable Communities

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>3. Update Objective C O4 as follows: <del>Support any upgrade maintenance works to the Páirc Cois Féile and the development of the Biodiversity Park on Bridge Street, subject to resources.</del></p> <p><u>Support any upgrade maintenance works to Páirc Cois Féile/Abbeyfeale Town Park and the development of the Abbeyfeale Biodiversity Park on New Street, subject to resources.</u></p>	<b>14</b>

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>4. Amend C O2 to as follows:</p> <p><u>(d) Explore the feasibility of providing a connection between Páirc Cois Féile/Abbeyfeale Town Park and the Limerick Greenway.</u></p>	<b>9, 10, 12 and 14</b>

### Chapter 7 Sustainable Mobility

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>5. Amend Section 7.1.1 as follows:</p> <p><del>Improved accessibility between the Mid-West and South West regions and the Atlantic Economic Corridor is identified as a major enabler for balanced regional development in the National Planning Framework—a key element in the Government’s Project Ireland 2040 Strategy. Limerick City and County Council is progressing the development of the N21 Abbeyfeale Road Scheme</del></p>	<b>6</b>

	<p><del>in partnership with Kerry County Council, Transport Infrastructure Ireland and the Department of Transport. The aim of the scheme is to relieve congestion on the N21 Limerick to Tralee Road through Abbeyfeale, improving the quality of life of commuters and local residents. The Mid West Road Design Office have published a preferred route and are continuing to progress this scheme.</del></p> <p><u>Limerick City and County Council is working in partnership with Transport Infrastructure Ireland (TII) and the Department of Transport to develop a scheme to relieve congestion on the N21 Limerick to Tralee Road through Abbeyfeale. This project is called the N21 Abbeyfeale Road Scheme. This is an important project to enhance regional connectivity and to improve road safety. Subject to funding, the design process will be developed in stages, with opportunities for the public to participate in the decision-making at key stages. The bypass will have a significant impact on alleviating some of the through-traffic through Abbeyfeale.</u></p>	
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Proposed Amendment		Submission No./Elected Member Amendment No.
6.	<p><del>Amend Objective SM O1 (e) Support the progression of the N21 Abbeyfeale Road Scheme to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme. Support the progression of the N21 Abbeyfeale Road Scheme (as already provided by the Limerick Development Plan 2022- 2028, including Objective TR O31), and associated linkage into the town centre, to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme.</del></p> <p><u>Amend Objective SM O1 (e) Support the progression of the N21 Abbeyfeale Road Scheme (as already provided by the Limerick Development Plan 2022- 2028, including Objective TR O31), and associated linkage into the town centre, to provide improved regional connectivity and ensure future development proposals do not compromise the development of this scheme.</u></p>	6

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>7. Amend Policy SMT P 2 as follows:  Policy SMT P2: Transport and Movement - Promotion of Sustainable Patterns of Transport Use: It is policy of the Council to: Seek to implement in a positive manner, in 1 63 cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, <a href="#">the National Sustainable Mobility Policy (2022)</a> and the Department of Transport's Active Travel publications, to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Abbeyfeale, including public transport, cycling and walking.</p>	<p>1</p>

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>8. Amend Objective SM O1 (h) to include reference to TR O39 National Roads Protect the capacity of the national and regional road network from inappropriate development, having regard to all relevant Government guidance, <a href="#">Objective TR O39 National Roads</a> and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network.</p>	<p>6</p>

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>9. Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and <a href="#">the Treatment of</a></p>	<p>6</p>

<a href="#"><u>Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations.</u></a>	
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## Chapter 9 Infrastructure and Utilities

Proposed Amendment	Submission No./Elected Member Amendment No.
<p><b>10.</b> Amend Objective IU O2 to include the following:</p> <p>(b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Éireann, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of separate networks and nature based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body’s ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. – <del>evidence to this effect may include correspondence from Uisce Éireann</del> <u>Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.</u></p> <p><u>(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.</u></p> <p><u>(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.</u></p> <p><u>(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.</u></p>	<p><b>1 and 5</b></p>

Proposed Amendment		Submission No./Elected Member Amendment No.
11.	Amend Section 9.1 Water and Wastewater Infrastructure as follows ...The Abbeyfeale Water Treatment Plant, located to the south of the town will be upgraded for water quality purposes <del>when</del> <u>while, subject to budgetary approvals</u> , the interconnection to Listowel is will be progressed in the next investment programme period, which is 2025 – 2029. <u>It is envisaged that, with these works</u> , there will be sufficient capacity to accommodate envisaged population growth of this Plan.	5

Proposed Amendment		Submission No./Elected Member Amendment No.
12.	Amend Section 9.5 to include the following: <u>Development proposals should have regard to the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects.</u>	8

## Chapter 12 – Land Use Framework, Zoning Matrix and Settlement Capacity Audit

Proposed Amendment				Submission No./Elected Member Amendment No.	
13.				As a result of Land Use Map changes	
		<b>Land Use Zone</b>	<b>2023 Area - ha</b>		<b>2014 Area - ha</b>
		Agriculture	<u>39.09</u> <del>41.14</del>		62.29
		Education and Community	12.59		10.24
		Enterprise and Employment	<u>40.14</u> <del>37.00</del>		36.86
		Existing Residential	52.81		51.25
		Local Centre	1.72		7.39
		Open Space and Recreation	33.50		37.25
		Residential Serviced Sites	3.03		16.32
		Tourist Related Development	1.52		1.14
		Town Centre	12.19		9.12
	Utilities	2.15	3.53		

	New Residential	<del>8.86</del> 7.94	24.92	
	Semi-natural Open Space	9.00	7.81	
	<b>Total</b>	<b>215.48</b>	<b>275.09</b>	

**AMENDMENTS TO SETTLEMENT CAPACITY AUDIT**

SCA No.	Location	Area (ha)	Density – Units per ha	Lighting	Footpath	Public Transport	Road	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Comments	Tier
				Services										
<b>Land Use Zoning – Town Centre identified as Opportunity Areas, Chapter 4</b>														
1	North of Main Street	0.57	*	✓	✓	✓	✓	✓	✓	✓	✗	✓	Infill site between Main Street and Colbert Terrace. Refer to Opportunity Area 1, Chapter 4, Section 4.5. Mixture of ground floor commercial with overhead residential with pedestrian walkway/cycleway links. <a href="#">Localised upgrades/extension of existing infrastructure may be required to facilitate development.</a>	1
2	South of Main Street (east)	1.05	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	Infill site between Main Street and public carpark by Collins Park. Refer to Opportunity Area 2, Chapter 4, and Section 4.5. Mix of residential types (terraced housing and apartments) and commercial units on ground floor, 3 no. pedestrian links to Main Street, shared space and home zone. Plot amalgamation may be required and phasing of development is open to consideration.	1
3	South of Main street (west)	0.26	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	Infill site between Main Street and public carpark by Collins Park. Refer to Opportunity Area 3, Chapter 4, and Section 4.5. Mix of terraced residential, upper floor apartments, ground floor commercial and hotel car park.	1
*Infill lands where density is to be determined at detailed design stage in line with the town centres uses encouraged and a percentage of the site will be for residential purposes.														
<b>Land Use Zone – New Residential</b>														
4	Land between Grove Crescent and Collins Park	0.38	*	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 200m of the town centre. Refer to Opportunity Area 5, Chapter 4, Section 4.5. A mix of 1 3.2 Amendments to Settlement Capacity Audit 67 terraced housing and detached on larger plots circa 450sqm. Pedestrian links to town centre and sports ground.	1
5	St. Ita’s Road, Abbeyfeale West	4.2	22	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 200m of the town centre. Permission granted under Ref: 21/594 for the construction of 68 residential units with a mix of unit size. <a href="#">Localised upgrades/extension of existing infrastructure may be required to facilitate development.</a>	1
6	Clash Road	2.7	22	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 200m of the town centre. Pedestrian permeability expected of future development proposals to with adjacent residential development, St. Ita’s Daycare Centre, Convent Street and Main Street. Riparian buffer of minimum 20m required on eastern and southern boundary associated with the Glórach stream as a flood mitigation measure. The buffer is required to mitigate flood risk with adjoining uses. <a href="#">Localised upgrades/extension of existing infrastructure may be required to facilitate development.</a>	1

8	Killarney Road	1.4	22	✓	✓	✓	✓	✓	✓	✓	✗	✗	Located 800m within town centre and 200m of public bus stop. Part of site granted permission for 97 units under Ref: 05/954, 14 units completed and occupied. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	1
Land Use Zone – Residential Serviced Sites														
7	Killarney Road	1	10	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 480m of town centre, and 350m of public bus stop and 1 68 located on main route into town. Use as serviced sites is compatible with adjoining uses. <u>The water abstraction point is located approximately 100m away; appropriate measures shall be taken to ensure no impact to drinking water quality.</u>	1
9	Killarney Road	1.5	10	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 500m of town centre and 350m of public bus stop. Planning permission granted under Ref 17/561 permission granted for 10 serviced sites. <u>Critical water mains pass along the southern boundary of site 9, account must be taken of these mains in the design layout and provision Made to protect/ divert the mains in accordance with Uisce Éireann standards and procedures.</u>	1
10	Killarney Road	0.5	10	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 550m of town centre and 350m of public bus stop. Alongside permitted serviced sites. <u>Critical watermains pass adjacent to Site 10, account must be taken of these mains in the design layout and provision made to protect/ divert the mains in accordance with Uisce Éireann standards and procedures.</u>	1
11	Mountmahon	32.6	N/A	✓	✓	✓	✓	✓	✓	✓	✗	✓	Located within 700m of the town centre on the N21. Road Safety Audit and Traffic Impact Assessment will be required for future development. 20m riparian buffer required on eastern boundary to mitigate flood risk. <u>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</u>	

Figure 11.1: Settlement Capacity Audit



## **AMENDMENTS TO MAPS**

### **Amendments to Land Use Zoning Map**

- Rezone lands from New Residential to Enterprise and Employment, and rezone lands from Enterprise and Employment to New Residential – Cllr. Liam Galvin – Municipal Meeting 12<sup>th</sup> July 2023
- Rezone lands from Agriculture to Enterprise and Employment, beside Tesco – Cllr. Liam Galvin – Municipal Meeting 12<sup>th</sup> July 2023
- Include a new Map, which identifies Opportunity Sites

### **Amendments to Map 2 Flood Zone:**

- Update Flood Map





**Draft Abbeyfeale  
Local Area Plan  
2023-2029**

**Zoning Map**

**Material Alterations**

**Legend**

-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  Local Centre
-  New Residential
-  Open Space and Recreation
-  Residential Serviced Sites
-  Semi-Natural Open Space
-  Tourism Related Development
-  Town Centre
-  Utilities
-  Indicative Link Road
-  See Objective C1
-  LAP Boundary

**County  
Kerry**

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



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**Material Alterations**

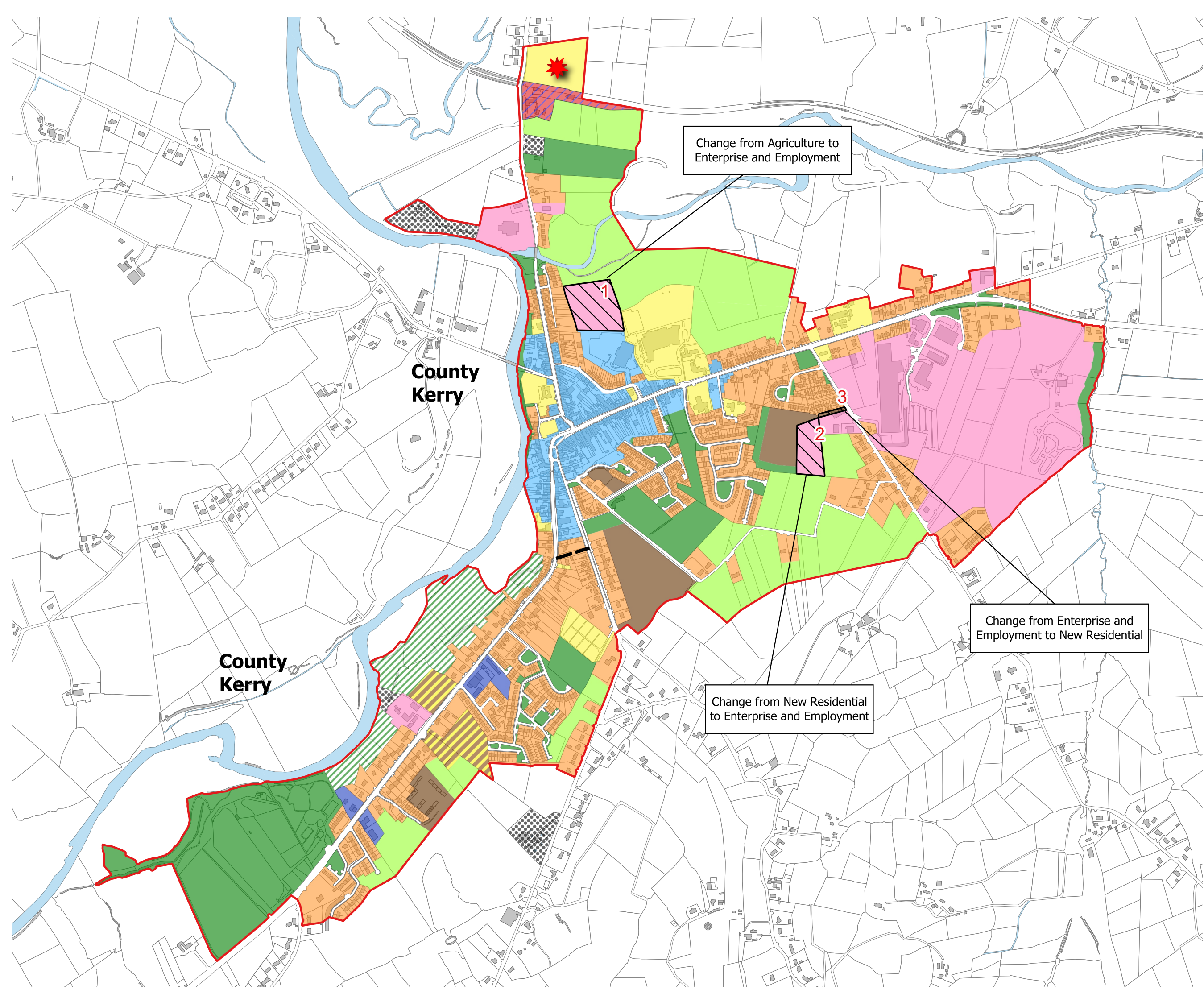
**Legend**

-  Zoning Changes
-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  Local Centre
-  New Residential
-  Open Space and Recreation
-  Residential Serviced Sites
-  Semi-Natural Open Space
-  Tourism Related Development
-  Town Centre
-  Utilities
-  Indicative Link Road
-  See Objective C1
-  LAP Boundary

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Material Alterations

Legend

- Opportunity Sites
- Opportunity Sites
- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- ▨ Semi-Natural Open Space
- Town Centre
- LAP Boundary

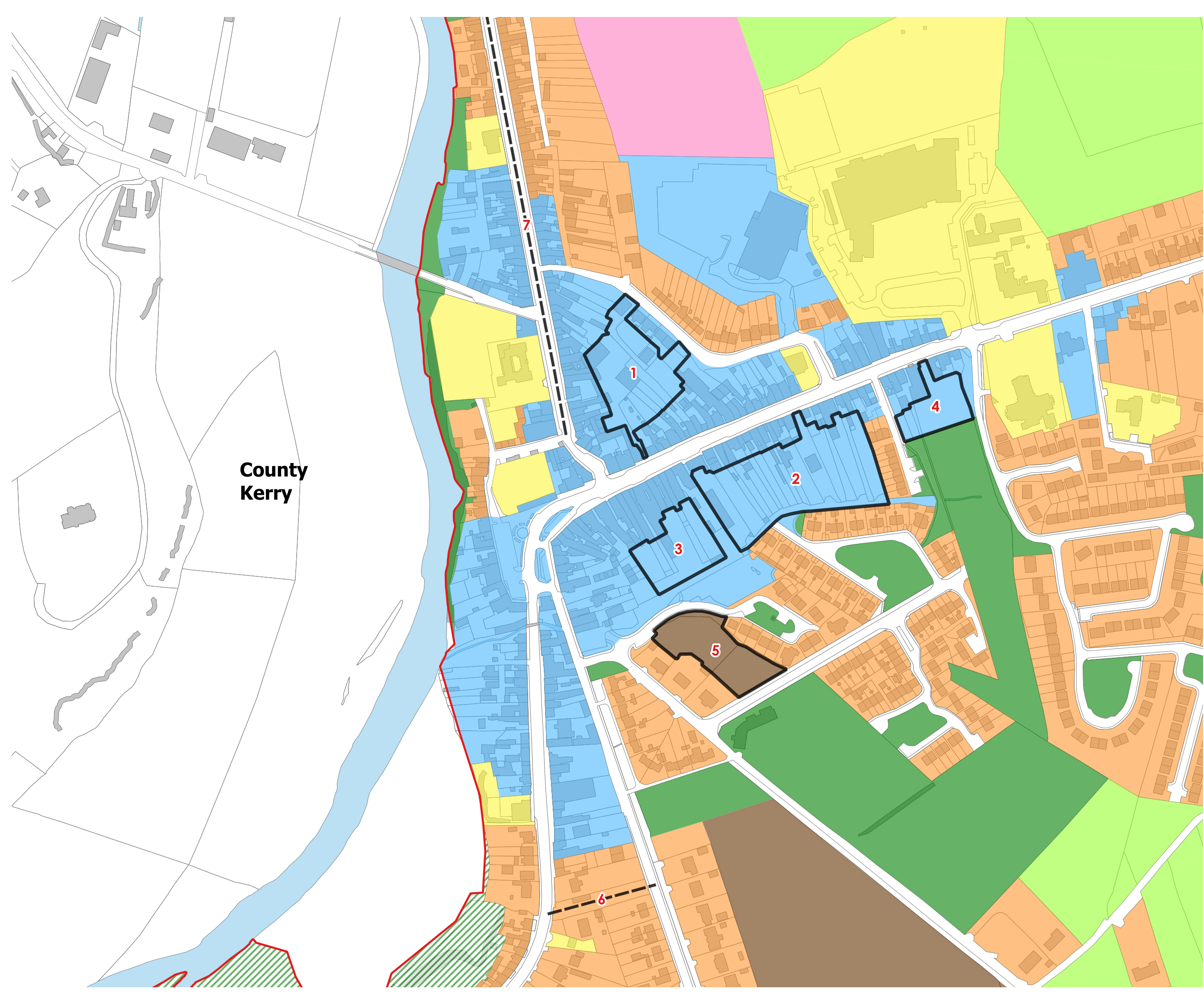
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County  
Kerry





Material Alterations

Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- Local Centre
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Semi-Natural Open Space
- Tourism Related Development
- Town Centre
- Utilities
- Indicative link road
- LAP Boundary
- Flood Zone A
- Flood Zone B

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