

# Draft Adare Local Area Plan

## 2024 - 2030 | **VOLUME 1**

### Written Statement



**LIMERICK** **ADARE**

Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

Forward Planning  
19th August 2023



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## Chapter 1: Introduction

### 1.1 What is a Local Area Plan

The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended), thereafter referred to as “the Act”. The Adare LAP 2013 - 2019 was extended until 2024 under Section 19 of the Planning and Development Act 2000 (as amended).

This proposed LAP sets out a land use strategy for the proper planning and sustainable development of the village of Adare, complying with the provisions of higher-level spatial plans.

The LAP consists of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate action. This Plan also includes a Settlement Capacity Audit, which informed the quantum and location of the land zoned in the Plan. The written statement generally takes precedence over maps should any discrepancy arise. The adoption of the LAP is a reserved function of Elected Members of the Adare - Rathkeale Municipal District.

Preparation of this LAP has also been informed by Ministerial Guidelines issued pursuant to Section 28 of the Act, together with EU requirements, regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Plan is set out in three Volumes, Volume 1 The Written Statement, Volume 2 The Adare Public Realm Plan and Volume 3 The Environmental Reports.

When interpreting the objectives for the village of Adare, it is essential that both the Limerick Development Plan 2022 – 2028 and the Draft LAP are read together.

### 1.2 Review Process

#### 1.2.1 First Issues Stage

Given the expiration date of the extended lifetime of the existing Adare Local Area Plan in 2024, a new LAP is required for the village. Section 20 of the Planning and Development Act 2000 (as amended) sets out the process for the making of a Local Area Plan as outlined in Figure 1 below. The formal process, for the preparation of this Draft Local Area Plan commenced on 4<sup>th</sup> of February 2023, with the publication of the Issues Paper.

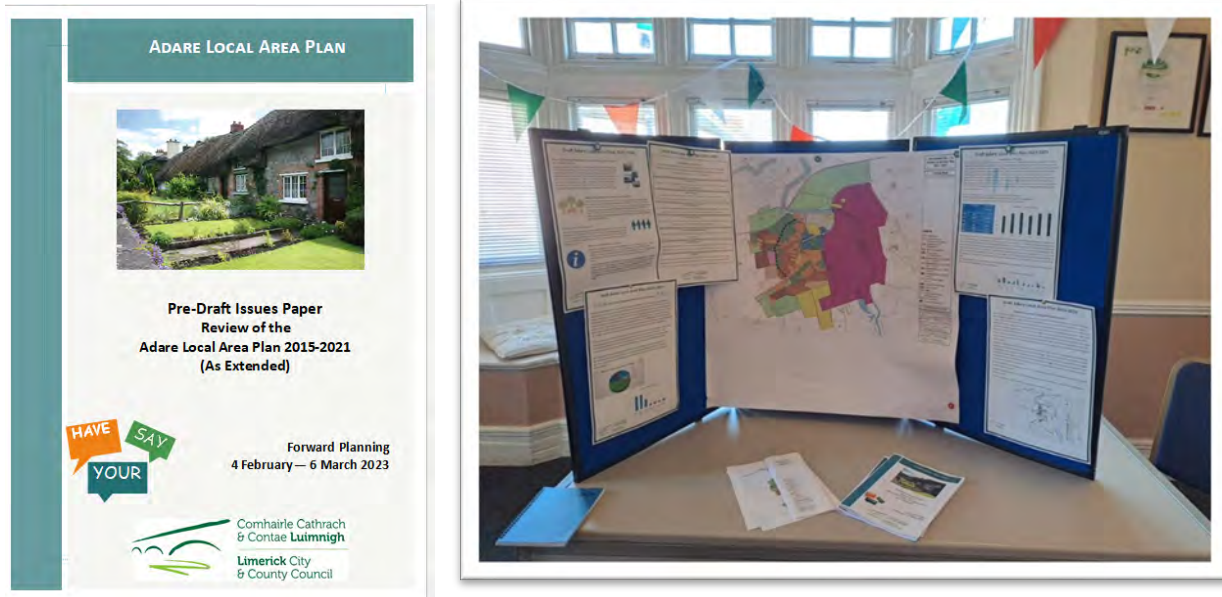


Figure 1.2 – Public Consultation display in the Village Hall Adare 13/02/23 and First Issues document

Public consultation during this stage of the process, included publication of an issues paper with a four week consultation window, schools consultation events with children from the three primary schools in Adare, a public consultation evening in the Village Hall and an online social media campaign.

Public consultation is an important aspect of any plan-making process, in order to address local issues relating to Adare, and to ensure that the final LAP acknowledges community aspirations and concerns.

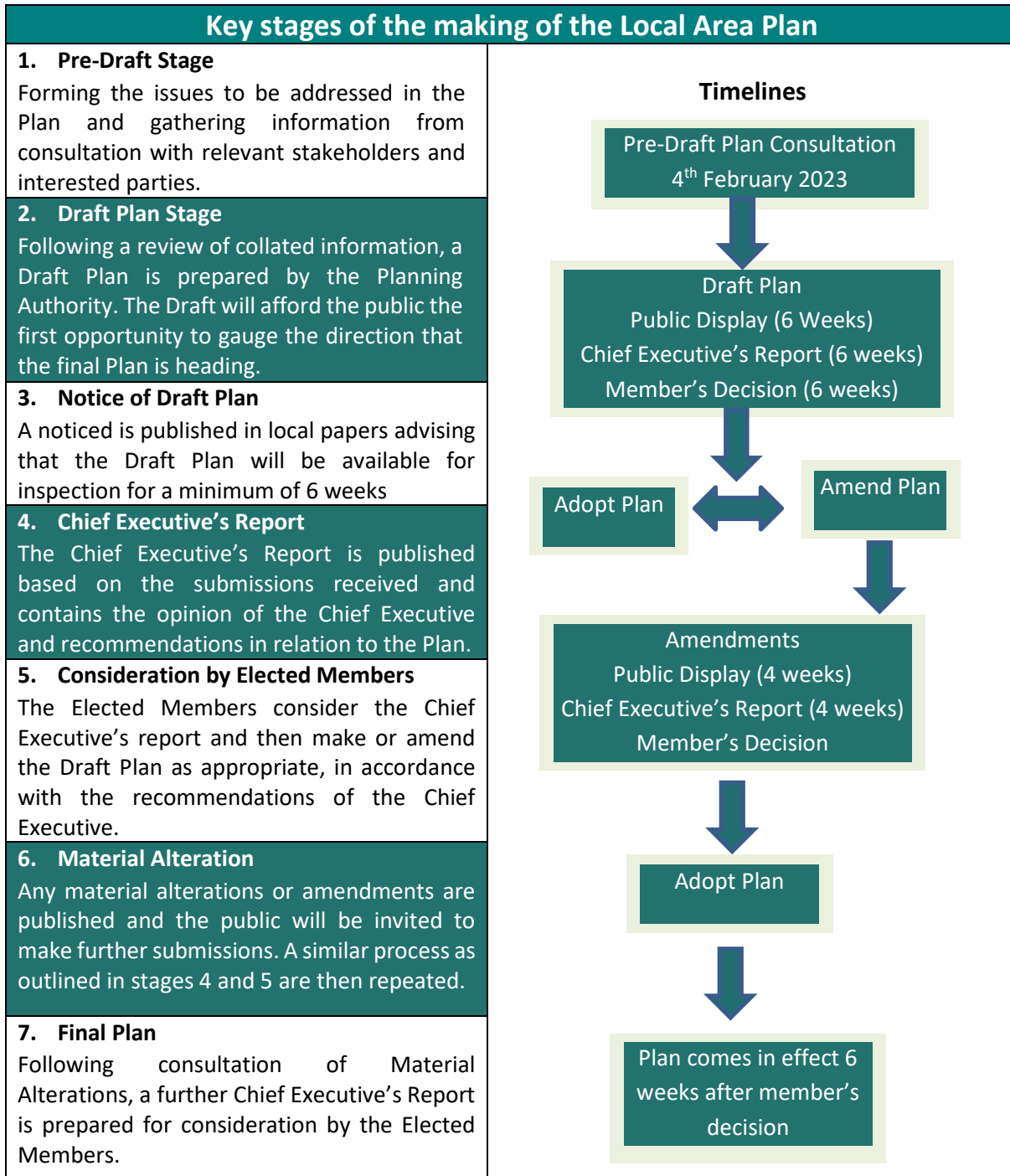
During the public consultation period, 24 no. written submissions were received. Preparation of the Draft Plan has been informed by these, consultations with members of the public, including Adare’s National Schools, stakeholders, service providers, Elected Members of the Adare-Rathkeale Municipal District, Statutory Bodies, Government Departments and with the various Directorates of Limerick City and County Council.

### 1.2.2 Draft Plan

The publication of the Draft will include further public consultation in Adare in line with the requirement of the Act. During this time, written submissions will be invited and considered in a Chief Executive’s Report to be issued to the Elected Members of the Adare - Rathkeale Municipal District. Subsequent to consideration of the Chief Executives Report there may be further consultation on the Material Alterations. A further report will issue to the Elected Members of any Material Alterations received during the course of the making of the Plan. The Planning Authority envisages that the final Plan will be adopted in early 2024.



Figure 1.3: Key Stages – LAP Process



### 1.3 Planning Context

The LAP must be consistent with the objectives of the higher-level spatial plans, including the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022 – 2028.



Figure 1.4: Spatial Plan Hierarchy

#### Spatial Planning Objective 01:

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

## 1.4 Environmental Assessments

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

### 1.4.1 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is required in accordance with the SEA Directive (2001/42/EC). SEA is a formal, systematic evaluation of the likely significant environmental effects of implementing a plan, policy or programme. Following a screening exercise, it was determined that a full Strategic Environmental Assessment was required and an SEA Environmental Report accompanies this Draft Plan.

### 1.4.2 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment has been prepared in accordance with *“The Planning System and Flood Risk Management – Guidelines for Planning Authorities”* and Circular PL2/2014 and the information gathered has informed the preparation of the Draft Local Area Plan. A Flood Relief Scheme is currently being prepared for the Village.

### 1.4.3 Appropriate Assessment

Appropriate Assessment (AA) is required in accordance with Article 6(3) and 6(4) of the EU Habitats Directive (92/43/EEC). AA is a focused and detailed impact assessment of the implications of the plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site in view of the site’s conservation objectives. Following a screening exercise, it was determined that having regard to, inter alia, the proximity of the Natura 2000 sites to the village of Adare, Stage 2 AA is required and to this effect, a Natura Impact Report accompanies this Draft Plan.

### 1.4.4 Climate Action

The NPF and the Climate Action Plan 2023 have set out the scale of the climate change challenge. It has established a national policy position to achieve a 50% reduction in overall greenhouse gas emissions by 2030 and sets a path to reach net-zero emission by no later than 2050, as committed to in the Programme for Government and the Climate Act 2021. To achieve these objectives, radical change is required in how we plan our cities, towns and rural areas. This Plan places climate action at the heart of its vision and will promote a framework to achieve compact growth and best practise in achieving a reduction in our carbon footprint. Climate change is a cross cutting theme throughout the LAP. In reinforcing climate action, this Plan places a priority and focus on enhancing and protecting the biodiversity, natural heritage and environment of the village. The SEA of the Plan, in accordance with the National Adaptation Framework (2018), supports the integration of climate action and land use considerations in the plan-making process.

## 1.5 Plan Area

The Draft Adare LAP covers approximately 5.27 km<sup>2</sup> (527 hectares) in area and falls into the Adare North and Adare South Electoral Divisions (ED’s). It contains parts of the townlands of Blackabbey, Curraghbeg, Adare, Graigue, Cummeen, Boulabally and Sparling. The settlement is

physically defined by the River Maigue to the north and east, the extensive Adare Manor Demesne to the east, the wooded land of Old Park to the south west and by the Limerick to Foynes rail line to the north. In order to ensure compliance with high-level plans, the settlement boundary for Adare is defined by the principle of a compact settlement, prioritising the development potential of the village centre, sequential development from the village centre out and maximising under-used/vacant brownfield infill sites and existing buildings. This is in line with the NPF requirement that the proportion of new homes within the built-up footprint of each settlement should be at least 30% for all settlements. This built up footprint refers to the CSO boundary for Adare, which is smaller than the settlement boundary of the Draft LAP. The Census Data available for the settlement is a crucial element of plan preparation process, as it provides the only robust, credible, systematic source of data available to analyse at a local level. This includes socio-economic trends and mobility/transport patterns available to support the policies and objectives of the Draft LAP for the sustainable development of the village. Considering the existing built footprint of the village and to align with national spatial policy, the settlement boundary for the Draft LAP has been determined as per the Land Use Zoning Map, Appendix 1.

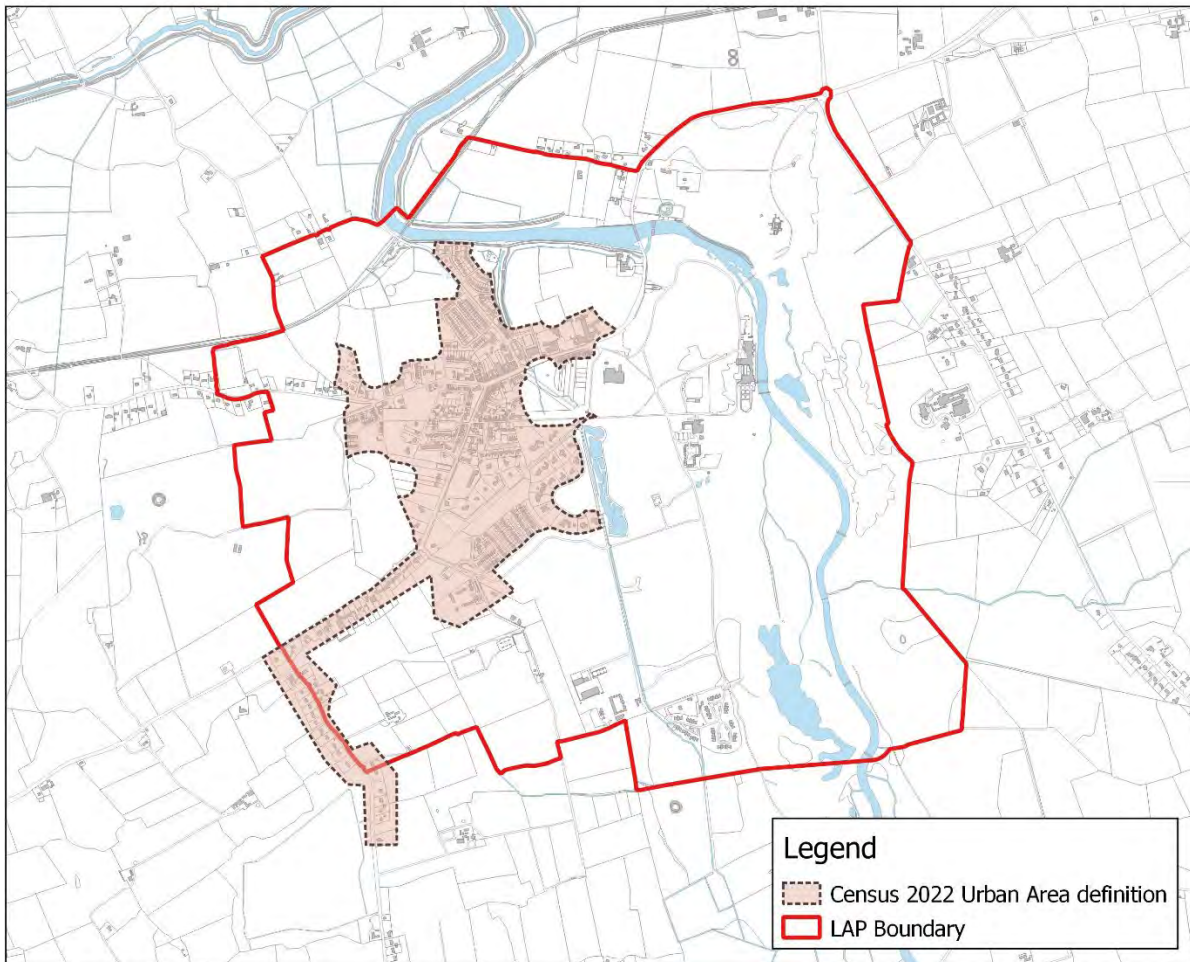


Figure 1.5: Adare Census boundary and LAP boundary

## Chapter 2: Adare in Context

### 2.1 Settlement Location

Adare is located approximately 18km south west of Limerick City. The village is located on the Limerick to Killarney National Primary Road (N21), which is the main tourist and traffic route serving the south west of the country. The River Maigue, a tributary of the River Shannon, flows to the east and north and forms an important element in the local landscape. Adare Manor Demesne occupies a substantial area of land to the east of the village and is characterised by maintained grassland, extensive woodlands, mature tree groups and prominent formal avenues. The old Limerick to Foynes railway line runs to the north west of the village.

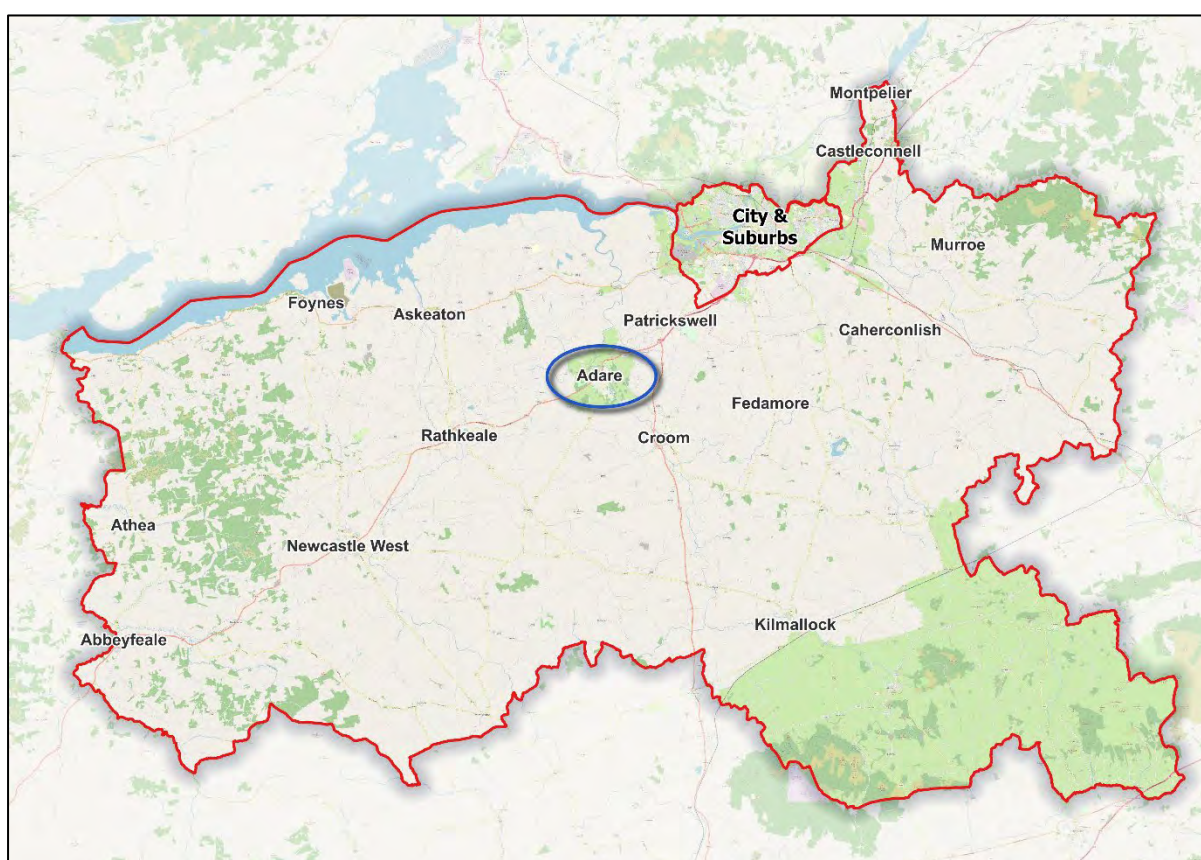


Figure 2.1: Geographical Context of Adare, Limerick

### 2.2 Profile

The principal demographic trends for Adare as set out in Census data 2016 are outlined below. This data is significant in terms of determining demand for service provision, such as schools and childcare facilities, housing, health-care, employment opportunities as well as availability of labour force, standards of education/training attained and disposable income.

Analysis of the Census data establishes that the population in the village grew, albeit modestly between 2011 and 2016. The majority of the population are in the 30-54 year old age cohort with high third level educational attainment. The unemployment rate in the village in 2016 was 5.5% which was well below the state average of the time (12.9%). Median income was

higher than the state average standing at €55,197. Car usage remains the predominant form of transport in the village with 62% using the car for work, school or college purposes.

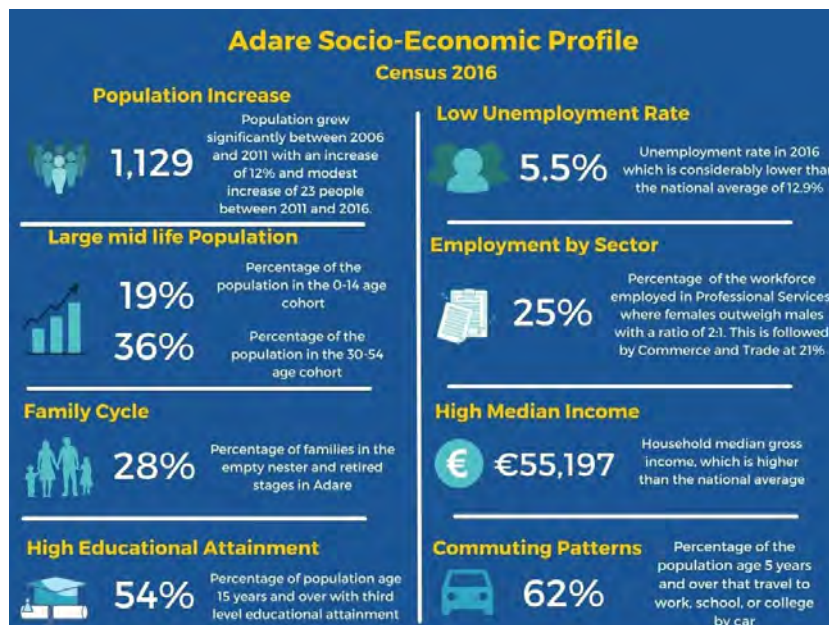


Figure 2.2 – Socio economic profile of Adare(Census 2016)

### 2.3 Historical Context

Adare is situated on the River Mague at the head of its tidal reach. The castle of Adare is situated to the north of the river close to the bridge. The castle may have been founded by Geoffrey de Marisco but the Fitzgerald's acquired the manor in *circa* 1230 (Thomas 1992, 2).<sup>1</sup> The parish church, to the north of the castle, can be dated to the thirteenth century but was possibly as early as the eleventh century (ibid). Geoffrey de Marisco was given permission to hold a fair at his manor of Adare in 1226. The fair was to be held during the eight days following the feast of St. James, the patron saint of the Trinitarian Order. It is possible therefore that this foundation was in existence by that date. It became the property of Thady Quin in 1684. It was converted to a Catholic Church in 1811 and was repaired and enlarged in 1852 (Dunraven 1865, 67).<sup>2</sup> The Augustinian Friary was founded by John FitzThomas Fitzgerald in 1316. It was situated south of the river close to the site of the bridge. In 1807 it became a Church of Ireland church (Begley 1906, 366).<sup>3</sup> The Franciscan Convent was founded in 1464 to the north of the river and to the east of the castle. Clearly ecclesiastical as well as lay patronage had played a formative role in the development of Adare as a sizeable village (O'Connor 1987, 26).<sup>4</sup>

The town of Adare received two murage grants in the 14th century. The first dates to 1310 for three years and was addressed to 'the bailiffs and good men of Adare...to be applied to enclosing the Town with a stone wall' (Dunraven 1865, 101).<sup>5</sup> The second dates to 1376 and says that the town had been 'destroyed, and laid waste by our Irish enemies' and provides

<sup>1</sup> Thomas, A. 1992 *The walled towns of Ireland* 2 vols, Dublin

<sup>2</sup> Dunraven, C 1865 *Memorials of Adare Manor* Oxford

<sup>3</sup> Begley, J. 1906 *The Diocese of Limerick* vol. I, Dublin

<sup>4</sup> O'Connor, P. J. 1987 *Exploring Limerick's Past*, Newcastle West

<sup>5</sup> Dunraven, C 1865 *Memorials of Adare Manor* Oxford

exemption from all taxes for the ‘Provost and Commonalty of said Towne...until said Towne be fully repaired and rebuilt’ (ibid). There has been some debate as to the location of this walled town. The position of the parish church and the castle would suggest that the town was to the north of the River Maigue close to the bridge. The Down Survey of *circa* 1656, however, shows the town to the south of the river concentrated between the abbeys (O’Connor 1987, fig. 2.3).<sup>6</sup> It shows a clear eastern extent with a structure called Spitle Gate placed on a route extending eastward from the central market place with the plot boundaries aligned to the road and concentrated around the market place. A reference in 1752 claims that the Trinitarian monastery was called ‘Abbey of West Gate’ (Pococke 1891,115).<sup>7</sup> The presence of a medieval road surface, discovered in archaeological excavations beneath the Main Street in Adare (McCutcheon 2001) had indicated an urban nucleus existed separate from the castle as early as the 13<sup>th</sup>/14<sup>th</sup> century. A LiDAR survey carried out by Transport Infrastructure Ireland in 2018 (<https://dcenr.maps.arcgis.com>) has shown the eastern defences of the town extending south from the river through the Manor grounds and returning westwards. The survey also clearly shows the individual burgage plots and the extension of the town layout to the west of the N20 in the field between the Priory and the Dunraven Hotel. Excavations in 2017 by Avril Purcell (<https://excavations.ie/report/2017/Limerick/0026211/>) carried out at the reconfigured entrance to the Manor revealed the back yards of medieval burgage plots, which would have fronted onto the street leading to the bridge.

Only nine houses were enumerated at the beginning of the nineteenth century (O’Connor 1987, 91).<sup>8</sup> ‘Soon afterwards there was an emphatic change of direction as the idea of creating a new town began to find tangible expression at the hands of the landlord, Wyndham Quin, 2<sup>nd</sup> earl of Dunraven’ (ibid). Dunraven (1865, 103)<sup>9</sup> describes Adare at the beginning of the 1800s as having ‘dwindled down to a collection of less than a dozen thatched cottages where the present Town is situated, and about the same number on the other side of the river, near the Castle’. The population decreased from 1095 in 1841 to 516 in 1891 (O’ Connor 1987, 86).<sup>10</sup>

O’Donovan (1840, 54)<sup>11</sup> describes the town of Adare as containing ‘856 acres, and is the property of the Earl of Dunraven; ... who lets to 36 tenants, some having a lease of lives, some of years, and some at will’. The Earl of Dunraven carried out further improvements on Adare replanning the village in the nineteenth century eliminating many of the old property boundaries. Thatched cottages (1828), the hotel, courthouse and a fever hospital (Christian Brothers’ school in 1853), a manor house and elaborate Demesne (1832), a parochial house (1852), the memorial drinking fountain (1855), the community hall (1911) were built. The redesigned village is over 600m from the bridge (Dunraven 1865, 103).

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<sup>6</sup> O’Connor, P. J. 1987 *Exploring Limerick’s Past*, Newcastle West

<sup>7</sup> Pococke, R. 1891 *Pococke’s tour in Ireland in 1752* G.T. Stokes (ed), Dublin

<sup>8</sup> O’Connor, P. J. 1987 *Exploring Limerick’s Past*, Newcastle West

<sup>9</sup> Dunraven, C 1865 *Memorials of Adare Manor* Oxford

<sup>10</sup> O’Connor, P. J. 1987 *Exploring Limerick’s Past*, Newcastle West

<sup>11</sup> O’Donovan, J. 1840 *Ordnance Survey Letters containing information relative to the antiquities of the Co. of Limerick* (unpub)



**Figure 2.3 Map of Adare, from the first Ordnance Survey edition, 1840.  
Map of Adare, from Ordnance Survey, 1923**



**Figure 2.4 Aerial Photograph of Adare village centre, 2004  
Map of Adare village centre, OSI, 2013**

Adare developed as a market village for its surrounding agricultural community. The medieval background of Adare and its 19th Century layout is still evident today and provides a distinctive urban structure to the village. Adare possesses a wealth of ancient monuments and historic artefacts. The traditional street pattern remains centred on Main Street, which runs westwards from the Manor lands before turning southwards at a V-shaped junction with Blackabbey road. The eastern end of Main Street, signified by the Catholic Church, the Dunraven Arms Hotel and two rows of thatched cottages, remains physically separated from the river by a wide expanse of open space that forms an important setting to the surrounding historical features. Notable structures in this area, include the ruin of Adare Castle and the Augustinian Priory, containing St. Nicholas's Church of Ireland Church and primary school. The prominence of these buildings makes them important local landmarks. Other notable structures in Adare, include Adare Manor, the Town Park and Washing Pool, the old village Fairgreen, the Village Hall building located at the junction of the Rathkeale and Blackabbey Road, the Court House building at the corner of Station Road, which is currently in use as a restaurant and the Adare Methodist Church. In recent times the village has developed to the east with the addition of the Village and Manor Brook housing estates and the Manor Field's community complex.

Adare is typical of an urban settlement located in a predominantly rural area. The village performs an important civic and service function with a concentration of civic amenities, including schools, churches and a library. These provide services not only for the resident



population, but also for a much wider rural based population. The village provides a relatively high concentration of urban dwellings in a compact area, and provides services, such as pubs, retailers and local economic activity concentrated mainly along the Main Street and Rathkeale Road.

Having regard to its historic importance, strategic location along the N21, employment opportunities within the village and proximity to major employment and leisure locations the Limerick Development Plan promotes Adare as a Level 4 settlement in the settlement hierarchy for Limerick, in terms of population growth. Adare is home to a network of residential estates and for it to fulfil its role as a Level 4 settlement, the village requires consolidation of land use, investment in services, infrastructure, sustainable transport options, amenities and local employment balanced with supporting the existing residential community and providing for additional housing growth.

The map below identifies existing housing schemes currently in Adare categorised by those taken in charge and not. The development of the village is mainly focused around the core of the village and new residential development in the vicinity of the Manor fields with good linkages to the main road network. The names of several of the existing housing estates in Adare, areas shown in Figure 2.5 below.

#### **2.4 Emerging Opportunities and Development Challenges**

There are challenges and opportunities that Adare must address. Challenges include, high traffic volumes through the village, lack of available commercial space, car parking and under-use of land/buildings. In addition there is a challenge to meet the needs of the emerging population profile from young families to an aging population and adapting to climate change. Methods to address these challenges can be best achieved through the sustainable and compact growth of Adare, with emphasis on the regeneration and repopulation of the village centre and built-up areas. This approach focuses on maximizing the use of infill and underutilized sites and of buildings that are suitable and capable of re- use to provide housing, amenities, jobs and services.

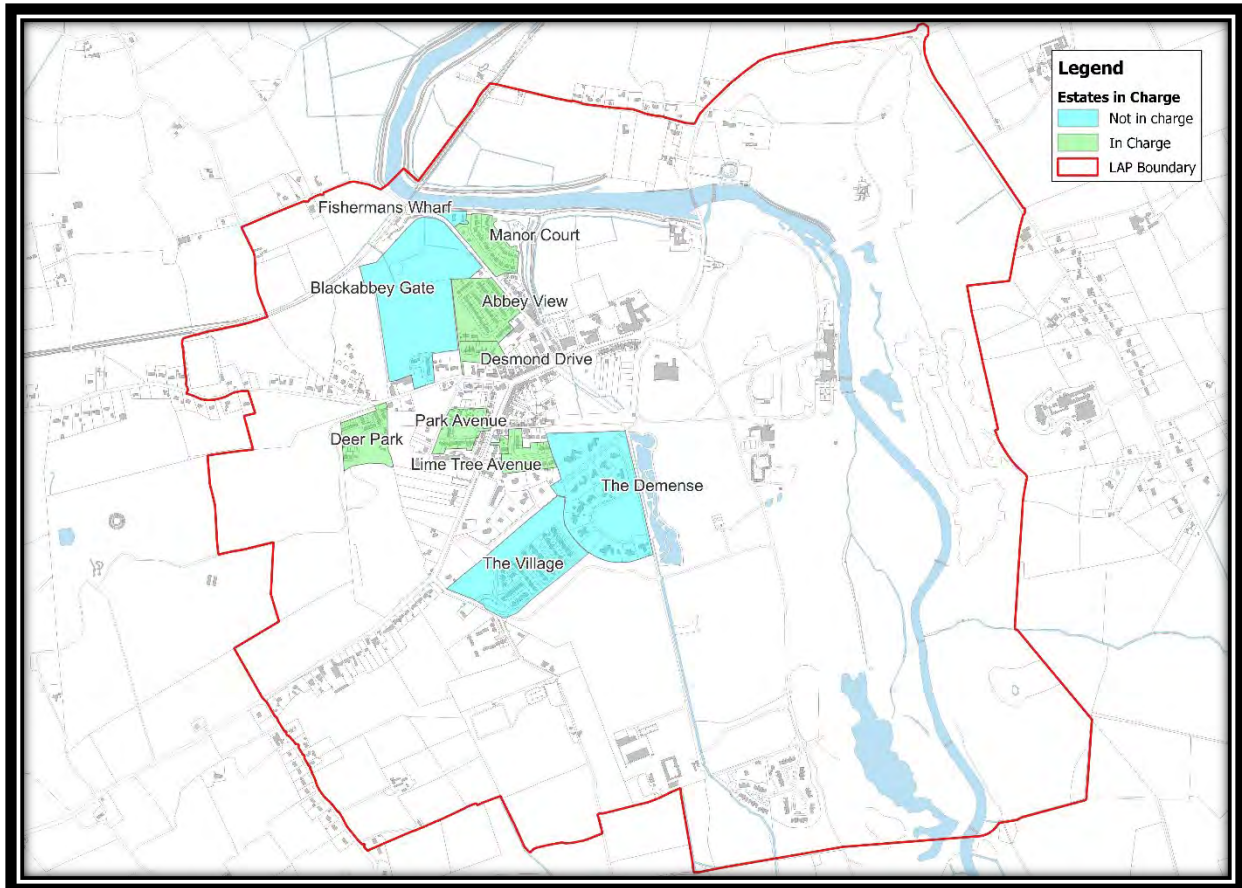


Figure 2.5 Housing estates in Adare

### The Plan will focus on the following Key Challenges and Emerging Opportunities

**Compact Growth** – The LAP shall adhere to the targets set out in the core strategy, and Settlement Strategy and Housing Need and Demand Assessment (HNDA) of the Limerick Development Plan 2022- 2028.

**Village Centre First** – A successful village centre, includes a retail sector, which plays a crucial role in terms of economic growth and development. The LAP promotes stimulating regeneration and renewal of the village centre and improvement of the public realm as outlined in Volume 2 of this Draft Plan which will contribute to overall economic viability and delivery of high-quality built environment.

**Opportunity Sites** – 5 sites have been identified as providing potential for renewal and regeneration in the village and will contribute to an improved quality of life in the village.

**Economic Activity** - Ensuring the availability of suitable lands to support employment generating activities in Adare which complement and expand on the existing economic base.

**Tourism Potential** – Adare has a well-established tourist product and is the premier destination in the County. Potential exists with the Ryder Cup to showcase the village internationally and provides scope for further development. Potential also exists for a Greenway connection to the village which will build on the tourism offering in Adare.

**Integration of Land Use and Transport** - Co-ordination of transport and land use planning plays a pivotal role in the sustainable development of the local economy. Where and how we build our residential and work environments and supporting transport infrastructure including roads, footpaths, cycle ways, buses and rail infrastructure, is fundamental for sustainable communities, climate action and quality of life considerations. The delivery of the

Adare Bypass will make a fundamental change to the quality of life of all in Adare as will any potential re-opening of the rail line.

**Flooding** - Flood risk issues are an important consideration in the preparation of the LAP, particularly in zoning lands for appropriate uses in flood risk areas.

**Environment and Climate Change** - Delivery of sustainable growth and preserving the environmental assets of the surrounding area is a key consideration of the LAP, which includes delivering positive environmental outcome.

## 2.5 Strengths/Challenges/Opportunities/Threats

The SCOT Analysis sets out the Strengths, Challenges, Opportunities and Threats that exist within Adare. This assessment identifies both the key issues in Adare and the opportunities that exist to address these issues. The SCOT Analysis has helped inform the overall development strategy for the Plan Area.



Figure 2.6 – SCOT analysis of Adare

## Chapter 3: Development Strategy

### 3.1 Strategic Vision

The purpose of the Draft Adare Local Area Plan is to set out the policies and objectives that will guide the sustainable future growth of the village between 2024-2030 and beyond and to ensure alignment with the provisions of higher-level planning policy. The vision of the plan is to improve the local environment focusing on the sustainable growth of the built environment, employment generation, and the provision of community and social services together in a low carbon, compact, consolidated and connected manner.

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

### 3.2 Spatial/Development Strategy

The overall development strategy for Adare is to meet the population targets as set out in the Limerick Development Plan, by focusing growth within the settlement boundary and in doing so, assisting in the regeneration, repopulation and development of the village. The future of Adare is one where the quality of life and wellbeing of its inhabitants are enhanced, building a resilient and sustainable compact village, that supports improved local employment and economy, protects its local culture and heritage, while supporting the village's transition to a low carbon society.

#### Overall Strategic Development Objectives

It is an objective of the Council to:

1. Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth in higher-level spatial plans, through appropriate infill, brownfield and greenfield development, supported by the necessary physical and community infrastructure.
2. Promote sustainable economic development, enterprise and employment opportunities and prioritising the village centre, as the primary location for retail and services.
3. Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure, in line with the appropriate and necessary environmental and ecological assessments.
4. Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.
5. Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate action and flood risk measures and in line with the appropriate and necessary environmental and ecological assessments as required.

6. Ensure the highest quality of public realm and urban design principles apply to all new developments having regard to the proposed Public Realm Plan set out in Volume 2 of this Plan and in line with the appropriate and necessary environmental and ecological assessments as required.
7. Ensure all development proposals shall have regard to the Limerick Climate Change Adaptation Strategy 2019-2024, and superseding Strategies, together with the associated SEA and NIS environmental reports, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.
8. Guide the future development of Adare, in accordance with the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Adare through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and the Heritage and the Department of Rural and Community Development.
9. Ensure the future development of Adare supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.
10. Seek opportunities with relevant stakeholders for inward investment to the village, including national funding schemes and other initiatives, as they arise.

### 3.3 Population and Housing Growth

The Core Strategy for Limerick is set out in Chapter 2 of the Limerick Development Plan 2022 – 2028. Section 19 (2) of the Planning and Development Act 2000 (as amended) requires that: *“A Local Area Plan shall be consistent with the objectives of the Development Plan, its Core Strategy, and any Regional Spatial and Economic Strategy that apply to the area of the plan...”*

This LAP aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes Adare an attractive and inviting place to live. Meeting the housing needs of Adare is an important element of this Draft plan. Adequate housing provision is essential for the creation of an environment to attract business and enterprise to Adare and this Draft plan provides the quantum of zoned lands to meet this demand. The quantum of zoned land for residential development complies with the population targets set out in the Core Strategy of the Limerick Development Plan. The Council is also informed by the Department of Housing, Local Government and Heritage’s Town Centre First approach, seeking to attract a vibrant community, including attracting families back into the heart of the settlements through place-making, good quality urban design and sustainable mobility.

Adare is identified as a Level 4 Large Village in the Limerick Development Plan and is allocated population growth of 29% on its 2016 population up until 2028. The allocation of growth targets, seeks to ensure that the growth will be sustainable and in keeping with the scale of Adare. This ensures that the capacity of the village to accommodate this additional growth can occur without damage to the settlement’s character and the carrying capacity of its environment and infrastructure.

According to the Census, Adare had a population of 1129 persons in 2016, representing a 2% increase on the 2011 population. The latest population figures released by the CSO identified the population had grown to 1224 people in the 2022 Census. At present no further

breakdown of this population is available. The unique characteristics of the village, including its distinctive urban form and character, its location adjacent to the River Maigue, its thriving tourist industry and its proximity to the education and employment centres of Raheen and Limerick City saw the village experience a growth rate of 12% between 2006 and 2011.

The Core Strategy of the Limerick Development Plan makes assumptions with respect to population projections and allocation throughout Limerick. These assumptions include the additional residential units and zoned land requirements for each settlement in accordance with the NPF, the Implementation Roadmap for the NPF and the RSES. The assumed Adare population growth allocation is an additional 326 persons to 2028 (+29% on the 2016 Census figure) which equates to an additional 122 units. For the purposes of this Local Area Plan, the projected requirement for population growth is 163 units. The provision of 163 units is realised by taking the proposed population growth per annum, as outlined in the Core Strategy of the Limerick Development Plan, and applying this figure for the eight year period (from 2022-2030) as illustrated in Figure 3.1 below and deducting the number residential units identified as vacant in the Geodirectory Q1, 2023.

In the interest of delivering high quality housing at appropriate densities for the settlement and to support sustainable development, the Draft Plan outlines an allocation of 90% of units to New Residential and 10% to Serviced Sites to support the development of a variety of housing, in terms of tenure and mix.

Residential vacancy is an issue for consideration in devising a new Local Area Plan and according to the 2016 Census, 20 dwellings or 4% of the housing stock were deemed 'temporarily absent' and 51 dwellings were deemed 'other vacant dwelling' accounting for 10% of the total housing stock. Therefore according to the Census 14% of residential properties were vacant in the village in 2016. However, data gathered from Geo directory analysis for Q1 2023 identified residential vacancy in Adare at just 1.1% (7 units) which is in line with a vacancy survey undertaken by the Forward Planning Section in January 2023(1.5%). In the interest of developing a compact settlement and addressing vacancy, priority is given to, brownfield, infill and vacant and derelict sites and the existing built-up area of the settlement, as required by higher-level spatial planning policy.

In June 2022 The Development Plans Guidelines for Planning Authorities were published which allows for the zoning of additional lands in the order of 20-25% above the required quantum of zoned residential or a mix of residential and other use lands, in certain circumstances. "Additional Provision", as identified in The Guidelines must be identified, quantified and explained.

**Figure 3.1 Core Strategy Units Allocated**

Limerick Development Plan Additional Households Forecasted 2022-2028 for Adare	122 units
Forecasted households per year	20.33 units
Forecasted households for years 2022-2030 for Adare	163 units (20.33 x 8 year period from 2022-2030)
Vacancy Q1 2023 Geodirectory	7 units (1.1%)

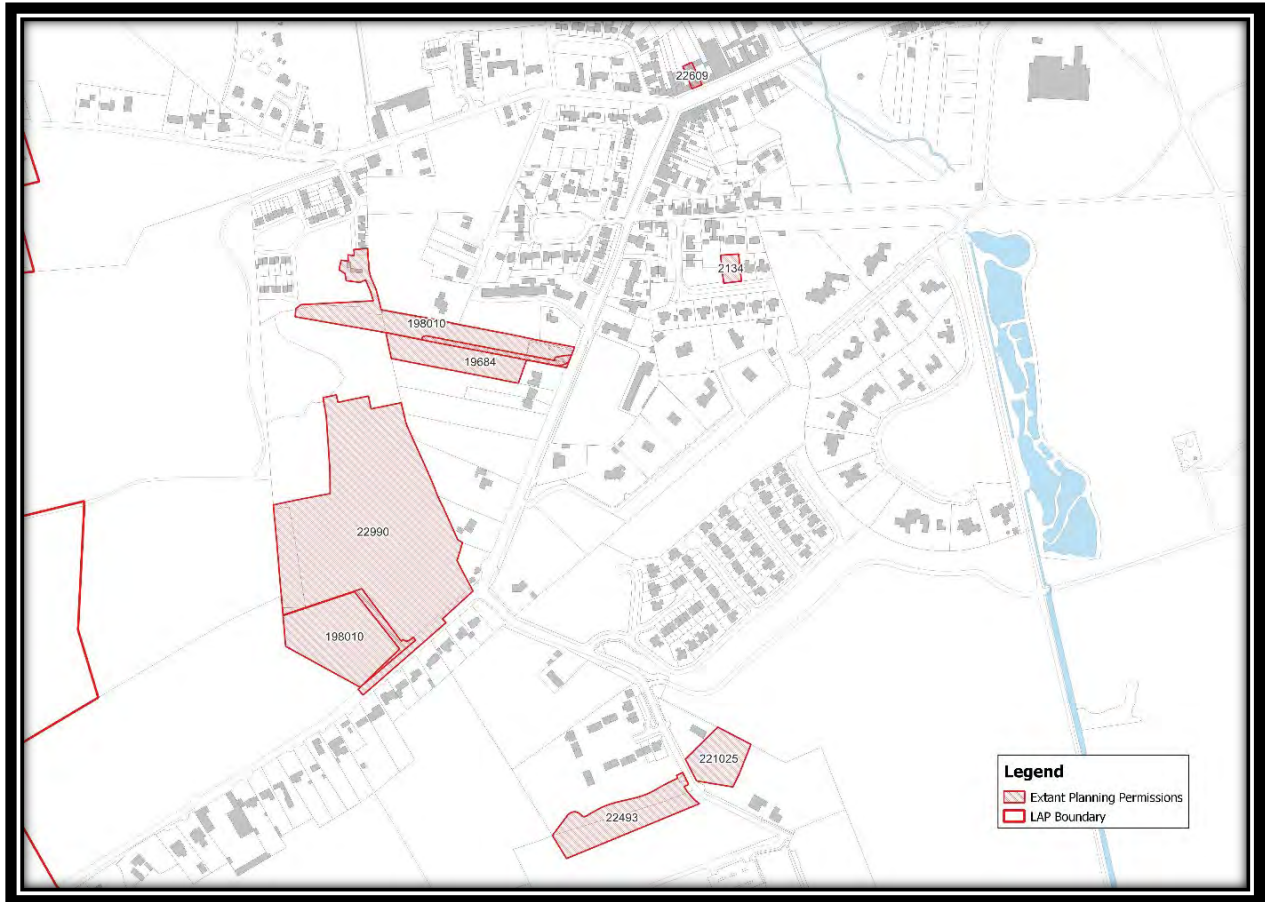
No. of new units required 2024-2030	156 units
New Residential @ 22 uph	156 @90% = 140(6.3 ha)
Residential Serviced Sites @ 10uph	156 @10% = 16 (1.6ha)
Additional Provision +25% on New Residential zoned lands	35 units @22uph – 1.6 ha
New Residential @ 22 uph (Ha)	7.9 ha
Residential Serviced Sites @ 10uph (Ha)	1.6 ha
<b>Total Hectares Required</b>	<b>9.5 ha</b>

Given Adare’s significance as a Level 4 Large Village identified in the settlement hierarchy of the Limerick Development Plan and the host of natural amenities and services in the village, it is anticipated that demand for housing will remain high in the village as has been experienced in the growth over recent years. Additionally its potential for future tourism development and its location on the N21 a major tourist route between Limerick and Kerry also affords opportunities for the village. This Local Area Plan has identified an additional 25% of zoned land for residential purposes within the plan. These lands have been identified as suitable for residential development, given they are serviced or serviceable over the lifetime of the Plan and are located within close proximity to the village centre. In total 1.6 hectares of Additional Lands, have been zoned for residential development in the village with a potential residential yield of 35 units.

In accordance with the Development Plan Guidelines, 2022, this Plan seeks to zone lands in a sequential manner and has regard to the extant permissions for residential development located in Adare as outlined in Table 1 below. These sites have live permissions granted for a total of 139 units. The accompanying map identifies the location of each site and its boundary.

Site Number	Planning reference	Location	No. of Units	Site Area	Proposed Zoning
1	19/8010	Rathkeale Road	31 units, 8 serviced sites	2.278	Retain Residential zoning
2	19/684	Rathkeale Road	17	0.54	Retain Residential zoning
3	22/493	Graigue	5	0.7597	Retain Residential Serviced Sites zoning
4	22/609	Main St	2	0.04	Retain Village Centre zoning
5	21/34	Limetree Avenue	1	0.078	Retain Village Centre zoning
6	22/1025	Graigue	1	0.39	Change to Residential Serviced Sites
7	22/990	Rathkeale Road	74	4.8	Retain Residential zoning
<b>Total units extant</b>			<b>139</b>		

**Table 1: Permission for housing development granted but not commenced**



**Figure 3.2 Extant residential permissions in Adare**

Census Pop. 2016	Additional households forecasted 2024-2030	Total Quantum of land required	Total land required Served Sites	Total Lands Zoned Served Sites	Total Land required New Residential	Total Lands Zoned New Residential
1129	156	9.5ha	1.6ha	3.11ha	7.9ha	13.27ha

**Table 2: Residential units and land quantum required in Adare**

Given the level and diversity of services and amenities available in Adare as a Level 4 settlement, its accessibility to Limerick City and suburbs, its ease of connectivity, availability of serviced and serviceable lands, it is anticipated that Adare will attract inward investment for future population growth, in accordance with the objectives of the NPF and RSES. Additionally the village has several renowned tourist attractions including Adare Castle, a 14th century Augustinian Friary, the Trinitarian Abbey founded in c.1230, the Franciscan Friary, and Adare Methodist church. The Cottages, the Village Hall, the Town Park and many unique heritage buildings and artefacts are scattered throughout the village. Adare Manor is another major tourist attraction in the village and a variety of tourist amenities, services and accommodation are provided in the Manor and at the Dunraven and Woodlands Hotel and well as a number of Bed and Breakfast facilities. On this basis, the assumed scale of growth for Adare is considered reasonable and will be progressed on lands including opportunity,



infill and brownfield and greenfield sites. The National Planning Framework requires that 30% of all new housing within Adare occurs within the existing village footprint.

A Settlement Capacity Audit (SCA) assessing availability of key infrastructure to serve the individual sites zoned for the provision of residential development and Enterprise and Employment has been set out in Appendix I. The SCA identifies the infrastructure necessary to support future development. An indicative timeframe for the delivery of critical infrastructure i.e. short, medium or long term and costing to provide this infrastructure is included.

**Policy DS 1 Core Strategy:** It is a policy of the Council to Ensure compliance with the population projections of the Core Strategy (or any revision thereof). The Planning Authority will monitor the type of developments permitted in Adare, including the number of residential units constructed on an annual basis.

### 3.4 Housing and Residential Development Strategy

Central to the NPF, RSES and the Limerick Development Plan is a focus on sustainable development across Limerick, the compact growth of urban areas optimising the use of serviced lands by focusing development on infill, brownfield, backland, greenfield and vacant/derelict sites and in doing so, maximising the viability of investment in social and physical infrastructure. A key focus of the Department of Rural and Community Development's Rural Development Policy 2021-2025 is the Town Centre First Approach, which supports the regeneration, repopulation and development of rural towns and villages. The primary focus behind the Town Centre First Approach is to create the conditions for individuals and families to move back into the heart of the towns and villages through place-making, good quality urban design and sustainable mobility.

This LAP aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes Adare an attractive and inviting place to live in. Adare shall accommodate growth in new housing to serve population growth and new household formation, in accordance with the population targets of the Core Strategy of the Limerick Development Plan 2022-2028 and the Development Plan Guidelines for Planning Authorities published in June 2022. Given the number of extant permissions in the village and to accommodate planned growth a total of 16.38ha has been zoned for residential use. Adequate housing provision is essential for the creation of an environment to attract business and enterprise to Adare.



Figure 3.3 – Example of good quality housing in Adare

**Policy DS2 Development Strategy:** It is policy of the Council to

- a) Deliver new residential development, in accordance with the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and universally accessible.
- b) Ensure the sequential development of the serviced residential lands identified to cater for envisaged population growth
- c) Ensure that at least 30% of all new housing development is delivered within existing built-up areas and on infill, brownfield and backland sites.
- d) Consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.

**Objective H1 Residential Development:** It is an objective of the Council to

- a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments, ecological impact assessments, bat surveys and landscape plans and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.
- b) No one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth
- c) Ensure all new residential layouts prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.
- d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety,

permeability and public realm. Proposals shall have regard to the Public Realm Plan included in Volume 2 of this Draft Plan.

- e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes and be subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.
- f) Ensure that any proposed alterations to the thatched structures shall require the maintenance of their essential architectural character, retention of features of special interest and respect of the structures fabric, form and setting.

### 3.4.1 Density, Housing Type and Mix

Higher-level planning policy requires Local Authorities to apply a sequential approach to zoning land for residential development with a primary focus on the consolidation of settlements, through zoning of lands for residential development, within or contiguous to the centre and within the existing built-up/ zoned area of Adare.

This LAP places a strong emphasis on providing high quality residential developments with mixed type and tenure provided on brownfield, infill, vacant sites and greenfield sites. Changing demographic trends such as changing household size have consequences for housing type demands and this sees an increased demand for 1 and 2 bedrooled units, and smaller units to facilitate downsizing for an increasing older population. An assessment of the housing waiting list for the Adare - Rathkeale Municipal District of Limerick, which includes Adare, indicates that 75% of requests for Council accommodation are for single or two bedrooled units. These are important considerations for future housing provision in the village. A statement demonstrating an appropriate mix of units shall be submitted as a requirement of a planning application to demonstrate that consideration has been given by the developer to meeting this requirement in all residential applications.

**The following minimum densities shall apply to residential zoned lands in Adare**

Zoning	Minimum Densities
New and Existing Residential	22 uph
Residential Serviced Sites	10 uph

**Table 3: Density Standards**

**Objective H2 Density and New Residential Development:** It is an objective of the Council to Ensure that all residential development complies with the residential density requirements set out in Table 3 and encourage a range of densities on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009) and any subsequent documents. A statement demonstrating an appropriate mix of units has been included in new residential schemes shall be submitted as a requirement with all residential planning applications.

### 3.4.2 Serviced Low-density Sites

Serviced sites have proved very popular in Adare and have been constructed along the Blackabbey Road, in the Woodlands and within the Adare Manor Demense. Further permission exists in the townland of Graigue for 5 Serviced Sites. These sites are in high demand as a low density serviced alternative to the unserviced one-off rural house in the open countryside. These individual residential plots when permitted will have access to services such as utility connections, water and sewerage, footpaths, lighting and are within walking distance of the village centre, and allow for individuals to construct dwellings to serve their individual needs and choice. The density shall generally be 10 housing units per hectare. Whilst individual house design on serviced sites is encouraged, the overall design of the scheme must be consistent in terms of boundary treatments and landscaping.

**Objective H3 Serviced Sites:** It is an objective of the Council to Permit serviced sites on adequately zoned lands within the settlement boundary of Adare in line with the requirements outlined in the Limerick Development Plan 2022-2028. The Council requires a minimum net density of 10 dwelling units per hectare on lands zoned Serviced Sites.

### 3.4.3 Specialised Housing

The need for older persons' dwellings, sheltered housing, nursing homes, modular homes and residential care homes in Adare is anticipated to grow into the future, by reason of a general aging of the population, the need to cater for those wishing to downsize and reside in proximity to services and amenities and those in need of refuge in times of war and unrest. These facilities should be integrated into the established or planned residential areas, well served by appropriate levels of infrastructure, and within walking distance of shopping and other community services, public transport and open space. They should be designed based on the principles of universal design and accessibility for all.

Specialised Housing is provided in four units of accommodation located in Desmond Drive which is managed by Adare Sheltered Housing Ltd. This provides independent living accommodation to elderly people who wish to live in a secure environment in the village. The Adare Day Care Centre which is a branch of Alzheimer's Ireland also has a base in the village along the Rathkeale Road and provides day and home care for people with dementia in West Limerick. Sheltered housing and supports for older people in the community is also provided for by the Embury Close Sheltered Housing Company.

Limerick City and County Council has an adopted Traveller Accommodation Programme 2019-2024, which outlines the accommodation needs, policy and implementation measures to address the accommodation needs of the Traveller Community. The current plan does not identify a need for specialised traveller accommodation in Adare. Objective HO O15 of the Limerick Development Plan 2022-2028 outlines Limerick City and County Council's objective to support the quantity and quality of delivery of traveller-specific accommodation with the relevant agencies, in accordance with the Traveller Accommodation Programme and any subsequent updates.



Figure 3.4 – Specialised Housing in Adare

#### 3.4.4 Social and Affordable Housing

'Housing for All - a New Housing Plan for Ireland' is the government's housing plan to 2030. The plan includes ambitious actions to address homelessness, the provision of affordable housing and accelerating the delivery of social and affordable housing schemes. The Housing Delivery Plan for Limerick 2022-2026 identifies Adare as an area in high demand for social housing with a requirement of 45 units to be delivered by 2026. Part V of the Planning and Development Act 2000 (as amended) is one of the means through which Limerick City and County Council can seek to address demand for social housing in Limerick. The Council works in partnership with the Department of Housing, Local Government and Heritage and Approved Housing Bodies to deliver and manage social housing. A Part 8 application for 31 houses and 8 affordable housing plots has been approved for housing delivery in two parcels of land along the Rathkeale Road.

**Objective H4 Social and Affordable Housing:** It is an objective of the Council to Promote the provision of social and affordable housing in accordance with Part V of the Planning and Development Act 2000(as amended), Objective HO013 of the Limerick Development Plan, the Limerick Housing Strategy, the Housing Needs Demand Assessment, and the government housing policy 'Housing for All' (2021), Limerick City and County Council's Housing Delivery Action Plan 2022-2026 and any subsequent replacements thereof.

## Chapter 4: Town Centre First Approach

### 4.1 Introduction

The Limerick Development Plan acknowledges the challenges facing rural communities and the important role that rural towns and villages play as local drivers for their surrounding areas.



Figure 4.1 Adare Village Centre

Recent government policy publication, Town Centre First seeks to create vibrant communities in urban settlements, including smaller villages, such as Adare to encourage families back into living in the heart of towns and villages. The policy outlines the need for towns and villages to be climate resilient, well-connected, accessible locations, where digital technology is integrated into daily commercial and social life and where the urban built heritage is sustainably managed and conserved.

The Council has a proactive regime in place, which aims to tackle the issues of dereliction and vacancy throughout Limerick. A dedicated team within the Council work on a continuous basis seeking to reduce vacancy and dereliction, through the various tools available, including compulsory purchase orders of vacant and underutilised properties. The Council will continue to monitor vacancy and work with the relevant stakeholders to address issues that exist and utilise the various tools available to implement urban regeneration.

**Policy TCF 1 Town Centre First:** It is a policy of the Council to

- a) Support the implementation of the Town Centre First policy in Adare in creating a viable, vibrant and attractive village centre to live, work and visit while also functioning as the service, social, cultural and recreational hub for the local community through the enhancement of the village's rich architectural heritage and enhancement of the public realm in line with the Public Realm Plan included as Volume 2 in this Draft Plan.
- b) Capitalise on the infrastructural investments in the village that support the Town Centre First programme within the lifetime of this Plan and seek further opportunities to promote Adare as a viable, vibrant and attractive village centre to live, work and visit, fulfilling its role as the service, social, cultural, economic and recreational hub for the local community and hinterland sensitive to the village's rich architectural heritage and improved public realm.
- c) Promote high quality place-making and public realm, in accordance with the Limerick Development Plan 2022-2028, including the Development Management Standards, any replacement thereof and any relevant Section 28 Guidance. All development shall demonstrate climate resilience measures to climate proof critical infrastructure.
- d) Ensure the highest quality of public realm and urban design principles are applied in the village centre, and the opportunity areas are identified in this Plan.
- e) Ensure development proposals are designed in such a manner as to enhance the village centre and should give due consideration to: Site context, surrounding built heritage, climate resilience, connectivity/permeability, public realm improvements, adaptability, privacy, amenity, parking provision.

**4.2 Town Centre First and the '10 minute' town concept**

This Draft Plan promotes the 'Town Centre First' approach with a focus on creating a thriving village centre with a strong service and social function. This is based on the principle of the '10 Minute' Town concept, whereby a sustainable compact settlement, such as Adare, provides a range of community facilities, services, recreational and cultural amenities and employment opportunities, which are accessible in short walking and cycle timeframes from homes, or accessible by public transport services connecting people to larger-scale settlements such as Limerick City and suburbs. Through the re-use of buildings, infill development, re-purposing of under-utilised lands within the village centre for mixed uses including residential, shops or creative workspaces, the Draft Plan seeks to consolidate the village rather than encourage sprawl. In addition, the Draft Plan supports the investment in high quality pedestrian/cyclists friendly public realm and attractive public spaces where people can gather socially and provide green spaces that facilitate local communities.

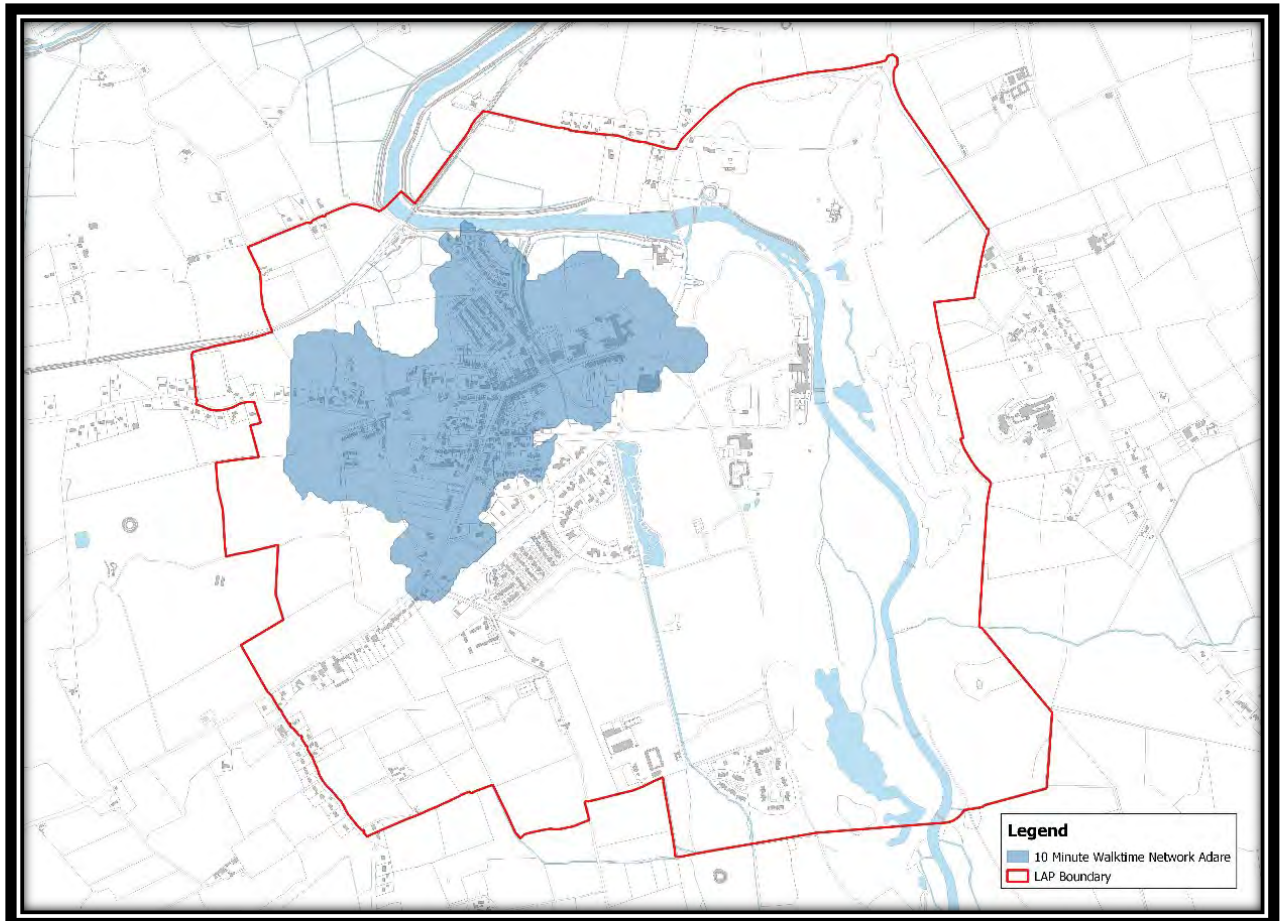


Figure 4.2 – 10 minute walking network Adare

### 4.3 Town Centre Health Check

Adare has a vibrant village core with much of the day to day needs of the community met within the main streets of the village. Vacancy levels for residential and commercial use in the village is low at 1.5% and 5.7% respectively.

This Plan will provide support for continued diversification of services within the village core to sustain the residential population. Opportunities for the reuse of these buildings will be supported in the Plan as will the provision of new services within the village core.



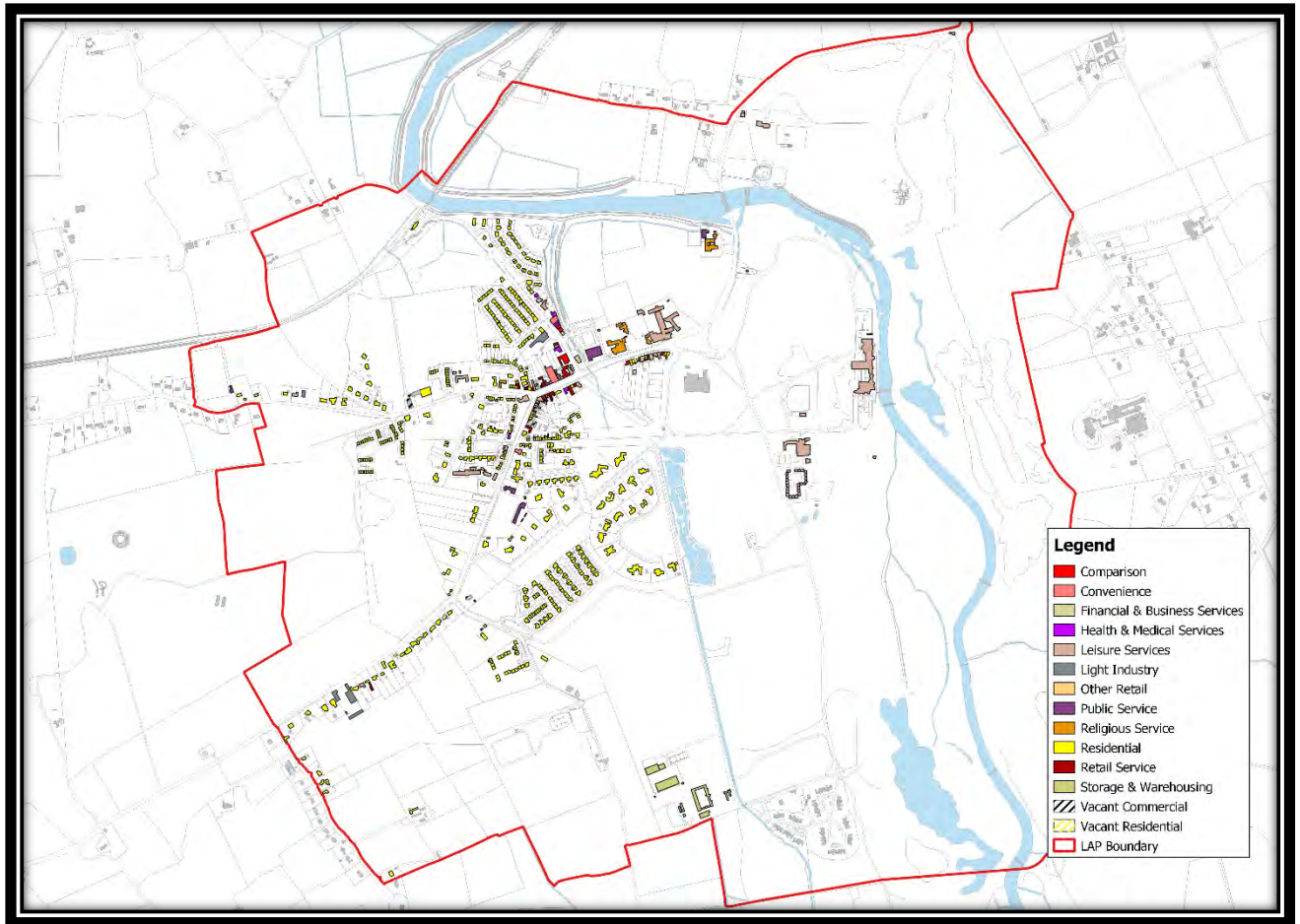


Figure 4.3 Town Centre Health Check January 2023

#### 4.4 Retail

The Retail Strategy for Limerick Shannon Metropolitan Area and County Limerick designates Adare as a Tier 3, Level 2 Town Centres on a par with Kilmallock and Rathkeale. The Strategy recognises that small towns, villages and local centres play an important role in the retail hierarchy, fulfilling the everyday needs of the communities they serve.

The Council supports the ‘town centre approach’ for the provision of retail as promoted by Government policy and the Retail Strategy when assessing planning applications. The Planning Authority will support proposals which retain shopping and related services with active street frontages to address the street in the village centre. Out-of-centre locations for retail business and services are generally not permitted in efforts to consolidate the existing retail centre, encourage the reuse of vacant units within the centre and provide services close to the existing development. The level of commercial vacancy as identified through a village centre health check in January 2023 is 7 units. This is testament to the vibrant range of services within the village core. This plan will support the delivery of new retail units and diversification of services to support the residential population. The Draft LAP anticipates that additional retail development in Adare will be achieved primarily through

1. The change of use of existing units;
2. Pockets of new developments and;
3. Reuse of vacant units identified in the village centre health check.

The western part of Main Street is the main shopping area with traditional 2 storey buildings displaying a wide variety of uses and individual styles. In order to protect the vitality and viability of the village centre new retail developments will generally only be permitted on land which is zoned village 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 village. Adare has potential for retail expansion by developing backland locations within the village core. A country market takes place in the ground of the village hall every Saturday and further development of this is encouraged.

There is adequate scope in the village centre to meet the envisaged convenience retail needs of the community. Priority should be given to the village centre as the location for retail business. It is important that sufficient land is zoned within the village to strengthen the service function of the village.



Figure 4.4 Retail units in Adare

All retail development will be subject to compliance with the Retail Strategy which forms part of the Limerick Development Plan.

In Adare, there are a number of areas outside the village centre that have a commercial use and any redevelopment of these areas should not undermine the village centres primacy as a retail centre. These area include WW Doherty & Sons farm machinery site and Davidson Motor bikes located on the Rathkeale Road and Guineys Autos and Filling Station located in the townland of Curraghbeg in the north west of the plan area. Adare's Old Creamery while partially in residential use presently also has a history of commercial uses. It is important that any redevelopment of these areas:

- Would have no significant adverse effects on the amenities of adjacent occupiers;
- Would not result in adverse transport impacts;
- Would respect the prevailing development grain, scale and built form in the design and scale of development;
- Would not result in any significant negative impact on the conservation value of the River Maigue;

- Would comply with the terms of the retail objectives in this plan and in particular would not undermine the village centre's primacy as a retail centre.

**Policy RL 3 Retail Strategic Policy:** It is the policy of the Council to

To support the sustainable long-term retail growth of Adare as a Tier 3 Town Centres Level 2, in accordance with the Limerick Development Plan and the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick 2022 – 2028.

**Objective RL 01 Retail Development:** It is an objective of the Council to

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

- a) Emphasising the village centre as the primary shopping location.
- b) Encouraging the upgrade and expansion of existing retail units and the development of new units in the village centre.
- c) Ensuring that proposals with retail development elements comply with the provision of the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick 2022 – 2028 in relation to site suitability and the sequential approach and ensure proposals which would undermine the vitality and viability of Adare village centre will not be permitted.
- d) Encourage proposals at ground floor level within the village core for commercial uses.
- e) Prohibit the proliferation of uses in the village centre which would detract from the amenities, or the vitality and viability of the area such as fast food outlets, amusement arcades, off-licences, bookmakers and other non-retail uses. Storage use is not permitted as the primary use of ground floor units.
- f) Encourage the use of upper floors in retail premises for commercial or residential uses.
- g) Enhance the physical environment of the village centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.
- h) Encourage the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts, where poor replacements have been installed, and discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs.

#### 4.5 Opportunity Sites

The Council has identified five sites that have the potential to enhance community vitality and create a positive public realm experience in the village. These areas and buildings have been chosen given their prominent location in the village, their alignment with national policy on compact urban development and because the Council are seeking to capitalise on the existing assets in Adare.

**Objective TCF1: Opportunity Sites:** It is an objective of the Council to

- a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands/buildings identified as opportunity sites in line with the principles set out in Table 3.
- b) Ensure that new development in the village centre and in particular the opportunity buildings and areas comprises the highest of qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Adare, as a village in which to live, work, visit, invest in and do business. Developers will be

required to prepare urban design frameworks/masterplan for the Opportunity Sites in the Village Centre to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.

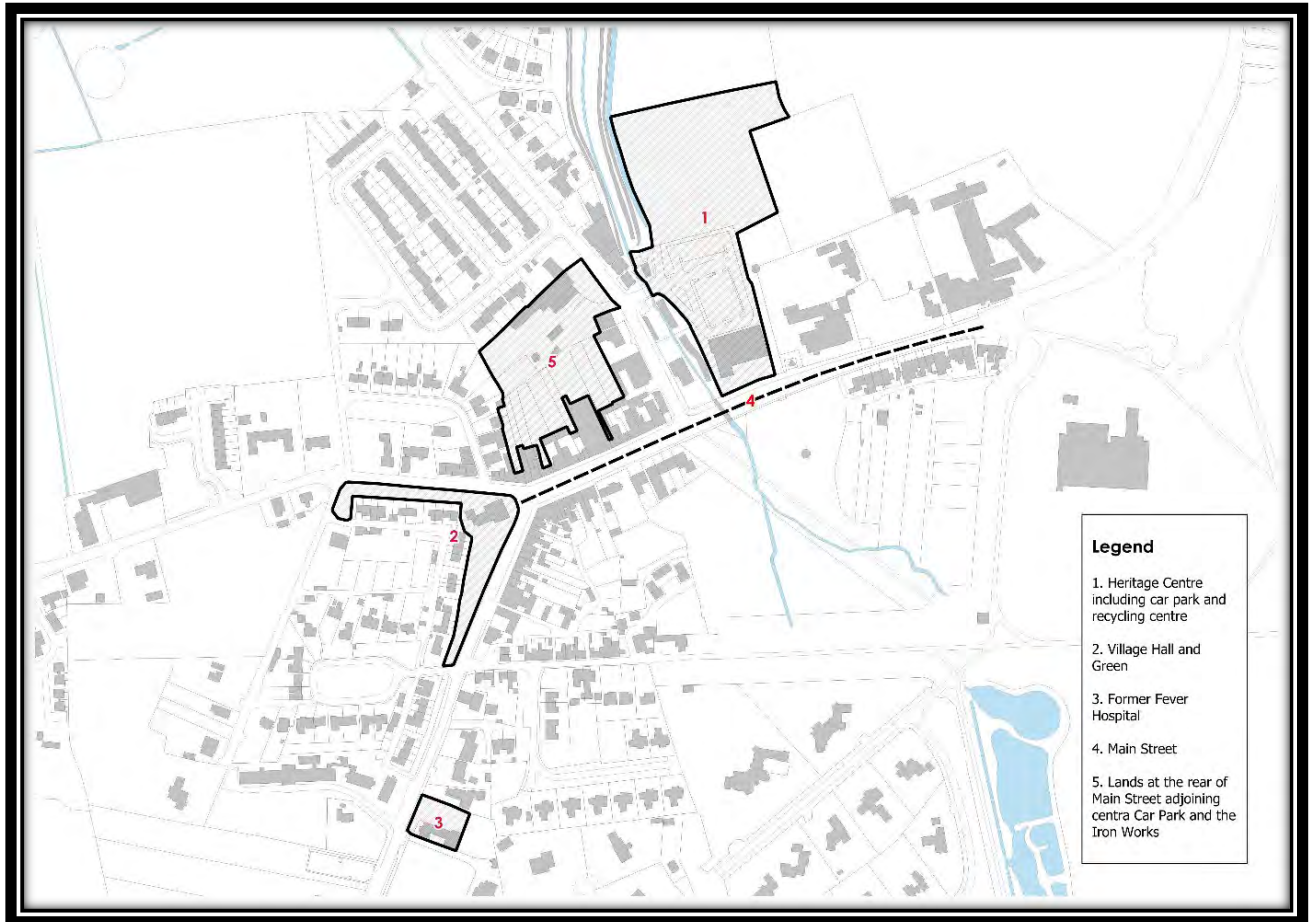



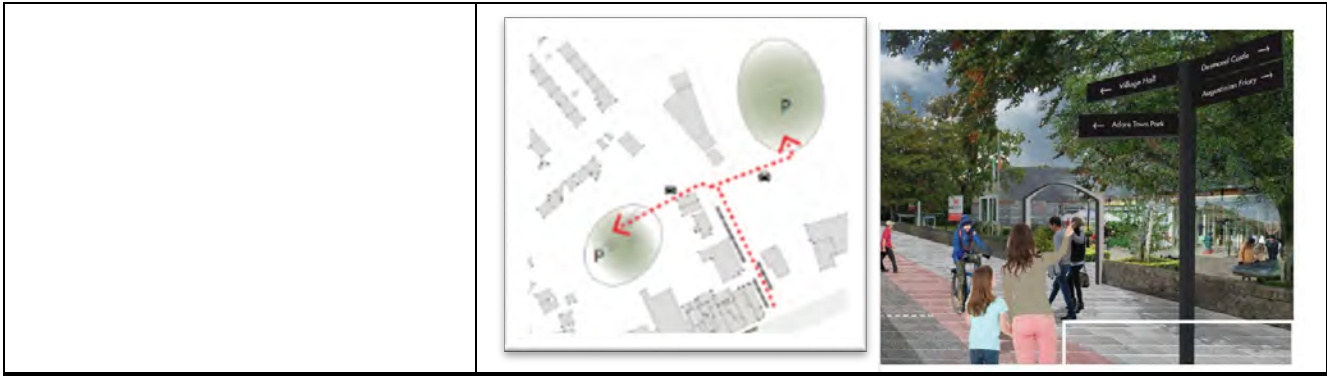
Figure 4.5 Opportunity Sites Adare

**Table 3: Opportunity Sites in Adare**

<p><b>Opportunity Site 1:</b></p> 	<p><b>Site Description: The Heritage Centre and car park with recycling centre to rear.</b></p> <p>The site is located in the centre of the village and is zoned for Village Centre and Community and Education Use. The Centre is overseen by a Designated Activity Company (DAC), appointed by LCCC.</p> <p>The site comprises of a building housing two retail units, a tourist information point, a library, café and public toilets. It also includes a car park with capacity for 89 cars and 6 coach parking bays and a public recycling facility.</p> <p>The building can be accessed from the front and the rear and there is a public plaza to the village side of the building.</p> <p>This building is the focal point for visitors to the village that arrive by coach.</p> <p>Bus tours to Adare Castle operate from the centre between June and September.</p> <p><b>Development Potential/Principles:</b></p> <ul style="list-style-type: none"> <li>- Reimagine the layout of the Centre to explore opportunities to enhance the tourist facilities here to create a dynamic centre and focal point for tourists visiting the village. Potential exists to reorganise the public realm arrangements, retain and enhance the retail offering including the existing café and shops, reimagine the existing historical exhibition space and the community space afforded in the former Cinema room and the potential of the library to provide for a community hub. Upgrade of the toilet facilities is also required as is the need for a centralised information desk.</li> <li>- The current parking provision shall be examined. This shall include for the provision of age friendly parking spaces and potential for a drop off point for coaches and long stay out of centre coach parking facilities and/or the provision of an overflow coach parking area on undeveloped lands at the rear of the existing car park should be considered.</li> <li>- Any proposals for an overflow car park / new parking area, located on lands in Flood Zone will need to adhere to the provisions set out in the Strategic Flood Risk Assessment and will require a detailed management scheme/plan to include for the closure of this area in times of predicted tidal flooding.</li> </ul>
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- To safeguard the adjoining watercourse, provision shall be made to ensure that no development takes place within 20m of this watercourse.
- An overall masterplan shall be prepared for the site and the overall development shall occur in a coordinated fashion.





**Opportunity Site 2:**



**Site Description: Village Hall and adjoining green area**

This building occupies a focal point in the Village at the top of Main Street. The building is included on the Record of Protected Structures and is located within an Architectural Conservation Area. Presently the hall is underutilised but potential exists to enhance its use and that of the adjoining green for the whole community.

**Development Potential/Principles:**

- The Council welcomes proposals for uses in line with the Village Centre zoning designation on this site which permits in principle commercial, retail, residential, education and community type uses subject to a grant of planning permission. Any development proposed on site shall be mindful of the protected status afforded to the building and its curtilage.
- The area to the front and sides of the Hall offer potential for the development of a Civic space and could be used for community markets and pop up events as well as a performance space. Any proposals for this area should include appropriate public realm and planting upgrades.





Streetview of existing situation on Rathkeale Road

### Opportunity Site 3



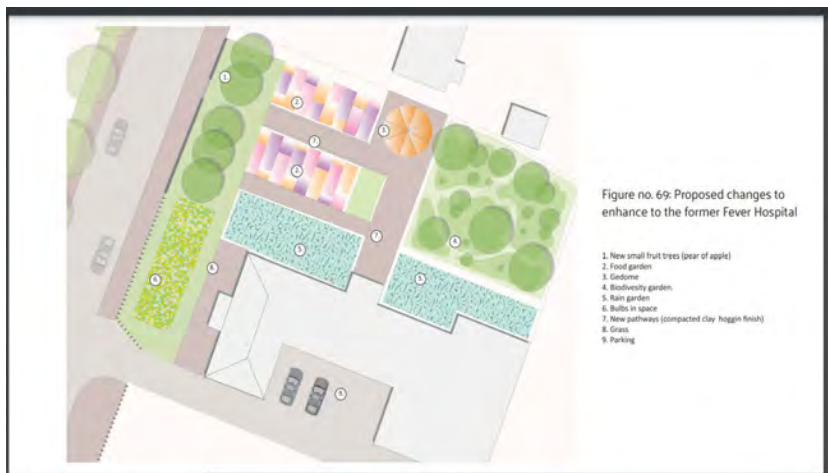
### Site Description: Former Monastery/Fever Hospital

This prominent building is located along the Killarney Road adjoining Scoil Naomh Iosaf across the road from the newly constructed public car park. The building is included on the Record of Protected Structures in Adare. Presently the building is vacant. It is a prominent building approaching the village.

### Development Potential/Principles:

- The Council welcomes proposals for uses in line with the Community and Education zoning designation on this site which permits in principle developments which serve the community.
- A feasibility study should be prepared to investigate options for the use of the building. Such uses could include a creative community hub or training centre, co-working and hot desk space, food incubation units, craft workshops/studios, library etc.





## Opportunity Site 4

### Site Description: Public Realm upgrades Main Street.

Adare has the potential to develop a high-quality pedestrian area in the commercial core that can act as a destination space. This is key to enable the village to attract and retain new residents and visitors, thereby improving the overall vitality of the village.

### Development Potential/Principles:

- Detailed design to be developed to provide widening of the pedestrian areas in the core of the village and develop pedestrian friendly zones.
- Consider the provision of parking and a loading space on the south side of the road and replacement of parking on the north side.
- Consideration to be given to sensitive trees and shrub planting and appropriate lighting.
- Detailed proposals shall be considered as part of the proposed Traffic management Plan for the village(supported under objective SM1).



Indicative view of Main St West following public realm upgrade works.



Indicative view of Main St East following public realm upgrade works.

### Opportunity Site 5



### Site Description: Lands to rear of Main Street adjoining Centra Car Park and Adare Ironworks.

These lands are made up of rear garden plots to dwellings and business premises along the Main St, the public car park for Centra which is accessed from Station Road and the Adare Ironworks building and yard. The car park is enclosed by high stone walls and provides 30 car parking spaces. Rear pedestrian access is provided to Centra from the car park. The adjoining areas are made up of long garden plots many with mature trees and a builder's yard.

### Development Potential/Principles:

- The area is zoned for Village Centre use and part of the lands zoned Village Centre fall within Flood Zone A. The remaining undeveloped area is outside of identified flood risk lands.
- Potential exists to provide an extended public car park at this location, subject to appropriate environmental assessment which should include proposals for the maintenance of existing trees on site.
- Potential also exists for mixed use development in line with the Village Centre zoning designation and the Flood Risk Management Guidelines and subject to all environmental considerations.
- Vehicular access shall be from the Station Road only.
- A masterplan should be prepared for the overall development of the lands.





#### 4.6 Town Centre First Local Area Plan Actions

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

Time frame	Years
Short Term	1-2
Medium Term	2-4
Long Term	5+

	Project Type	Project Description	Lead Responsibility	Timeline
1	Transport, sustainable mobility and Parking	<p>Deliver Adare Traffic Management Plan within the lifetime of the plan to consider transport and sustainable mobility (including car parking, coach parking and public realm upgrades). The Traffic Management Plan should consider the following options and should be subject to relevant Environmental Assessments</p> <ul style="list-style-type: none"> <li>• Heritage Centre Carpark reconfiguration</li> <li>• Explore options for the development of a new off road carpark</li> <li>• Develop a coach strategy</li> <li>• Prioritize pedestrian &amp; cycle movement on the Avenue and consider new carpark facilities for residents if required</li> <li>• The developments of the Western approach scheme &amp; install storm water services. Provide for high quality public realm at Rathkeale Road in front of Village Park. Pedestrian routes to be provided from Village Hall to Ballingarry Junction.</li> <li>• The enhancement of pedestrian and cycle connectivity along station road &amp; planting of new trees</li> <li>• New public realm to main street from the Cottages to Village Hall – <i>note: can be developed in phases. Full scheme implementation contingent on off street carpark and bypass being delivered.</i></li> <li>• Explore pedestrian connections from Main Street to Adare Castle &amp; Adare Golf Club</li> <li>• Ensure completion of pathway connection to GAA Club</li> <li>• Provide provision for pedestrian walking route and cycle route connecting Blackabbey Road to N21 via Deerpark housing scheme</li> <li>• Provide new cycle &amp; pedestrian link from Village Park to the Avenue</li> </ul>	LCCC Transport and Mobility Directorate /Planning, Environment and Place –making Designated Activity Company (DAC), LCCC	Short Term
2	Tourism	<ul style="list-style-type: none"> <li>• Develop Art Strategy for Adare</li> <li>• Develop Wayfinding Strategy for Adare in accordance with Brand Adare</li> </ul>	LCCC Planning, Environment and Place-making Section	Medium Term Medium Term
3	Parks/Greens	<ul style="list-style-type: none"> <li>• Develop Sensory Garden in Village Park, and consider widening avenue entrance off roundabout to Main Street &amp; pathway upgrade works to park</li> </ul>	LCCC Planning, Environment and Place-making Directorate	Short Term

		<ul style="list-style-type: none"> <li>Enhance Village Green to compliment Village Hall</li> </ul>		Medium-Long Term
4	Greening	<ul style="list-style-type: none"> <li>Select appropriate trees for pollarding as required to front of Adare Castle to improve views</li> <li>Develop ecological enhancement strategy to River Maigue</li> <li>Consider cycle network for Village which will connect to future Greenway</li> </ul>	NTA, Roads Design Office, Department of Transport, LCCC Transport and Mobility Directorate NTA, Roads Design Office, Department of Transport, LCCC Transport and Mobility Directorate	Short Term Medium-Long Term Long Term
5	River Projects	<ul style="list-style-type: none"> <li>Develop and enhance blue infrastructure opportunities throughout Adare. Explore options for amenity and access to River Maigue as part of flood relief scheme, which will be subject to its own detailed study and environmental assessments.</li> </ul>	Planning, Environment and Place-making Section	Long Term
6	Community Facilities	<ul style="list-style-type: none"> <li>Provision of play facilities at Manor Fields</li> <li>Exploration of food growing hub to Fever Hospital</li> <li>Identify a suitable site for a graveyard in the vicinity of the village</li> </ul>	LCCC Transport and Mobility Directorate/ LCCC Planning, Environment and Place-making Directorate	Medium Term Medium Term

**Table 4: Draft Adare Local Area Plan – Plan Actions**

## Chapter 5: Sustainable Communities

Community infrastructure of a social, sporting, educational, and amenity value are crucial to provide opportunities for inclusion of all community members and provides benefits to health and helps attract inward investment. The Draft Adare Local Area Plan 2024-2030 provides policy support for the expansion of existing community infrastructure and development of new services in Adare that meets the needs of all sectors of the community.

**Policy C1 Community Infrastructure, Recreation and Open Space Strategic Policy:** It is a policy of the Council to Support the provision of a broad range of high quality social/community, educational, healthcare and recreational facilities and infrastructure in Adare.

### 5.1 Community and Education Facilities

Adare has a vibrant voluntary community with many local groups involved in a wide variety 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 offer both active and passive recreational opportunities and provide important wildlife habitats. This Local Area Plan recognises the importance of community facilities to support the development of sustainable communities and facilitate economic development in Adare.

In this regard, the Plan, recognises the importance of the provision of good quality educational and childcare facilities. There are currently 2 childcare facilities located in Adare village (Adare Pre-school Group at the Methodist Church and Little Gems Montessori Pre-School on the Killarney Road), providing sessional services.

There are three primary schools located within the settlement boundary of Adare in both co-educational and single sex schools. It is envisaged that demand for educational facilities will continue to rise in Adare over the lifetime of the Plan and the Department of Education are favourable towards the extension of existing facilities over the provision of a new school sites within the Plan area.



Figure 5.1 Our Lady's Abbey Girls School and St Nicholas National School

School Name	Enrolment 2022/2023
Scoil Naomh Iosaf Boys School	154
St Nicholas Church of Ireland School	28 Boys, 39 Girls
Our Lady's Abbey Girls School	153

**Table 5: Schools in Adare and Enrolment 2022/2023**



**Figure 5.2 Scoil Naomh Iosaf Boys School**

There is a part time HSE Clinic and an Alzheimer Day Care Centre located along the Rathkeale Road in the village, which provides services to the village and wider area and also a Garda station located along the Main Street. The Adare Men's Shed operates out of premises next to the Old Band Room and has proved very successful for men in the village and the wider area. A Library service is provided centrally in the village in the Heritage Centre and this is open daily from Tuesday to Saturday.

The Village Hall is used for a variety of purposes including meetings, fitness classes, dancing and occasional plays. The area to the front of the hall is used for weekend markets and fetes. The building is a protected structure and its central location within the village offers the potential for wider uses such as gallery/archive/exhibition space and other community arts, theatre and entertainment purposes.

The Manor Fields is a community recreational facility opened in 2010 and developed in 3 phases. It is located in the southern end of the village and now offers a number of grass pitches, which are available for hurling, Gaelic football, soccer, rugby and cricket matches. An all ability playground and walking paths were added to the facility since the adoption of the existing Local Area Plan. The latest additions to the facility include a Pavilion building with changing room and toilets opened in February 2023 and an active generation physio trail was completed in 2022. Plans remain for the addition of tennis facilities, a multi-sport ball wall, additional grass playing spaces, further walkways, lawn bowls and landscaping.

Further sports facilities are available at the Adare GAA field along the Blackabbey Road and at Adare Utd soccer club located to the rear of the Deerpark housing estate. The village is also served by two Golf courses, a Pitch and Putt course and swimming and fitness facilities in the Dunraven Arms and Woodlands Hotel. Consultation at the initial stage of drafting this plan identified a need for a youth club and youth space in the village as well as the need to reserve



lands either in the village or in close proximity for a graveyard and the Local Authority will support the development of such facilities on appropriately zoned lands.



Figure 5.3 – Adare Playground and Pavilion building at the Manor Fields

The primary role of the Planning Authority with regard to community facilities and services is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands, should additional services be required. The Council will continue to support further economic and social progress with regard to community services, including capital investment in community and continuing care services in Adare.

**Objective C1 Community and Educational Facilities:** It is an objective of the Council to

- a) Ensure that there are sufficient educational and community facilities to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment in line with the requirements of the Limerick Development Plan 2022-2028.
- b) Ensure that childcare and education facilities are provided in tandem with new residential areas, at accessible locations, which maximise opportunities for walking, cycling and use of public transport and comply with all relevant standards.
- c) Facilitate the development of lifelong learning facilities and digital capacity for distance learning.
- d) Ensure that the existing school sites are protected for educational use and that lands adjacent to the schools are also protected for future expansion of the schools, if required, subject to site suitability.
- e) Support and facilitate the development and expansion of health service infrastructure by the Health Services Executive 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 consideration and the principles of sustainable development.
- f) Require future development of new community facilities to generally meet the following criteria of the 10 Minute Town Concept:
  - Generally located within 800m walking distance of the village centre;
  - Located centrally with respect to the community it serves, taking into account limitations of topography and the road and footpath network;
  - Clustered with complementary community facilities, local retail services etc. and integrated with housing; and

- Located where a substantial proportion of the population reside, in particular older and less mobile/mobility compromised members of the community.
- g) Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities, multi-purpose spaces at appropriate locations that are universally accessible. The Council promotes opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space.
- h) Support the upgrade of the Heritage centre and seek appropriate funding in conjunction with relevant community groups
- i) Support the reuse of the former Monastery/Fever hospital for community related uses in line with all relevant standards.
- j) Identify a suitable site for a graveyard within the lifetime of this Plan subject to proper planning consideration and the principles of sustainable development.

## 5.2 Parks, Open Space and Recreation

Adare has a range of recreational facilities and amenities, including sports clubs for gaelic games, soccer, as well as the community facilities at the Manor Fields. The Town Park offers an oasis of calm from the Main Street in the centre of the village with seating areas, paths, play spaces and the upcoming addition of a sensory garden space. Potential exists to link the Park better with the Main Street which would encourage greater use of this facility. In this respect potential exists to enhance the entrance to the park from the roundabout along Main Street. The Public Realm Plan (Volume 2) identified the potential development of a Sensory Garden within the Town Park.



Figure 5.4 Adare Town Park

The river bank walk along the River Maigue provides an area of passive and active amenity and is an important contributor to the quality of life of the residents of the village, surrounding areas and visitors to the village. Upgrade works to these walkways may be

undertaken as part of the Flood Relief Scheme which will be developed for the village and which is presently at preliminary design stage subject to environmental considerations. Upgrade works to footpaths and creation of cycleways have been undertaken along the Blackabbey Road towards the GAA field. This Plan supports the extension of these works to the GAA field. Walkway connections are also supported through lands in Blackabbey which would link through to the Rathkeale Road. The absence of a footpath connection from St Nicholas National School onward to Adare Castle and the Golf Course is also noted and the Plan will support endeavours to deliver these pieces of infrastructure.

The River Maigue offers opportunities for the development of a Blueway in Adare. A Blueway is defined as a network of recreational trails to facilitate water activities. These activities include fishing, sailing, canoeing, kayaking, paddle boarding etc. The Plan will support the development of a Blueway Strategy which will be subject to appropriate environmental assessments.

The Council supports such proposal and will endeavour to work with the local community in the future in relation to community and recreational requirements. The identification of possible amenity walkways and cycleway routes throughout the village forms an important part of the plan and are identified in the map number 3 of this plan. Careful consideration will need to be given to any expansion or new walkways in sensitive areas along the River Maigue and within the Special Control Area and Semi Natural Open Space areas to ensure that the integrity of these areas is safeguarded. Limerick City and County Council are committed to the provision, upgrade, maintenance and expansion of these leisure facilities in the village in conjunction with private, public and voluntary organisations, subject to funding.



Figure 5.5 River Maigue Walkway

The Limerick Greenway is a 40km pathway following the old Limerick to Kerry railway line from Rathkeale through Newcastle West and onto Abbeyfeale. Potential exists to extend the Greenway to Adare, Patrickswell and onward to the City and the wider Limerick network. A

feasibility study has been undertaken and this Local Area Plan will support the design and development of this infrastructure.

A Public Realm Plan has been prepared in consultation with the local community for Adare and forms Volume 2 of this Plan. This Plan defines Public realm “as the essence that holds a town together; the streets, the parks the rivers, but also that aspect of a town’s landscape that shapes its appearance and impacts the day to day lives of its residents; the views, mobility, the appearance of properties, places to sit, rest or come together for celebrations”. The document considers how public realm can shape or accommodate the future needs of the village to make it more sustainable, green and inclusive. This document explores aspects such as walkways/cycleways, movement and safety through the village including car parking arrangements, biodiversity and green spaces in the village and identifies a range of measures which could be implemented to improve the public realm of the village. This Local Area Plan has included objectives set out in this plan which will improve the quality of life for the population of Adare and this Public Realm Plan forms part of the LAP and is consistent with the provisions of the LAP.

The Strategic vision for Adare set out in Chapter 3 of the Limerick Development Plan 2022-2028 recognises that if Adare is to fulfil its role as a Level 4 settlement, it needs to provide community infrastructure in tandem with population growth. New open space/recreation facilities should be provided in conjunction with new residential developments and there will be a requirement to provide new spaces as part of these developments in line with the following criteria.

Type of Public Open Space	Area Required	Accessibility from residential units	Notes
Play lot/ pocket park – primarily for play for younger children	400m <sup>2</sup> – 0.2ha.	Every home within 100m walking distance	All residential areas in excess of 50 units should incorporate a play lot provided at a rate of 4sqm per residential unit. Required in all housing estates, overlooked with passive surveillance by as many houses as practicable; Not to be located to the side or rear of dwellings; Developers will be required to provide a minimum of two permanent play features.
Small Park	0.2ha. – 2.0ha.	Every residential unit within 400m walking distance	To accommodate a small playground with a minimum of 4 play features, kick around space, and passive recreation; Overlooked with passive surveillance by as many houses as practicable; Not to be located to side or rear of dwellings.
Local Park	2.0ha. – 20ha.	Residences to be within 1km	To accommodate a wide range of uses including playing pitches, passive recreation and biodiversity areas.

**Table 6: Open Space Provision in Residential Developments in Adare**

**Objective C2 New Amenity Areas Walkways and Cycleways:** It is an objective of the Council to

- a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map and the Public Realm Plan (Appendix 1, Map 3 and Volume 2) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall, be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre and shall be in line with the appropriate and necessary environmental and ecological assessments as required.
- b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities which are in line with the appropriate and necessary environmental and ecological assessments as required.
- c) Support the provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network which is in line with the appropriate and necessary environmental and ecological assessments as required.
- d) Providing secure cycle parking facilities at appropriate locations as opportunities arise.
- e) Encouraging combined footpath and cycleway links along the proposed Active Travel route through lands at Blackabbey and along the N21 southwards to the Ballingarry junction, northward to the Adare Castle and to the GAA field through the village.
- f) Support proposals to provide better connection between the Town Park and the Main Street of the village.
- g) Explore options for amenity and access to the River Maigue as part of the Flood Relief Scheme and subject to relevant environmental and appropriate assessment reports.

**Objective C3 Parks, Open Space and Recreation:** It is an objective of the Council to

- a) Examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental and ecological assessments as required.
- b) Protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations.
- c) Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 6 above.
- d) Support the expansion of further community facilities at the Manor Fields
- e) Support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan and with appropriate and necessary environmental and ecological assessments as required.
- f) Consider the effect of lighting associated with open space provision and where deemed essential shall be designed and installed to minimise adverse effects on wildlife including

Lesser Horseshoe Bats and Otters. There shall be a presumption against lighting in Natura 2000 Designated Sites.

## Chapter 6: Economic Development and Tourism

Adare village is a service centre for its own community and its hinterlands. There is a diverse range of services in the village, including retail, food and drink sectors, banking, accommodation, professional services and community services. Also due to its special historic and architectural heritage, combined with an attractive natural environment, tourism makes a significant contribution to the economy of the village, supporting a wide range of hospitality providers and making it the foremost tourism village in the County.



Figure 6.1: Retail units in Adare village

The economy of the village provide local services and facilities for a large number of visitors especially during the summer months. Existing retail business include a range of small shops and two large convenience supermarkets located on Main Street and Station Road. More specialist provision occurs in the thatched cottages including gift shops, restaurants, coffee/chocolate shop and craft outlets. The village is well served with visitor accommodation with self-catering accommodation, guesthouses and bed and breakfasts and three large hotels. There are also a number of pubs and restaurants and two golf courses. Apart from employment in the tourism sector, opportunities for working in Adare are limited with many of the residents commuting to work outside the settlement on a daily basis. At peak business times in the village circa 1,500 people work in the village.

This plan provides the appropriate framework for development through the provision of adequately zoned lands and policies, which support economic and tourism development. The Limerick Development Plan 2022 – 2028 sets out the strategic context for economic development in Limerick. The Draft Limerick Local Economic and Community Plan January 2023 sets out the objectives and actions to promote and support economic development and local and community development across Limerick.

**Policy ED 1 Strategic Economic Development:** It is a policy of the Council to Promote, facilitate and enable economic development and employment generating activities in Adare on appropriately zoned lands, in a sustainable manner, in accordance with the Limerick Development Plan 2022 – 2028 and its associated environmental assessment reports.

### 6.1 Enterprise and Employment

Together with the National Planning Framework, the Regional Spatial and Economic Strategy (RSES) for the Southern Region places a strong emphasis on compact, smart, sustainable, appropriate and inclusive economic growth in settlements.

The 2016 Census identified that the population of Adare aged 15 or over at work was 54%, which is above those at work for the County as a whole of 50%. Additionally unemployment levels were low at 5.5%, well below the state average of 8.2%. 69% of people in the village have a daily commute of less than 30 minutes to work, school or college with half of these people having a drive time of less than 15 minutes to work school or college. This would demonstrate the employment opportunities available in the village in the likes of retail, professional services and tourist relates industries and also the employment opportunities available within a short drive time of the village in the likes of the Raheen Industrial Estate.

With the opportunities afforded by digitalisation and e-working, the Council promotes Adare as a location to support remote working, supporting hubs, culture/creative and Smart tech enterprises. The LAP supports opportunities for employment creation, business and technology development in Adare to facilitate economic activity, in accordance with the Regional Spatial and Economic Strategy and the Limerick Development Plan.

A total of 4.27 hectares of land was zoned for Enterprise and Employment use in the 2015 Adare LAP. These lands are located on the Rathkeale Road and a distributor road was proposed in the plan to link the Rathkeale Road and Blackabbey Road, which would open up lands on the western side of the village. This land was not developed over the lifetime of the Plan and remains in agricultural use. In August 2022 An Bord Pleanala approved the Foynes to Limerick Road and this includes a Bypass of Adare thus the distributor road has been removed from this Draft Plan.

The lack of available Enterprise and Employment zoned lands has been identified in a number of studies carried out for Adare and was raised as a concern during the first issues stages of this plan. The need for enterprise spaces in terms of office space, co-working and hot-desking space, food incubation units, makers spaces and fab labs and craft workshop/studios have been highlighted in these report. In this regard it is considered prudent to zone lands for Enterprise and Employment use in this Plan. These lands are located along the Blackabbey road and it is anticipated based on the above that the uses will be for enterprise, shared spaces and light industrial purposes as opposed to large scale industrial uses. It is also anticipated that employment opportunities can be accommodated on the lands zoned Village Centre in this Draft Local Area Plan.



**Objective ED 1 Enterprise and Employment Objectives:** It is an objective of the Council to

- a) Encourage the reuse and redevelopment of vacant units, brownfield, derelict and infill sites for employment creation, subject to normal planning and environmental criteria to include screening, appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.
- b) Ensure any proposals for the lands zoned for Enterprise and Employment include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the National road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposals at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed development and existing residential developments and shall be informed by ecological expertise.
- c) Ensure any proposal for part of the lands zoned Enterprise and Employment does not preclude the development of the remaining zoned lands. Any proposal submitted on site shall include an indicative layout which allows for a coordinated development at this location.
- d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact, reduce the biodiversity loss of the development and ensure it is sympathetic to the natural environment.
- e) Early engagement with all utilities providers including Uisce Eireann is strongly advised.

## 6.2 Tourism

Tourism is a proven economic driver, and Adare has benefited from a strong tourism economy for many years and it plays a significant role in the overall development of Adare, sustaining employment and providing opportunities for new business and services. As a resource that can be further developed, this plan seeks to ensure that the potential of tourism to contribute to Adare's economy is harnessed in a sustainable manner having regard to the quality, character and distinctiveness of this unique historic village. Sustainable tourism development will not only increase revenue for the villages business, but will also deliver on conservation, environmental and social goals. Access to the River Mague and the riverside walkway already form part of the tourism offering in the village and potential exists for business and commercial opportunities relating to the river such as equipment rental, sale and lessons. Additionally Adare's local heritage, including Adare Castle, a 14th century Augustinian Friary, the Trinitarian Abbey founded in c.1230, the Franciscan Friary, and Adare Methodist church are of great appeal. The Cottages, the Village Hall, the Town Park and many unique heritage buildings and artefacts are located throughout the village. These all contribute to the attraction of Adare as a tourist destination.

Potential exists for further tourism growth in the village and The Adare Destination Plan published in 2013, included recommendations on how Adare could be promoted as a tourism hub. This included a recommendation for a clear brand for Adare. Brand Adare was launched in February 2023 and aims to maximise opportunities from the lead-up to, duration and aftermath of the 2027 Ryder Cup. It is aligned with its parent brand "Brand Limerick" and aims

to widen the meaning and relevance of Adare both within the county and to the wider national and international field.



Figure 6.2 - Brand Adare

The Ryder Cup 2027 offers huge potential to showcase Adare and its potential to support and promote business generation. This golfing tournament is a biennial competition between Europe and the USA and will be hosted in Adare Manor in its centenary year. Adare Manor is a significant built, natural and cultural heritage resource of national and international importance. It comprises of a hotel, golf course, ancillary tourism and guest services and lands in agricultural use. The Manor was redeveloped in 2016 and plays an anchor role in tourism in Adare and the wider region. The golf course in the Manor opened in 1995 and has hosted numerous amateur and professional events, including the Irish Open on European tour in 2007 and 2008. Along with the recently renovated Manor and access to amenities such as luxurious accommodation, fine dining, an exclusive spa and fishing on the River Maigue this event will provide a worldwide platform to showcase all that Adare has to offer.

In recognition of the unique offering Adare Manor provides in the village and the specific requirements the Ryder Cup will place on the Demesne within the lifetime of this Local Area Plan the lands at the Manor have been zoned for tourism and related uses. This zoning designation includes for example zones where the main uses would be hotels, marinas or other types of uses which are directed mainly at servicing tourists/holiday makers. The area zoned corresponds in large part with the Adare Manor Demesne ACA. As well as an ACA the area is also of archaeological significance and there should be a presumption in favour of preservation in-situ of archaeological remains and preservation of their character, setting and amenity. It is anticipated that the tourism related zoning will be reviewed and revised post 2030.

**Objective ED 2 Tourism related development in Adare Manor:** It is an objective of the Council to

That no new residential developments on greenfield sites shall be permitted on land zoned tourism related development. Ancillary leisure/tourism development and the repurposing of existing buildings for uses which complement the use and sustain the operations of Adare Manor and the hosting of the Ryder Cup may be permitted. Any such proposals shall only be considered where they can satisfactorily demonstrate that there will be no impact on the integrity of this area or on the natural habitat of the River and its designation as part of Lower River Shannon Special Area of Conservation. Applications on this zoning shall justify how they satisfy this criteria. Ecological enhancement measures as part of habitat management plans shall be required to support the overall ecological integrity of the lands and shall be informed

by surveys and ecological impact assessments and Appropriate Assessment Screening undertaken by appropriate qualified ecologists.



Figure 6.3 – Adare Manor

The Limerick Tourism Development Strategy 2019-2023 identifies the potential of extending the Greenway from Rathkeale into Limerick City. Presently, the Council is engaging in a feasibility study to identify the potential for the extension of the greenway network to include Adare. The development of this network with connections into the existing walking and cycling trails within the village offers enormous potential to the village for a year round tourism offering.

The Tourism Development Strategy also identifies the opportunity that exists to redevelop the Adare Heritage Centre to improve its visitor offering and experience. A large car park is located to the rear of the centre and presently bus visitors embark at this point in the village. The car park is also used as a facility for the local community and the centre provides a meeting space, a library, a café, toilet facilities and two retail units. Since the adoption of the Local Area Plan in 2015 a Part 8 application has been approved for upgrade works to the public plaza at the front of the Heritage Centre. A new organisational structure is being put in place to manage the Heritage Centre and this Local Area Plan will support redevelopments that benefit the tourist experience at this focal point in the village. Potential exists here to rationalise car parking and give consideration to a potential coach drop down area at the Heritage Centre and an out of town area for longer stay coach parking. Potential also exists to extend the car park at the Heritage Centre subject to satisfying all flood concerns. Additionally in line with Opportunity Site 5 an extension to the car park to the rear of Centra would help alleviate parking issues in the village especially at peak tourist times.

Further tourism opportunities exist to link Adare to the West Limerick Heritage Network and provide a hub in Adare where organised tours of the area exploring local folklore, personalities and events that shaped the area would be run from. Further community spaces that offer potential to the tourism serving in the village include the Village Hall and the newly opened Pavilion building. Such spaces could be used to enhance the arts and culture offering in the village and could centre on activities such as the Annual “Feighe na Maighe” festival of music, poetry, art and dance celebrating the famous Maighe poets.



Figure 6.4 – Adare Heritage Centre

As a major tourist centre the need for advertising signs and directional signage in the village is recognised. This needs to be carried out in a manner such that the resources on which the village's tourist industry is based is not compromised. In this respect the Local Authority will favour the development of a wayfinding strategy which will provide for a co-ordinated approach to information provision and signage within the village. The strategy will need to tie in with all existing digital tourist information systems and apps and with the brand adopted for the village. Consideration could also be given to the indicative location of art work/installations in the village as part of this strategy.

**Objective ED 3 Tourism Objective:** It is an objective of the Council to

- a) Support growth in the tourism sector in Adare by facilitating vital connections between complementary sites and attractions, and ensuring visitors can easily avail of services in Adare village centre. The possibility of adding the Franciscan Church to the tourism trail shall be explored. Tourism projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.
- b) Support the provision of a new Greenway linking Adare with the wider Greenway \ Active Travel network.
- c) Support Brand Adare in building a recognisable brand for the village and support the development of a wayfinding strategy for the village which links in with existing digital tourist information systems and apps and considers locations for art work/installation in the village. This shall also include an element of awareness in relation to the natural, cultural and landscape heritage.
- d) Support Adare's role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document and its associated environmental assessment reports.
- e) Require new tourism and amenity projects located within the village to foster synergy with the services and retail business located in the village and support community engagement.
- f) Support the use of community facilities to widen the arts and cultural heritage offering of the area.

## Chapter 7: Sustainable Mobility

National and regional planning policy emphasises that the efficient movement of people and goods should be achieved through an integrated multi-modal, accessible and affordable transport network. Further National Active Travel policy promotes reducing the demand for travel and the reliance on the private car in favour of public transport, car-pooling, cycling and walking as a means to promote healthier lifestyles, climate change and improved air quality. A key objective of sustainable travel and its infrastructure is to ensure active travel can be seamlessly built into everyday life as part of normal daily routines, including the commute to school, college or work. A transition towards more sustainable modes of transport is essential to reduce Ireland's carbon emissions and reach the Government's goal of a 50% reduction in carbon emissions by 2050.

Compact settlements are conducive to sustaining the critical mass of population or employees to justify infrastructural investment in transport networks. Central to this is the application of the 10 minute town concept whereby all community services, employment opportunities and residences are within walking distance, thereby not requiring transport by car. A fundamental role of a Local Area Plan is to guide the location of land uses considering the integration of good land use planning with transportation. This will unlock significant improvements in quality of life, including more sustainable modes of movement which also have a role in achieving climate targets.

**Policy SM P1 Integration of Land Use and Transport Policies** - It is a policy of the Council to Support and facilitate the integration of land use and transportation policies for Adare, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be served by various modes of transport with a focus on reducing the need to travel and which shall be in line with the appropriate and necessary environmental and ecological assessments as required.

**Policy SM P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use:** It is a policy of the Council to Seek to implement in a positive manner, in cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport's Active Travel publications and relevant mitigation measures from the SEA and AA of same, to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Adare, including public transport, cycling and walking.

### 7.1 Movement and Accessibility

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 permeable matrix type network is preferable to a network with long cul-de-sacs. This plan supports the enhancement of the existing walking and cycling routes in the village as well as the upgrade and creation of new linkages.

The N21 Limerick to Killarney Road passes through the centre of Adare and causes serious traffic congestion at peak times of the day and throughout the year, but most especially in the summer time. The capacity of the road network in the village is limited with traffic converging in the centre of the village from many directions. There are also problems in relation to junction capacity at Station Road and Main Street. On street car parking is available in Adare and on both sides of Main Street. These issues lead to congestion and often queuing of traffic outside the village on both approaches. An Bord Pleanála approved the Foynes to Limerick Road, including a Bypass of Adare in August 2022. The location of the Bypass is proposed to the north of the village and would reduce significantly the transport movements through the village.

There are public and private car parking areas within Adare and an identified shortfall in spaces particularly during the summer months. Presently there are 89 public car parking spaces and 6 coach spaces provided at the Heritage Centre car park. Public parking is also available on street along Main Street and the Rathkeale Road. A new public car park has been provided across the road from Scoil Iosaf's Boys School which caters for 33 cars. Private car parking is accessed off Station Road to the rear of Centra, to the front of Londis and at the Dunraven Hotel. The need for additional car parking provision has been identified through consecutive Local Area Plans. To this end, an objective is included in the Plan to support the development of a Traffic Management Plan for the village which will identify and assist in addressing traffic issues and providing suitable locations for parking. It is envisaged that additional car parking could also be provided on rear garden plots of the buildings along Main Street adjoining Centra and potentially on lands at the rear of the Heritage Centre. These sites have been identified as Opportunity Site No 1 and 5 in Chapter 4 of this Plan and offers further potential to ease traffic congestion in the village.

The Limerick-Foynes railway line forms a significant proportion of the northern boundary of the plan area. This rail line closed to passengers in 1963 and closed to freight 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 process has commenced with clearance works underway and a planning application has been lodged as part of an overhaul of a €104m programme. Phase 1 works will include the removal of old tracks, deployment of new tracks and sleepers, upgraded road infrastructure works at level crossings, works to bridges, culverts and lineside fencing. Phase 2 of the project anticipates a signalling system, CCTV at level crossings and train communications systems. It is anticipated that works will be completed by 2025. This LAP includes a policy to safeguard the rail line against encroachment that would compromise the long term development of this facility.

An indicative link is identified on the Land Use Zoning map to link from the Rathkeale Road through to Station Road. It is anticipated this link will allow for increased cyclist and pedestrian mobility around the village and will include active travel paths for sustainable modes of movement around Adare. Works have taken place recently to provide a footpath/cycleway from the Deerpark estate along the L1422-314 towards Guineys filling Station. Should resources permit future provision will be made to extend this footpath out to the GAA grounds and to provide an extension to the footpath along the Rathkeale Road to connect into the footpath at the Ballingarry junction. Presently there is no off road access northward of the village towards the Adare Castle and the Golf Course and the Plan will

support proposals to provide safe access to the Castle subject to appropriate environmental considerations.



Figure 7.1 – Pedestrian Crossing along the Killarney Road adjoining Scoil Iosaf

**Objective SM 1 Movement and Accessibility:** It is an objective of the Council to

- a) Enhance the walking and cycling networks through the village within the lifetime of the Plan and seek to improve direct pedestrian linkages, cycle networks and infrastructure throughout the village and improve connectivity to the village centre and existing services which are in line with the appropriate and necessary environmental and ecological assessments as required.
- b) Deliver a Traffic Management Plan for the village within the lifetime of the Plan, which will consider traffic flow and parking around the village and improved pedestrian and cyclist provision. High quality public realm will be required as part of any village centre redevelopment in line with the Public Realm Plan and shall be in line with the appropriate and necessary environmental and ecological assessments as required.
- c) Facilitate and implement school streets and school zones, including slow zones around the school, and promote/facilitate active travel options for school children to reduce the health and safety risks associated with traffic congestion, pollution and inactive lifestyles. This includes the Safe Routes to School (SRTS) Programme in partnership with the NTA and Green schools.
- d) Incorporate Sustainable Travel measures in all new developments in the village and along the full length of the proposed indicative link road from the Rathkeale Road to Station Road and along the L1422-314 to the GAA grounds and along the N21 southwards to the Ballingarry junction and northwards to Adare Castle which are in line with the appropriate and necessary environmental and ecological assessments as required.
- e) Protect the existing rail route against encroachment from inappropriate uses that could compromise the long term development of the rail facility and support appropriate upgrades which are in line with the appropriate and necessary environmental and ecological assessments as required.
- f) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations which are in line

with the appropriate and necessary environmental and ecological assessments as required.

**Objective SM 2 Overflow Car Park:** It is an objective of the Council to Explore the possibility of the provision of an overflow car park on lands to the rear of the Heritage Centre car park indicated as P on the Transport and Amenity Map subject to compliance with the Flood Risk Management Guidelines, the Strategic Flood Risk Assessment contained in Volume 3 of this Plan and a Flood Management Plan detailing procedures including closure of the car park in predicted times of tidal inundation. Any development of a car park at this location shall demonstrate appropriate Sustainable Urban Drainage Systems (SUDS) which are in line with the appropriate and necessary environmental and ecological assessments as required.

## 7.2 Achieving modal shift

In order to achieve more sustainable travel patterns, a significant focus on reducing car dependency and increasing permeability is required as promoted by higher-level spatial plans. These behavioural changes will contribute to healthier lifestyles, lower greenhouse gas emissions and air pollutants, and increase footfall through the village. Vehicles often dominate the streets and vehicle movement can be detrimental to vibrancy and livability of the village, as well as the public realm and creating safety issues for pedestrians and cyclists. Redesigning our streets to prioritise walking, cycling and other non-motorised wheel-based modes is just one crucial aspect of enabling and creating a modal shift from the private car. We also need to support individual citizens to make the choice to active travel through behavioural change projects and support initiatives.



Figure 7.2 – Active Travel Infrastructure along Station Road

POWSCAR(Place of Work, School or College Anonymised Records) Census data for 2016 is available for Adare and provides more refined information for the settlement. It identifies that 21% of those travelling for education purposes walk, 24% use public transport and 1.4% cycle. It further identifies that 76% of those travelling for work purposes use the car with 84% of the population that work travelling outside the settlement for that work.

The figures using public transport and cycling for work purposes are much lower standing at 2.2% and 0.3% respectively.



Figure 7.3 below outlines the means of travel to work, school or college of all persons over the age of 5 in Adare according to Census data from 2016.

These Census figures are substantially below current national government policy for modern transport, including active travel. With a compact settlement offering a range of residential choice, with access to the services and amenities that Adare currently offer, supports for better connectivity and choice of mode of movement in a safe, efficient and affordable integrated mobility network there is potential for Adare to progress towards reaching the national targets.

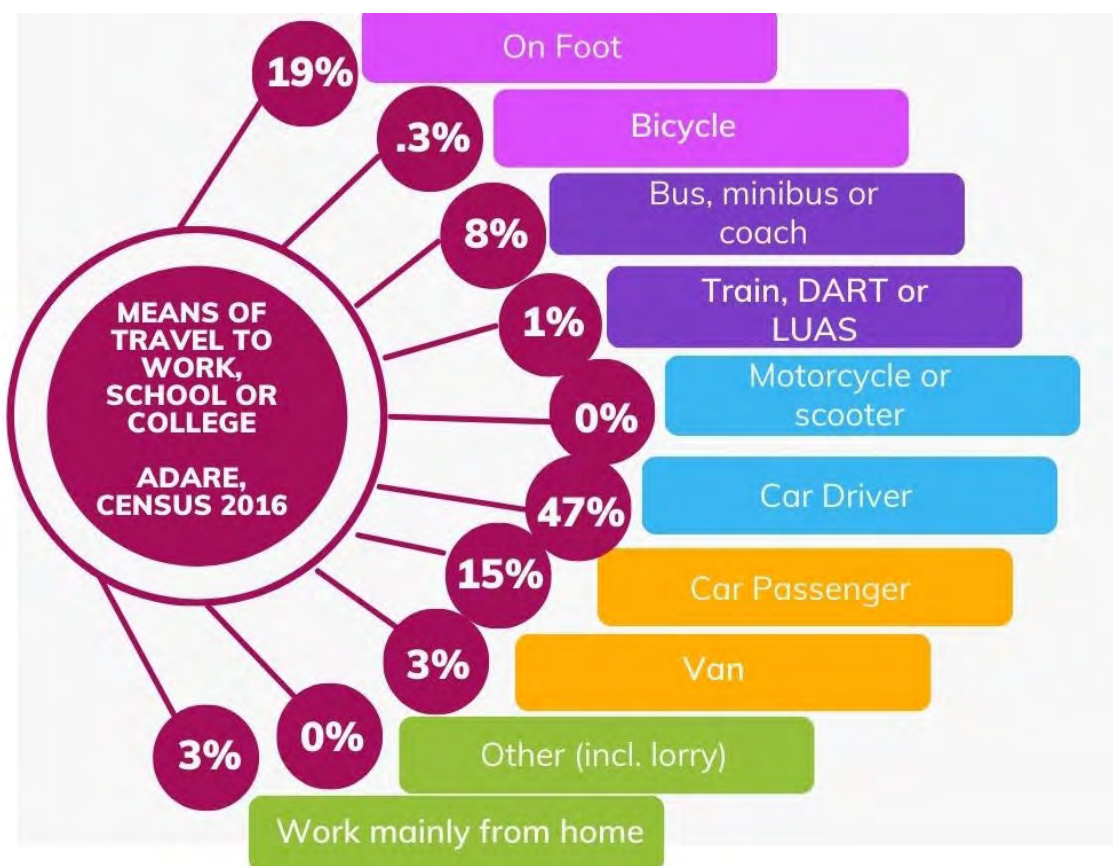


Figure 7.3: Persons Aged 5 years + mode of commute to work, school or college in Adare, Census 2016

The Limerick Development Plan 2022 – 2028 sets the following targets for the modal shift for Level 3-6 settlements which includes Adare.

Settlement	Walk	Cycle	Public Transport
Settlement Levels 3-6/Rural Areas (All Work/Education Trips)	15%	5%	12%

Table 7: Mode Shift Targets for commute to work, school or college, by 2028

While there are challenges facing Adare, with regard to promoting a modal shift away from the private car, this Local Area Plan strives to reduce the reliance on the private car, by promoting and facilitating more sustainable modes of transport, based on the principles of

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

**Objective SM 3 Modal Shift and Behavioural Change:** It is an objective of the Council to

- a) Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Adare.
- b) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Adare and its hinterland, including any investment in the public transport by service providers in Adare.
- c) Collaborate with transport providers to improve connectivity to adjacent settlements and Limerick City.

### 7.3 Public Transport Provision

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

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

The Draft Plan acknowledges the role regional and rural transport service can perform in providing for social and economic connectivity between villages such as Adare, to wider rural areas, towns and Limerick City. In this regard, the provision and improvement of new or existing services is critical to ensure that opportunities are provided to enable people to choose more sustainable forms of transport and create the conditions to improve accessibility to the services, employment and educational opportunities from and within the village. In line with national transport and planning policy, the Council welcomes any improvement to public transport services and infrastructure within the lifetime of this Plan, and will work with transport providers to enhance provision in Adare.

**Policy SM P3: Rural Mobility:** It is a policy of the Council to

Continue to support the implementation of the National Transport Authority's 'Connecting Ireland: Rural Mobility Plan' and the 'Local Link' rural transport service and to encourage operators to improve the service to meet the social and economic needs of Adare which are

in line with the appropriate and necessary environmental and ecological assessments as required.

**Objective SM 4: Public Transport Provision:** It is an objective of the Council to Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Adare and its hinterland, including any investment in the public transport by service providers in Adare which are in line with the appropriate and necessary environmental and ecological assessments as required.

#### 7.4 Roads

The N21 Limerick to Killarney road passes through the centre of Adare and makes it very accessible to Limerick City, the adjoining settlements and to the south of the country. A Bypass of the village has long been muted and permission was granted by ABP for a new motorway connection between Limerick and Foynes to include a Bypass of Adare. The delivery of this Bypass would greatly reduce the amount of traffic movements through the village which is estimated at 20,000 daily movements, including large freight containers. There is a limited network of local roads meeting in the village centre which contributes to traffic congestion. These roads approach from Kildimo along Station Road (L1423) and the Blackabbey Road (L1422). Further along the Rathkeale Road, there is a traffic lit junction with the Manor Fields cul de sac which serves the new residential estates of The Village and Manor Brook and the Manor Fields community complex and on the outer edge of the Plan boundary the R519 approach from Ballingarry.

Adare also benefits from its riverside location and the off road walkway/cycleways along the river's edge. While these pathways provide a special amenity to the village there are opportunities to extend them through connection to adjoining areas and the wider greenway/active travel network. In this regard a feasibility study is has been undertaken to establish the scope for a connection from Adare onward to join the Limerick Greenway. This network would provide further opportunities for active mobility by walking and cycling into the wider Greenway network and adjoining Counties.

**Objective SM 5 Roads:** It is an objective of the Council to

- a) Safeguard the capacity of the national road network and ensure any future development requiring access onto the N21 shall be in accordance with objective TR 039 and objective TR 048 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 which are in line with the appropriate and necessary environmental and ecological assessments as required.
- b) Support the delivery of the Foynes to Limerick (including Adare Bypass) Road, subject to all appropriate environmental and planning assessments.
- c) Protect the capacity of the regional road network from inappropriate development, having regard to all relevant Government guidance 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 network.

- d) Prohibit advertising signage adjacent to the national and regional road networks.
- e) Ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the road network.

## Chapter 8: Climate Action, Environment and Heritage

### 8.1 Climate Action and the Environment



Figure 8.1: Augustinian Friary with Adare Castle in the background

Climate change and the transition to a low carbon society has become a critical element of all land use plans. The effects of climate change is quickly becoming the biggest challenge facing society today posing a serious threat to quality of life, communities, businesses, the environment and biodiversity. Land use planning is a critical tool to mitigate and adapt to climate change and to the protection of our environment. Implementation of the LAP will take into account relevant targets and actions arising from sectoral plans in order to comply with the requirements of the Climate Action and Low Carbon Development (Amendment) Act 2021. This supports Ireland’s transition to Net Zero and achieving a climate neutral economy by no later than 2050.

Promoting land use patterns and economic activity that minimises effects on climate change is an objective of Limerick City and County Council. 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 Adare. 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.

The Limerick City and County Council Climate Change Adaptation Strategy 2019 - 2024 outlines that Climate Action comprising of two elements – (1) Adaptation and; (2) Mitigation. Adaptation is the efforts to manage the risks and impacts associated with existing or

anticipated impacts of climate change, while mitigation is the efforts to reduce the emission of greenhouse gases, and reduces the severity of future climate change impacts. The Council is presently progressing a Climate Action Plan and it is expected that a Limerick specific plan will be in place in 2024.

Through the policies and objectives set out in the NPF and RSES, addressing climate action is embedded in the plan-making process. The Draft Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant. The approach to density, land use, design and movement is consistent with broader measures to address climate change in the areas of sustainable travel, green infrastructure, flood risk adaptation and renewable energy sources, amongst others.

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

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

**Policy CH 01 Climate Change:** It is a policy of the Council to protect and enhance environmental quality and implement the climate action measures through the planning process to help address climate change.

**Objective CH 01 Climate Change:** It is an objective of the Council to

- a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.
- b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.
- c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.
- d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Adare as a low carbon area.
- e) Support the development of low carbon and green technological businesses and industries.

- f) Promote responsible development of land, including nature based solutions, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.
- g) Promote the appropriate adaption of built heritage to respond to the effects of climate change which are sympathetic to the existing built fabric with no adverse impact on historic character or appearance and include screening and appropriate bat surveys/ecological assessments to include potential effects on bats.

## **8.2 Biodiversity and Blue green infrastructure**

Blue green infrastructure refers to the incorporation of blue elements (water environments), like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, and green elements, such as trees, forests, fields and parks, in urban and land-use planning. This infrastructure uses natural processes, such as filtration or absorption to address water and air quality. In some instances blue and green infrastructure can exist side by side in a complimentary relationship, such as the River Maigue, its banks, and trees. This Plan promotes networks of blue green infrastructure as aligned with higher-level plans, including the Limerick Development Plan 2022-2028.

This Draft Local Area Plan can help mitigate further impact on the environment through ensuring that future development takes cognisance of the natural elements of sites and incorporates them within the design of buildings and neighbourhoods, connecting them into the wider blue green infrastructure network. Where there are no natural site features present, the potential for a landscaping plan to re-establish green features and infrastructure should be examined.

The Planning and Development Act 2000(as amended) requires that Development Plans include objectives for the preservation of the landscape, views and prospects. This approach towards landscape issues based on the Draft Landscape Character Assessment Guidelines stresses the distinctiveness of differing kinds of landscape and how differing kinds of development can best be integrated within them. The Limerick Development Plan 2022-2028 designated Adare within the Agricultural Lowlands landscape character area. In terms of topography the landscape is generally flat with some locally prominent hills and ridges. The pastoral nature of the agricultural landscape around Adare reflects the function of the village as a service centre for a strong agricultural sector. Capitalizing on its historic and architectural heritage, combined with an attractive natural environment the village is the foremost tourist village in County Limerick. The River Maigue and the Droichidín stream remain of central importance to the village and are recognised as an important amenity and are valued as a natural habitat. A wide diversity of species, habitats, ecosystems and landscapes make up the biodiversity of the village. Existing trees and hedgerows are an important features supporting biodiversity and should be carefully considered in any planning application. Applications shall seek to retain hedgerows, landscaped areas, retention or planting of trees and preservation of natural features etc where possible. Suitable planting or buffer treatments will be encouraged as part of new developments. These areas will emphasize enhancement of local biodiversity and local surface water management, while enhancing visual amenity. Management of invasive species, prior to and during construction shall be considered.

There are also a number of impressive tree groups and freestanding trees that exist particularly within the town park, Adare Manor Demesne and on the lands to the west of village adjoining the Rathkeale Road.

The Adare Manor Demesne is the most distinctive landscape feature occupying a substantial area of land to the east of the village. The parkland structure is of maintained grassland, extensive woodlands, mature tree groups, and prominent formal avenues. A proposed Natural Heritage Area (pNHA) is located to the west of the village and is partly within the plan boundary. This woodlands forms part of the Adare Woodlands (Code 429) pNHA which comprises in total seven separate areas of woodland located in the vicinity of Adare. The Adare Woodlands pNHA is believed to be one of the oldest woodlands in the country, perhaps remnants of an ancient forest that once covered large areas of the Shannon Basin, and therefore of national importance. The woodland closest to the built-up area of Adare (Old Park) is physically linked to the woodlands of Adare Manor by remnant tree groups and a formal avenue that extends from a Lodge house on the northern side of Rathkeale road to within the demesne. The Old Park woodland forms a notable natural boundary with the south-western edge of the village. Overall these are particular landscape features which future development patterns should have regard to. Also 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. Another important feature in Adare is the natural stone boundary walls. These should be retained where possible and form part of future developments.

**Objective CH 02: Compliance with Environmental Assessments:** It is an objective of the Council to

Require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report that accompany this LAP. There shall be a requirement of Ecological Impact Assessment and other environmental assessments as appropriate in the Plan area.

**Objective CH 03 Tree Protection and Nature Conservation:** It is an objective of the Council to

- a) Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees, where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such surveying and reporting shall be undertaken by a suitably qualified and competent person with appropriate ecological qualification and experience.
- b) Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Adare.
- c) Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All Ireland Pollinator Plan throughout Adare and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management in partnership with relevant stakeholders.
- d) Support the aims of the National Biodiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.



**Objective CH 04 Proposed Natural Heritage Area:** It is an objective of the Council to Maintain the conservation value of the proposed Natural Heritage Area within the LAP boundary.

The River Maigue from the Adare Bridge heading east is designated as a part of the Lower River Shannon Special Area of Conservation (SAC). Natura 2000 is a European network of important ecological sites. The EU Habitats Directive (92/43/EEC) placed an obligation on Member States of the EU to establish the Natura 2000 network. The network is made up of Special Protection Areas (SPAs), established under the EU Birds Directive (79/409/EEC), and SACs, established under the Habitats Directive itself. This designation has implications for development, in terms of buffer zones, but could also constitute an opportunity, as the designation of such areas is generally recognition of good species diversity and river quality, which would have implications for angling activities.

**Objective CH 05 Designated Sites and Nature Conservation:** It is an objective of the Council to

- a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river informed by ecological assessment and consultation with relevant bodies including Inland Fisheries Ireland and National Parks and Wildlife Service as appropriate.
- b) Ensure that appropriate waste water infrastructure is available to support new developments to safeguard water quality and biodiversity.
- c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows, riparian corridors, ponds/wetlands and other natural features of local importance.

**Objective CH 06 Lesser Horseshoe Bat:** It is an objective of the Council to Require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall also include measures to ensure that building and landscape features are retained and the development itself will not cause a barrier or deterrent effect on the species. In this regard the Lesser Horseshoe Bat Species Action Plan 2022-2023 shall be referenced.

**Objective CH 07 Ecological Impact Assessment:** It is an objective of the Council to Require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.

**Objective CH 08 Creation of New Habitats:** It is an objective of the Council to

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

**Objective CH 09 New Infrastructure Projects:** It is an objective of the Council to

- a) As a first principle, design of new infrastructure, particularly linear infrastructure should follow avoidance of areas of greatest environmental and ecological importance and sensitivity. Where it has been demonstrated that no other reasonable option exists, detailed mitigation measures based on robust ecological surveys and best practice must be included throughout to avoid loss of significant species and habitats, wildlife corridors and stepping stones.
- b) Require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside which shall be in line with the appropriate and necessary environmental and ecological assessments as required.

The land between the Augustinian Abbey and the village centre has a dual zoning – Special Control Area in recognition of the archaeological remains at this location and semi-natural open space. This area forms part of the open character of Adare on the approach road from Limerick. Its designation as a Special Control Area and a semi natural open space area will be protected free from development in order to maintain the open character, visual amenity and for flood protection along the River Mague. The zonings in this area all recognise the importance of the natural habitat of the River Mague and its designation as part of the Lower River Shannon Special Area of Conservation.

**Objective CH 10 Semi Natural Open Space:** It is an objective of the Council to

- a) Limit development on lands zoned as Semi Natural Open Space. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage) where relevant.
- b) Protect and maintain the integrity of the Semi Natural Open Space and protect the watercourses in Adare by providing a buffer zone, in accordance with the Semi Natural Open Space zoning designation on the Land Use Zoning Map.

Indicative walkways have been indicated on the Land Use Zoning Map in the Draft Plan. These contribute to the role of the river as an amenity and can also help to reinforce the idea of a buffer zone between the river and development. Careful consideration must be given to any impact upgrade or extension works relating to walkways would have on the integrity of the Lower River Shannon Special Area of Conservation.

This Local Area Plan seeks to protect, preserve and enhance the natural heritage for the benefit of future generation as well as safeguarding the continued and sustainable use of this asset.

### 8.2.1 Special Control Area

In recognition of the special character of Adare and to conserve the archaeological remains of the 13<sup>th</sup>-14<sup>th</sup> century town, an area located either side of the N21 and containing the layout of burgage plots and the town defences extending North/South & returning West through the grounds of the Manor as defined on historic mapping and confirmed by LiDAR survey and archaeological excavation has been identified as a Special Control Area. It is noted that all town defences, either above or below ground or their expected circuit are considered to be National Monuments (2008) and are subject to the highest level of protection including their character, setting & amenity and therefore warrants special protection. This designated area will be protected free from development to maintain its open character and visual amenity.



Figure 8.5 – Adare Castle – part of the Special Control Area in the village

**Objective CH 11 Special Control Area:** It is an objective of the Council to

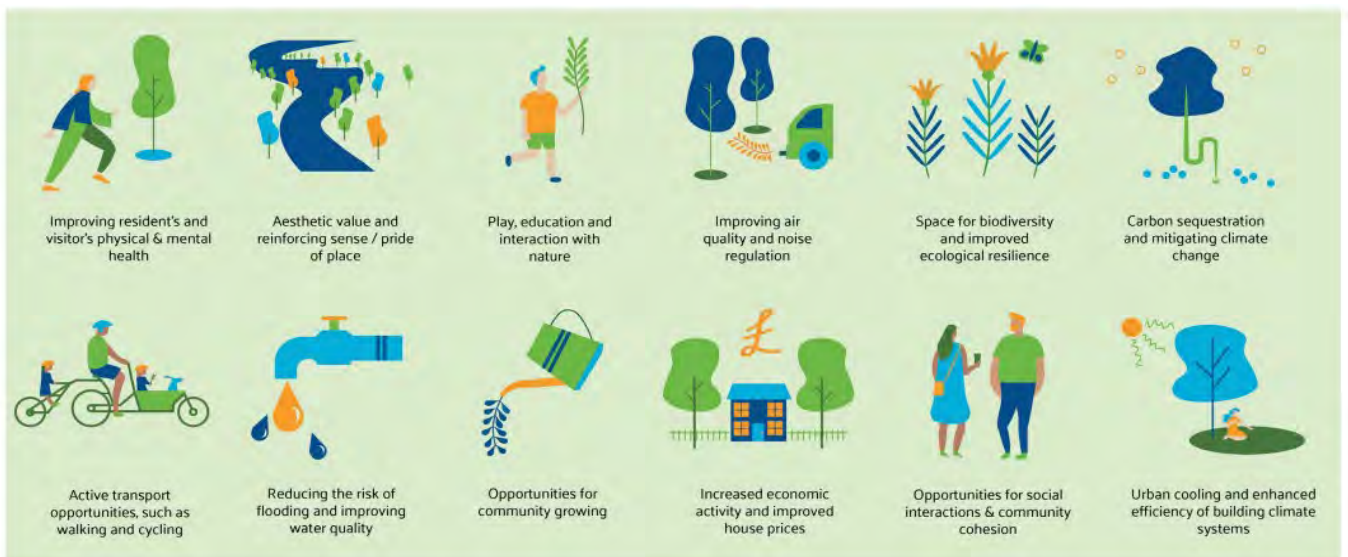
- a) Protect and maintain the integrity of the Special Control Area. This zoning recognises the archaeological importance of the 13<sup>th</sup>-14<sup>th</sup> century town of Adare, in particular the layout of burgage plots on either side of the N21 and the town defences extending North/South and returning West through the grounds of the Manor. All town defences, either above or below ground or their expected circuit are considered to be National Monuments (2008) and subject to the highest level of protection including their character, setting & amenity.
- b) Limit development in the Special Control Area. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Scheme may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage) where relevant.
- c) Protect and maintain the integrity of the Special Control Area and protect the watercourse in Adare by providing a buffer zone, in accordance with the Special Control Area zoning designation on the Land Use Zoning Map.



Figure 8.2: Blue Green Infrastructure adjoining the River Maigue in Adare

Limerick City and County Council have published a Blue Green Infrastructure Strategy, which is used to inform and guide the planning and management of BGI within Limerick City and Environs. Many of the BGI principles will be relevant to Adare. BGI has far-reaching benefits, including the creation of places, which improve physical and mental health, contributes towards the provision of space for nature, and plays a vital role in climate change mitigation and adaptation along with many economic benefits.

Figure 8.3: Blue green Infrastructure benefits (Image courtesy of Limerick City and Environs Blue Green Infrastructure Strategy).









This strategy identifies a number of specific themes which are both interlinked and cross cutting. The Draft Local Area Plan for Adare, includes a number of policies and objectives that will guide the direction and support the delivery and enhancement of BGI within the village. These ‘Enhancement Opportunities’ are outlined in Table 8 and includes the associated key cross compatible Climate Change themes.



Figure 8.4: Image taken from Limerick City and Environs Blue Green Infrastructure Strategy: Climate Change Interlinking and Cross-cutting Themes

Enhancements Opportunities	Theme
<ul style="list-style-type: none"> <li>Maintain and expand the provision of active travel infrastructure to provide for accessible safe pedestrian and cycling route networks in Adare to minimise the need to travel via private transport. Such opportunities may include upgrade and expansion of the footpath network in the village.</li> </ul>	
<ul style="list-style-type: none"> <li>Support the delivery of a Traffic Management Plan for the village which will improve movement and accessibility through the village and enhance the public realm in line with the Public Realm Plan.</li> </ul>	

<ul style="list-style-type: none"> <li>Enhance the benefits of the River Maigue in the creation of new, and existing walkways utilising the amenity value of the river, whilst creating additional linkages, connections and access points to the River subject to environmental constraints.</li> </ul>	
<ul style="list-style-type: none"> <li>Support the provision of play lots, in tandem with new residential developments.</li> </ul>	
<ul style="list-style-type: none"> <li>Ensure connectivity/linkages and open space provision, are provided for in the design of future developments, in accordance with the Development Management Standards of Chapter 11 of the Limerick Development Plan.</li> </ul>	
<ul style="list-style-type: none"> <li>Enhance the River Maigue to attract target species as identified in its designation as part of the Lower River Shannon SAC to enhance the ecological corridor</li> </ul>	
<ul style="list-style-type: none"> <li>Support the integration of surface water management solutions into the landscape features including nature-based SuDS.</li> </ul>	
<ul style="list-style-type: none"> <li>Safeguard ecological connections across all infrastructure projects for biodiversity.</li> </ul>	

**Table 8: LAP Climate Action Opportunities**

Feature	Local name	Condition/Description	Asset Value
<b>River Maigue including the river side walk</b>	River Maigue	Good – Designated a Special Area of Conservation.	The riverside walk facilitates a looped walk in the village–biodiversity corridor, connectivity, active lifestyles.
<b>Playground and sports facilities</b>	Manor Fields Adare	Good condition, recently opened Pavillion building with changing rooms, playing pitches, further works proposed to provide a walking track and tennis courts within the lifetime of the Plan.	Social interaction, active lifestyle
<b>Semi Natural Open Space Zoning</b>	As indicated	Good condition – undeveloped lands behind St Nicholas National	Recognises the importance of the natural habitat of the River Maigue.

		School and the Dunraven Hotel	
<b>Proposed Natural Heritage Area Zoning</b>	As indicated	Good condition recognised as nationally important – part of a wider network of significant tree groups	The Adare Woodlands pNHA is believed to be one of the oldest woodlands in the country, perhaps remnants of an ancient forest that once covered large areas of the Shannon Basin, and therefore of national importance.
<b>Special Control Area</b>	As indicated	Good condition	Contains the archaeological remains of the 13 <sup>th</sup> -14 <sup>th</sup> century town of Adare, in particular the layout of burgage plots on either side of the N21 and the town defences extending North/South & returning West through the grounds of the Manor.
<b>Tourism related developments</b>	Adare Manor Demense	Good condition	Adare Manor Demense-parkland structure of maintained grassland, extensive woodlands, mature tree groups, and prominent formal avenues

**Table 9: Inventory of Blue Green Infrastructure**

**Objective CH 12 Blue Green Infrastructure:** It is an objective of the Council to

- Develop and enhance blue and green infrastructure opportunities throughout Adare and in line with the detail set out in Table 8: LAP Climate Action Opportunities.
- Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites where possible. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species which shall be in line with the appropriate and necessary environmental and ecological assessments as required.
- Where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage.

### 8.2.2 Water Framework Directive

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

The WFD is implemented through River Basin Management Plans (RBMPs) in three six-year cycles. Each cycle providing an opportunity to assess water conditions at different stages and set out actions (*PoMs –Program of Measures*) to achieve water quality objectives. The third cycle runs from 2022-2027. Local authorities are responsible for the development and implementation of RBMPs at a local level. The key objectives of the WFD requires Member States to use their River Basin Management Plans (RBMPs) and Programmes of Measures (PoMs) to protect and, where necessary, restore water bodies in order to reach good status, and to prevent deterioration. Good status means both good chemical and good ecological status.

**Policy CH 2 Water Framework Directive Policy:** It is a policy of the Council to Implement changes to the management of water bodies, taking account of all aspects of the Water Cycle in accordance with the Water Framework Directive and the principal objective of the WFD to achieve good status in all waters and to ensure that status does not deteriorate in any waters.

### 8.3 Built Heritage and Archaeology

#### 8.3.1 Protected Structures

Limerick City and County Council is obliged to compile and maintain a Record of Protected Structures (RPS) under the provisions of the Planning and Development Act 2000 (as amended). Under the Act, Local Authorities must include objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. A Protected Structure, unless otherwise stated, includes the interior of the structure, the land lying within the curtilage of the structure, and other structures lying within that curtilage and their interiors. The protection also extends to boundary treatments.

There are 108 Protected Structures in Adare, 76 of these structures are also identified by the National Inventory of Architectural Heritage (NIAH) such is their significance at regional and national level. The diversity of structures on the Record of Protected Structures, includes religious buildings, the dwellings and terraces of the traditional streetscape, and shopfronts, medieval structures and buildings and structures associated with Adare Manor Demense (Refer to Appendix III). There is an onus on the owner and/or occupier of a protected structure to ensure that the structure or any element of it is not endangered. Endangering a structure can mean either directly or indirectly damaging any element of the structure or neglecting the structure to the extent that it is damaged. When considering works, including minor works to a Protected Structure you are advised to contact the Conservation Officer to ascertain obligations in terms of the proposed development to avoid damage to the integrity of the historical built fabric of the structure. Some minor works, while exempt from planning permission in general circumstances may not apply to Protected Structures.

The National Inventory of Architectural Heritage (NIAH) was established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is to identify, record and evaluate post 1700



architectural heritage. The Department of Culture, Heritage and the Gaeltacht carried out the survey to inform the preparation of the NIAH.



Figure 8.6 – Thatched Cottages

### 8.3.2 Architectural Conservation Areas (ACA)

The collective arrangement of buildings within the village, and within the grounds of Adare Manor, is considered of significance to the built heritage of the village and contributes to the character and established street and townscape. It is the objective of the Council to preserve the character of this area and therefore it is designated as an Architectural Conservation Area (ACA). The ACA is defined in the Record of Protected Structures Map number 4. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA. The Planning Authority works closely with owners and custodians of Adare's built heritage, assisting them to defray the financial costs of engaging appropriate advisors, to design and guide conservation, restoration, and reconstruction works.

Approaching Adare from the east at the most north-easterly corner of the Demesne of Adare Manor, is a gate lodge marking the extents of extensive parklands. Identified as the Limerick Lodge on historical mapping it is known locally as the Lantern Lodge, owing to its distinctive design. It serves as a metaphor for today - shedding light on the history of Adare's evolution from the location of a battle recorded in the early Annals through its identification as a

strategic river crossing by the Anglo-Normans in the Middle Ages, to the improvements and modifications undertaken by the Earls of Dunraven, particularly in the 19<sup>th</sup> and the first half of the 20<sup>th</sup> centuries. Developments in the medieval period saw the construction of a castle to guard the crossing, the development of a town, complete with parish church, in the lee of the castle, the area being chosen by numerous religious orders for the foundation of monasteries, and a bridge being built to replace the ford over the River Maigue.

Adare, today, is an Estate Village, which was developed by the Wyndham Quinn family, the Earls of Dunraven. Much of the development in the village bears witness to the family's reputation as improving landlords. During the 18<sup>th</sup> century they built a short stretch of canal, credited with being the first constructed in Ireland, from a loop on the River Maigue straight into the heart of where Adare is located today. What is known now as Station Road follows the line of the former canal. In the early part of the 19<sup>th</sup> century, the Dunraven's began to plan their new village - re-aligning roads, clearing away substandard dwellings, building new houses and investing heavily in restoring the former Trinitarian Abbey for use as a place of Roman Catholic worship and the former Augustinian Priory for the Church of Ireland Parish. The construction of the cottage ornée, that are such a distinctive feature of Adare's Main Street, commenced in the first half of the 19<sup>th</sup> century. Throughout the 19<sup>th</sup> century, and into the 20<sup>th</sup>, the Dunraven's continued the improvement works- engaging notable architects to design new buildings in the village, including housing and amenities, and extensions to the Manor.

The essential character of the Dunraven family's investment in the philosophies of the 19<sup>th</sup> century remain and Adare recalls the view that the picturesque was the ideal by which one should be guided and within which one should live. There are constant threats to the ambience and character of the Manor, its attendant lands, the village and the settings and amenities of the buildings that form its distinctive nature and spirit. Such threats range from: Private property owners removing historic windows, doors and other items of joinery and replacing them with uPVC units; Inappropriate development proposals; Utility companies and service providers installing distributor nodes, meter boxes, and other infrastructure, without considering the negative impacts that such works can have on Protected Structures or Architectural Conservation Areas. Adare's Architectural Conservation Area is divided into 7 main areas of interest. These are listed below and a statement on the character of each area is outlined.

- A.C.A. 1: Adare Manor Demesne
- A.C.A. 2: Terraced Cottages in Ornee Style
- A.C.A. 3: 19<sup>th</sup> and Early 20<sup>th</sup> Century Core of the Village
- A.C.A. 4: 19<sup>th</sup> Century Core - Southside of Main Street
- A.C.A. 5: 19<sup>th</sup> Century Core - Northside of Main Street
- A.C.A. 6: Clifford Smith Village Hall and Housing
- A.C.A. 7: The Avenue

#### **8.3.2.1: A.C.A. 1: Adare Manor Demesne**

Though development has been undertaken within the grounds, since the departure of the Dunraven family from Adare Manor in the 1980's the parkland associated with the house is almost wholly intact. This is recognised by the results of the National Inventory of

Architectural Heritage’s survey of the county’s Historic Gardens and Designed Landscapes. Though it acknowledges that there has been some loss of integrity it states that the main features are substantially present. The continuing presence of natural characteristics, such as the riverside settings and woodlands, and built elements such as the Manor itself and its associated outbuildings, avenues and gate lodges, pleasure grounds and walled gardens, results in a Features Richness Score of 9 (out of 10).

The Village Park, which was gifted by the Dunraven family in the 1980’s, is formed from a triangular portion of the Demesne which borders the Main Street and through which a driveway, known as the Station Avenue, ran. Though modified for its new use, the essential character of the former estate lands can still be picked out. In recent years a further extension was constructed to increase the facilities available to serve Adare Manors conversion to use as a hotel. In addition to new works a very extensive programme of conservation and restoration works were undertaken to the main building and a number of new facilities to provide for universal access were installed.

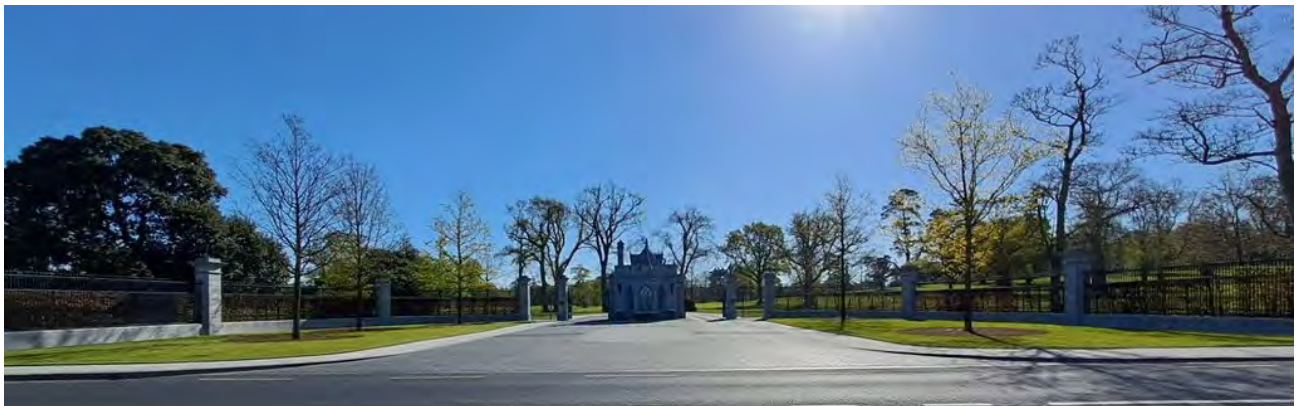


Figure 8.7 Entrance to the Adare Manor Demense

### 8.3.2.2 A.C.A. 2: Terraced Cottages in Ornee Style:

The development of these thatched terraced houses commenced in the early part of the 19<sup>th</sup> Century as the Dunraven family moved the village from the far side of the River Maigue to its current location. The thatched houses are an iconic contributor to the streetscape of Adare. Indeed, it can be said that they are the village’s unique selling point in the Irish tourism sector and gives it its international appeal as a ‘must-see’ location. The houses were constructed as dwellings and some still perform this function with others hosting commercial ventures. The fact that this is so is equally important as a contributor to Adare’s character as their distinctive design. Within this area is the former Tobacco Factory which, despite its height and bulk, sits well with the terraced buildings owing to its massing being broken up and certain design features, such as windows, being common to those in the thatched houses.

A gated lane gives access to the rear of the buildings - the bulk of the back plots are separated from their associated building by the laneway. While, in the past, such plots were a crucial part of the household economy, being the locations where produce for the daily meals were grown, today they are under-utilised and lie fallow for the most part.



Figure 8.8 Thatched cottages

### 8.3.2.3 A.C.A. 3: 19<sup>th</sup> and Early 20<sup>th</sup> Century Core of the Village

This is the area most associated with the delivery of services, these range from accommodation to banking, to education to religion, and is home to the Heritage Centre constructed at the time that Adare was designated as a Heritage Town. It comprises buildings dating from the foundation of the Trinitarian Abbey in 1230 through to structures erected in the 21<sup>st</sup> Century. Proposals for development are examined closely on a case by case basis owing to the disparate character of the area, but the general principles apply.



Figure 8.9 Adare Church and Heritage Centre

### 8.3.2.4 A.C.A. 4: 19<sup>th</sup> Century Core - Southside of Main Street

The streetscape along here consists of a mix of terraced single storey cottages and terraced two storey buildings of traditional village character most of which are in very good condition. The street's building lines on this side of the road are broken up by standalone structures in their own grounds, including one formerly semi-detached premises now merged to form a commercial premises and by a thatched dwelling house set within its own garden. Many of the two-storey terraced buildings were constructed as mixed use properties, with commercial activity on the ground floor and dwelling quarters to the rear and at first floor level. This area serves as an example of how new development can be successfully incorporated into a historic streetscape, with the provisions of the Building Regulations in respect of existing building stock, historic structures, and having regard to the existing building lines.



Figure 8.10 Southside of Main Street

### 8.3.2.5 A.C.A. 5: 19<sup>th</sup> Century Core - Northside of Main Street

Much of the streetscape along here consists of terraced two storey buildings of traditional village character, many of which are in very good condition. The building lines address the footpath directly for the most part. One of the features in this area is the presence of institutional buildings - the Courthouse at the junction with Station Road – currently in use as a restaurant and the Garda Station blended into the terraces further to the west. As on the other side of the street, many of the two-storey terraced buildings were constructed as mixed-use properties, with commercial activity on the ground floor and dwelling quarters to the rear and at first floor level. This area serves as an example of how new development can be successfully incorporated into a historic streetscape, with the provisions of the Building Regulations in respect of existing building stock, historic structures, and having regard to the existing building lines.



Figure 8.11 Northside of Main Street

### 8.3.2.6 A.C.A. 6: Clifford Smith Village Hall and Housing

Known originally locally as ‘Shingle Alley’ owing to the roofing material used on both the Village Hall and the short terraces of dormer dwellings that radiate out from the rear of the building, the then colour scheme was basically Edwardian-brown. Insofar as can be ascertained, the monochrome colour scheme was relieved by the use of narrow bands of contrasting bright or pastel colours on the window frames. In the 1960’s decisions were taken to replace the shingle roofing cover with artificial slates and the principle timbers were

painted in black. The use of colour was restricted to the bands around window frames previously referred to and on the front doors. A lane gives access to the rear of the terraced houses - though it would appear that there was no provision made for plots on which produce could be grown for use by the inhabitants of the buildings.

For the most part the cohesiveness of this area, which was designed and laid out in its entirety by the English-born, Limerick architect William Clifford-Smith, has remained intact. Though a significant presence and forming a vista closure at the end of the Main Street, the potential for the Village Hall to dominate the skyline and other buildings in its vicinity is reduced through the manner in which the roof is broken up by the presence of dormer windows of distinct design.



Figure 8.12 Village Hall and adjoining terraced houses

### 8.3.2.7 A.C.A. 7: The Avenue

Forming the approach to a subsidiary entrance to the grounds of Adare Manor (this being indicated by the presence of a Gate Lodge, constructed of limestone, to the left hand side of the gateway) this relatively short straight street commands a significant vista of a long narrow driveway within the attendant lands of the Manor.

There is a mix of housing along the Avenue - on the right hand side, at the entrance, there are single storey semi-detached cottages with small dormers lighting upstairs rooms. On the left hand side are a pair of semi-detached two storey cottages.

Further along the street are more two-storey dwellings - those on the left hand side are of rubble limestone and terraced. Between two blocks of such buildings is a short terrace of single storey dwellings constructed of bare concrete blocks with a textured finish. On the opposite side is a pair of two storey semi-detached dwellings with a painted wet-dash finish. Beyond this pair of dwellings are later 20<sup>th</sup> Century houses set back from the road in their own grounds. This differentiates them from the majority of the buildings along the Avenue which, for the most part, have small front gardens divided from the roadway by solid boundaries constructed of masonry of textured concrete blocks.



Figure 8.13 The Avenue

There is a requirement as per the provisions of Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended) and its accompanying Regulations for additional documentation to be submitted with planning applications for developments within Architectural Conservation Areas. Guidance for this is set out in the Architectural Heritage Protection Guidelines for Planning Authorities [Planning Guidelines No. 9] (2nd the potential impact of the proposal on buildings and the receiving Edition) 2011 issued by the Minister for Arts, Heritage and the Gaeltacht. All new build, whether extensions or stand-alone developments, should enhance the character of the Architectural Conservation Area. This approach applies also to proposals involving the settings and amenities of Architectural Conservation Areas.

In considering proposals for development in these situations, it is the policy to have particular regard to: Environment - be it natural or man-made; The potential impact of development on the immediate streetscape, or landscape, in terms of compatibility of design, scale, heights, plot width and depth, roof treatment, fenestration, materials, finishes, landscaping, mix, and intensity of proposed use. Development within Architectural Conservation Areas should not be visually obtrusive or dominate. While alterations and extensions should complement existing buildings or structures the planning authority welcomes proposals which exhibit regard for current design idioms provided that the overall design, external finishes, colour, texture, windows, doors, chimneys, and other details have regard for the character of the development's location. Generally proposals for off-street parking in the gardens of buildings located within Architectural Conservation Areas will not be permitted. In the public realm there are important survivals also, ranging from traditional masonry walls, iron railings, and so forth. The Local Authority requires of itself that works involving these elements, and within these spaces and places are undertaken having due regard to the Principles of Conservation. Similar standards are required of statutory undertakers engaged in works in Architectural Conservation Areas and their settings. The guidance here is to "do as much as necessary and as little as possible". If replacement proves necessary, then they must be replaced on a "like-for-like" basis.

In replacing elements that were installed as replacements in recent decades, such as aluminium windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original materials, such as timber windows and natural slate. These reasons include the compatibility of traditional

materials with one another and the fact that the historic material allows the building to breathe, thereby providing a healthier internal atmosphere for those using the buildings.

**Objective CH 13 Protected Structures:** It is an objective of the Council to

- a) Protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and encourage their appropriate re-use and restoration, where possible subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.
- b) Resist the demolition of Protected Structures, in whole or in part, the removal or modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional.

**Objective CH 14 Architectural Conservation Areas (ACA's):** It is the objective of the Council to

- a) Protect, conserve and where appropriate, enhance the ACA's as identified in Map 4.
- b) Proposals for development within the ACA's shall;
  - Reflect and respect the scale and form of existing structures within the ACA's in proportioning, overall scale and use of materials and finishes, particularly with reference to the street frontages and seek to contribute to and harmonise or enhance the character and streetscape of the ACA's;
  - Seek to retain/incorporate/replicate exterior features which contribute or enhance the character and streetscape of the ACA's such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork, timberwork and avoid the use of inappropriate paint and colour etc;

**Objective CH 15: Thatched Structures:** It is an objective of the Council to

Protect and retain the thatched structures while recognising that such an objective may require the adaptation and modifications of the thatched structures, including the construction of extensions. The Planning Authority will require the maintenance of their essential architectural character, retention of features of special interest and respect for the structure's fabric, plan, form and setting. Any development to the thatched structures which would have a significant adverse impact upon their character will not be permitted.



## 8.4 Archaeological Heritage



Figure 8.14 Cloister at the Adare Friary

Archaeological heritage is comprised of all material remains of past societies with the potential for this to add to our knowledge of such societies. Adare is classified as a historic town (LI021-032001) in the Record of Monuments and Places. There are 36 individual monuments within the Local Area Plan boundary. 14 of these are located within the boundary of the historic town as shown on the accompanying map in Appendix IV. The location of each archaeological monument is provided in the Record of Monuments and Places, which is maintained and up-dated by the Archaeological Survey of Ireland, a branch of the National Monuments Service. Under the provisions of the National Monuments Act Section 12, 1994 Amendment any person proposing any works (this includes exempted development) 'at or in relation to such a monument' has to give written notification two months in advance to the Minister for the Department of Housing, Local Government and Heritage. Sites continue to be discovered, some of those found subsequent to the publication (1997) have been included in the Site and Monuments Database which is available on the website [www.archaeology.ie](http://www.archaeology.ie). Under Section 14 of the National Monuments (Amendment) Act 2004, proposed development or works within or in the vicinity of archaeological monuments in Local Authority or State ownership or guardianship may require authorisation in the form of Ministerial Consent to proceed and the National Monuments Service, Department of Housing, Local Government and Heritage shall be consulted in this regard in advance of site works. Proposed developments and/or works, dredging schemes etc. within or in the vicinity of watercourses have the potential to impact on previously unrecorded wrecks or small craft that may be over 100-years old and which are therefore protected under the National

Monuments (Amendment) Act 1987. The Underwater Archaeological Unit of the National Monuments Service, Department of Housing, Local Government and Heritage shall be consulted in advance of any works on the River Maigue.

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.



Figure 8.15 – Holy Trinity Church Adare

**Objective CH 16 Archaeological Heritage:** It is the objective of the Council to

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

**Objective CH 17 Heritage Plan:** It is the objective of the Council to Place ecological and environmental issues at the centre of planning policies and decisions and in so doing, adhere to the objectives set out in Limerick's Heritage Plan 2017-2030

**Objective CH 18 Invasive Species:** It is the objective of the Council to

- a) Ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required.
- b) Work with and facilitate the work of agencies addressing the issue of terrestrial and aquatic invasive alien species (IAS), by implementing biosecurity measures, selected control measures and surveys, where appropriate.
- c) Address the presence of invasive alien species on derelict sites under the provisions of the Derelict Sites Act through the preparation of a management and eradication plan for these species.
- d) Require the submission of a control and management program for the particular invasive species as part of the planning process, if developments are proposed on sites where invasive species are present.
- e) Employ biosecurity measures to prevent the spread of invasive alien species and disease and to insist that all such measures are employed on all development sites.

## Chapter 9: Infrastructure and Utilities

The sustainable social and economic growth of Adare is dependent on the satisfactory provision of high quality infrastructure associated with the provision of services for new residential and commercial developments. Key infrastructural provisions, undertaken in a plan led manner will support the economic development of the village and ensure the development of good quality place making, where health and well-being is safeguarded, while also protecting the environment. The provision of high quality infrastructure networks and environmental services is fundamental to ensuring the long-term physical, social and economic development of the village.

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

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

### 9.1 Water and Wastewater infrastructure

Irish Water is responsible for the provision and operation of public water and wastewater services across the country. Limerick City and County Council delivers water services in accordance with a Service Level Agreement. The Water Services Strategic Plan (WSSP) published in 2015 by Irish Water sets out strategic objectives for the delivery of water services over a 25-year period and a context for investment and implementation plans. Irish Water and Limerick City and County Council work together to identify the water services required to support planned development in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans.

Adare's public water supply is currently provided from the existing Water Treatment Plant in Castleroberts located to the southeast of the village and there is capacity in the system to cater for the population growth anticipated over the lifetime of the Plan.

In terms of waste-water, the Adare Wastewater Treatment Plant was constructed in the 1950's and is located adjacent to the River Maigue. The plant was almost entirely replaced in a plant upgrade in 2007. The plant was designed for a biological capacity of 2,500 population equivalent (PE) and the current load is estimated at 1,447 population equivalent as per the 2022 Settlements with Waste Water Discharge Authorisations Wastewater Treatment Capacity. The report identifies that the Wastewater Treatment Plant is not in compliance with Wastewater Discharge License emission limits, but is capable of achieving at least UWW standards. Potential availability of capacity would depend on any additional load not resulting in a significant breach of the combined approach set out in Regulations of the Waste Water Discharge Regulations 2007. There are project upgrade works to be included in the next investment Programme from Irish Water from 2025-2029 and this along with existing capacity will accommodate the envisaged population growth to 2030.

**Objective IU 01 Infrastructure:** It is an objective of the Council to:

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

**Objective IU 02 Water Infrastructure:** It is an objective of the Council to:

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

**Objective IU 03 Wastewater Infrastructure:** It is an objective of the Council to:

- a) Support the implementation of the Irish Water Investment Plans, in accordance with the settlement strategy of the RSES and Limerick Development Plan.
- b) Ensure adequate waste water infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, 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 sewerage 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. Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.
- c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.
- d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.
- e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.

## 9.2 Surface Water Management and SuDS

Adequate storm water drainage and retention facilities are necessary to accommodate surface water runoff from existing and proposed developments. Rivers, streams and ditches containing watercourses are important blue green infrastructure corridors and habitats in Adare, providing multi-functional eco-system services such as land drainage, recreational amenity, and clean/cool air and wildlife corridors. In the past, surface water management has tended to focus on intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Using natural solutions to manage surface

water can be cost effective and yield results that improve environmental quality. The use of natural drainage systems at surface level through utilisation of existing drains, natural slopes and existing ponds and natural wetland areas should be considered in the first instance. Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Urban Drainage Systems (SuDS). SuDS can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Proposals shall have regard to the Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document.

A combined system is in place for foul and storm water in parts of the village with new developments providing separated networks. This has implications for the capacity of the existing sewerage network, particularly during periods of high rainfall where overflow of untreated wastewater into waterways can occur when storm water dominates the system.

**Objective IU 04 Surface Water Management and SuDS:** It is an objective of the Council to:

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

### 9.3 Flood Risk Management

Flooding is a natural process that can happen at any time in a wide variety of locations and the severity of which is set to increase due to the effects of climate change. Flooding from rivers and prolonged, intense and localised rainfall can also cause sewer flooding, overland flooding and groundwater flooding. Flooding has significant impacts on human activities as it can threaten lives, livelihoods, housing, transport, and public service infrastructure and commercial/ industrial enterprises. The impacts of both flooding and climate change can be significant and wide reaching. Developments in inappropriate locations can exacerbate the problems of flooding by accelerating and increasing surface water run-off, altering watercourses and removing floodplain storage.

Climate change increases flood risk, leading to more frequent flooding and an increase in the depth and extent of flooding. A new approach is needed to manage our future in a planned, productive and sustainable way with increased emphasis on travel patterns, energy use and the protection of the environment. The challenges of climate change and the transition to a

low carbon society is a key component of national and regional policies and is a significant cross cutting theme to be included throughout much of the policy and objectives in the Limerick Development Plan and the Draft Adare LAP. Careful consideration of flood risk is now a key requirement in the preparation of the LAP and in determining planning applications. Presently a Flood Relief Scheme is being progressed for Adare.

To comply with the EU Floods Directive and in line with the guidelines for Planning Authorities, an assessment of flood risk has been formally taken into account in the preparation of this plan. The objective of “The Planning System and Flood Risk Management Guidelines” is to integrate flood risk management into the planning process, thereby assisting in the delivery of sustainable development. For this to be achieved, flood risk must be assessed as early as possible in the planning process.

This LAP has been prepared to ensure that: (a) flood risk is avoided where possible; (b) where avoidance is not possible, less vulnerable uses have been substituted for more vulnerable ones, and; (c) risk is mitigated and managed where avoidance and substitution are not possible.

A Strategic Flood Risk Assessment has been prepared for Adare and is included with the Environment reports to support this Draft Plan. OPW flood risk indicative maps are available for Adare under the CFRAMs study. Detailed assessment and modeling has been carried out as part of the development of a Flood Relief Scheme in conjunction with the OPW and these have informed the flood map. These indicate that substantial areas of land on the northern side of the village and along the path of the River Maigne and the Droichidin stream are located in Flood Zone A. As a response to this the LAP designated most lands located in Flood Zone A as open space, special control area, semi-natural open space or agricultural use or have provided Justification Tests for lands where existing development is located.

**Objective IU 05 Flood Risk Management:** It is an objective of the Council to:

- a) Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.
- b) Ensure development proposals within the areas outlined as being at risk of flooding are subject to Site Specific Flood Risk Assessment as outlined in “The Planning System and Flood Risk Management Guidelines”, DECLG and OPW (2009). These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Reference shall be made to Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan 2022-2028.
- c) Support and co-operate with the OPW in delivering the Adare Flood Relief Scheme.
- d) Ensure that future developments in flood prone areas is generally limited to minor developments in line with the Circular PL 2/2014 and the Flood Risk Management Guidelines for Planning Authorities.

- e) Developments on lands benefitting from Arterial Drainage Schemes shall preserve the maintenance and access to these drainage channels. Land identified as benefitting from these systems may be prone to flooding, as such site specific flood risk assessments will be required as appropriate, at planning application stage.
- f) Ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA.

**Objective IU O6 Flood Risk and Blue Green Infrastructure:** It is an objective of the Council to: Promote integration and delivery of blue green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment.



Figure 9.1 The River Maigue

#### 9.4 Energy Generation

Adare is served by the ESB distribution and Gas Network and the village is served by 110KV overhead electricity lines. The higher level spatial plans indicate there is significant potential to use renewable energy to achieve climate change emission reduction targets through electricity and gas networks. Low carbon technologies present an economic opportunity and green technology development is emerging as a major field of innovation and growth. The Council recognises the importance of developing renewable energy resources in the interest of delivering NZEB (Near Zero Energy Buildings).

As indicated in the Census 2016 data, 70% of households have broadband internet services in Adare with 67% of households having personal computers. The fibre broadband network will give significant economic and social advantage to Adare, as a place to set up internet-based business, facilitate working from home and the creation of smart homes and smart buildings. Broadband Connection Points (BCPs) and WiFi4EU Access Points (APs) have been installed in the village at The Pavilion, The Good Room Café, Adare Library and Raincin's Newsagents.



In terms of telecommunications infrastructure, the Local Authority seeks 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, all proposals will have regard to the Telecommunications Antennae and Support Structures Guidelines and subsequent advisory documents.

**Objective IU 07 Energy Generation:** It is an objective of the Council to:

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

## 9.5 Waste Management and the Circular Economy

The Circular Economy and Ireland's Waste Management policy is part of the waste hierarchy established by the EU's Waste Framework Directive, which sets out to prioritise waste prevention, followed by re-use, recycling, recovery and finally disposal into landfill. Best practise Guidelines are also available for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects from the Department of Environment, Climate and Communication. The Southern Region Waste Management Plan 2015 – 2021 is a framework for the prevention and management of wastes in a safe and sustainable manner. The findings of the evaluation process in 2021 of the three current regional waste plans is that they will be replaced with a single national plan for the purposes of waste management.



Figure 9.2 Recycling facility to the rear of the public car park at the Heritage Centre

Refuse collection is carried out by a number of private contractors in the Adare area. The nearest Civic Amenity Recycling facilities are located at Mungret and there is a recycling facility located at the rear of the Heritage Centre in the village.

**Objective IU 08 Waste Management:** It is an objective of the Council to:

- a) Support the Regional Waste Management Office in implementation of the EU Action Plan for the Circular Economy – Closing the Loop, to ensure sustainable patterns of consumption and production.
- b) Require all commercial and residential development to provide an adequate internal and external space for the correct storage of waste and recyclable materials.

## Chapter 10: Land Use Framework, Zoning Matrix and Settlement Capacity Audit

### 10.1 Land Use Zoning and Implementation

This Local Area Plan outlines specific policies and objectives for the development of Adare. The overarching policies and objectives of the Limerick Development Plan 2022 - 2028 and any replacement thereof also apply. All development requiring planning permission must adhere to the Development Management Standards of the Limerick Development Plan 2022 - 2028, or any replacement thereof. All proposed developments will be screened on a case-by-case basis for Environmental Impact Assessment, Appropriate Assessment and Flood Risk Assessment.

The purpose of zoning is to indicate to property owners and the public the types of development, which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and ensure that land suitable for development is used to the best advantage of the community as a whole. The Land Use Zoning Map should be read in conjunction with the Land Use Zoning Objectives below, and the Land Use Zoning Matrix set out under Section 10.4.

Land Use Zoning	Objective and Purpose
Village Centre	<p><b>Objective:</b> <i>To protect, consolidate and facilitate the development of Adare’s commercial, retail, educational, leisure, residential, social and community uses and facilities.</i></p> <p><b>Purpose:</b> To consolidate Adare’s Village Centre through densification of appropriate commercial and residential developments ensuring an appropriate mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zoning will strengthen retail provision in accordance with the Retail Strategy for County Limerick 2022-2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.</p>
Existing Residential	<p><b>Objective:</b> <i>To provide for residential development, protect and improve existing residential amenity.</i></p> <p><b>Purpose:</b> This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential</p>

	<p>function of the area, such as schools, crèches, doctor’s surgeries, playing fields etc.</p>
<b>New Residential</b>	<p><b>Objective:</b> <i>To provide for new residential development in tandem with the provision of social and physical infrastructure.</i></p> <p><b>Purpose:</b> This zone is intended primarily for new high quality housing development. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p> <p>This zoning may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor’s surgeries and playing fields etc.</p>
<b>Residential Serviced Sites</b>	<p><b>Objective:</b> <i>To offer an alternative to the rural one-off house, providing an opportunity for people to design a house to their individual needs and supported by existing services.</i></p> <p><b>Purpose:</b> Provides opportunities for those seeking to design and build their own home on serviced lands within the Village.</p>
<b>Education and Community</b>	<p><b>Objective:</b> <i>To protect and provide for education, training, adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</i></p> <p><b>Purpose:</b> To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation such as residential care or institutions to support the main use only, and other facilities.</p>
<b>Enterprise and Employment</b>	<p><b>Objective:</b> <i>To provide for and improve general enterprise, employment, business and commercial activities.</i></p> <p><b>Purpose:</b> Provides for enterprise, employment and general business activities and acknowledge existing/permitted retail uses. This land use zone may accommodate light industry, low input and emission manufacturing, logistics and warehousing and office developments. The form and scale of</p>

	<p>development on these sites shall be appropriate to their location, having regard to surrounding uses and scale. Proposals may generate a considerable amount of traffic by both employees and service vehicles and traffic assessments may be required. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist links to the village centre and public transport. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p>
<b>Open Space and Recreation</b>	<p><b>Objective:</b> <i>To protect, provide for and improve open space, active and passive recreational amenities.</i></p> <p><b>Purpose:</b> Provides for active and passive recreational resources including parks, sports and leisure facilities and amenities including the greenways and blueways. The Council will not normally permit development that would result in a substantial loss of open space. Linked green spaces/corridors are encouraged.</p>
<b>Special Control Area Zone</b>	<p><b>Objective:</b> <i>To protect the heritage significance of the specified sites.</i></p> <p><b>Purpose:</b> This zoning recognises the heritage importance of the area. The Special Control Area designation will facilitate the preservation in situ of the identified archaeological, including any subterranean, remains. Within this area, new development will be limited in order to maintain the archaeological heritage of the area.</p>
<b>Tourism Related Development</b>	<p><b>Objective:</b> <i>To provide for tourist facilities, which would improve the tourism opportunities associated with Adare Manor and the hosting of the Ryder Cup.</i></p> <p><b>Purpose:</b> To recognise the tourism potential of the Ryder Cup and the Adare Manor Demesne and the architectural and cultural heritage of Adare.</p>
<b>Utilities</b>	<p><b>Objective:</b> <i>To provide for the infrastructural needs of transport and other utility providers.</i></p> <p><b>Purpose:</b> Preserves land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and waste water etc. Such proposals shall demonstrate resilience to climate change.</p>
<b>Agriculture</b>	<p><b>Objective:</b> <i>To protect and improve rural amenity and provide for the development of agricultural uses.</i></p> <p><b>Purpose:</b> Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or rural related business activities which have a demonstrated need for a rural based</p>

	location, and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home Based Businesses In Rural Areas as set out in the Limerick Development Plan 2022-2028 or any replacement thereof. One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A and B for the permanent habitation, subject to the terms and conditions of the rural housing policy as set out in the Limerick Development Plan 2022-2028.
<b>Semi-Natural Open Space</b>	<p><b>Objective:</b> <i>To protect Natura 2000 designated sites, candidate/proposed sites and flood plains in a semi natural open state.</i></p> <p><b>Purpose:</b> This zoning recognises the importance and need for protection of these areas for wildlife, habitat, flora and fauna and floodwater storage. Within these areas development will be prohibited in order to maintain the integrity of the sites.</p>
<b>Proposed Natural Heritage Area</b>	<p><b>Objective:</b> <i>To protect the Adare woodlands pNHA Code 429</i></p> <p><b>Purpose:</b> This zoning recognises the importance of the remnants of ancient woodland and its component ground flora.</p>

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

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

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

Non-Conforming Uses are uses which do not conform to the zoning objective for the area in which they are located. Where legally established, extensions or improvements to these uses

shall be considered on their merits, on a case-by-case basis where they do not adversely affect the amenities of properties in the vicinity, and are not prejudicial to proper planning and sustainable development. Adare’s Old Creamery is an example of a site where non-conforming uses have been established in the past.

### 10.2 Advice when submitting a Planning Application

The Planning Authority encourages applicants to avail of pre-planning meetings to discuss policy issues regarding their proposal prior to submitting a planning application. Such meetings are of particular value if specific assessments are required given the sensitivity, type of development and location of the site in Adare. Applications are advised to avail of pre-connection enquiries with Irish Water to ascertain if connection to the public mains and sewer is feasible prior to submitting a planning application.

### 10.3 Table 10: Total Zoned Lands

Zoning	Total Area Zoned in 2024 LAP - ha	Total Area Zoned in 2015 LAP - ha
Agriculture	76.862	120.16
Enterprise and Employment	5.71	4.27
Education and community facilities	23.83	42.83
Utilities	0.85	0.85
New residential/ Phase 1	13.27	23.2
New residential Phase 2	No designation	10.99
Existing Residential	47.36	74.25
Residential Serviced Sites/ Phase 1	3.11	9.1
Residential Serviced Sites Phase 2	No designation	19.69
Open Space and Recreation	36.46	36.73
Village Centre	8.72	7.07
Special Control Area	21.61	261.7
Semi Natural Open Space	6.34	10.82
Proposed Natural Heritage Area	6.7	6.67
Tourism Related Development	276.78	No designation





#### 10.4 Land Use Zoning Matrix

Land Use Zone	Village Centre	Existing Residential	New Residential	Education and Community	Enterprise and Employment	Open Space and Recreation	Special Control Area	Utilities	Agriculture	Tourism related
Abattoir	X	X	X	X	X	X	X	X	O	X
Advertising and Advertising Structures	/	X	X	O <sup>12</sup>	/ <sup>12</sup>	/ <sup>12</sup>	X	O	X	/ <sup>12</sup>
Aerodrome/ Airfield	X	X	X	X	X	O	X	X	O	X
Agricultural Buildings	X	X	X	X	X	X	X	X	/	X
Agricultural Supplies/ Machinery Sales	/	X	X	X	/	X	X	X	X	X
Allotments	X	/	/	/	X	O	O	X	O	X
Amusement Arcade/ Casino	/	X	X	X	X	X	X	X	X	X
Bank/ Credit Union	/	X	X	/	X	X	X	X	X	X
Bed and Breakfast/ Guesthouse	/	/	/	X	X	X	X	X	/ <sup>13</sup>	O
Betting Office	/	X	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	/	X	X	X	/ <sup>12</sup>	X
Bring Banks/ Bring Centres	/	/	/	/	O	X	X	/	X	O
Builders Providers/ Yard	X	X	X	X	/	X	X	X	X	X
Burial Grounds	X	X	X	O	X	O	X	X	/	X
Campsite/ Caravan Park - Holiday Use	X	X	X	X	X	X	X	X	X	/
Car Park	/	X	X	/ <sup>12</sup>	/ <sup>12</sup>	/ <sup>12</sup>	X	/	X	/ <sup>12</sup>
Childcare Facilities	/	/	/	/	O	X	X	X	X	X
Civic Recycling/ Waste Facility	X	X	X	X	/	X	X	/	X	X
Community/ Cultural/ Tourism Facility	/	/	/	/	X	/	X	X	X	O
Conference Centre	/	X	X	O <sup>12</sup>	O	X	X	X	X	X
Dancehall/ Nightclub	/	X	X	X	X	X	X	X	X	X
Education/ Training Facility	/	/	/	/	/	X	X	X	X	X
Enterprise Centre	/	X	X	O <sup>12</sup>	/	X	X	X	X	X
Extractive Industry/ Quarry	X	X	X	X	X	X	X	X	O	X

<sup>12</sup> Ancillary to the primary use only

<sup>13</sup> Where the use is ancillary to the use of the dwelling as a main residence

Land Use Zone	Village Centre	Existing Residential	New Residential	Education and Community	Enterprise and Employment	Open Space and Recreation	Special Control Area	Utilities	Agriculture	Tourism related
Fast Food Outlet/ Take-Away	/	X	X	X	X	X	X	X	X	/ <sup>12</sup>
Food Drink Processing/ Manufacturing	X	X	X	X	/	X	X	X	/ <sup>12</sup>	X
Fuel Depot/ Storage	O	X	X	X	/	X	X	X	X	X
Funeral Home	/	O	O	X	/	X	X	X	X	X
Garden Centre	/	X	X	X	/	X	X	X	O	X
General Public Administration	/	X	X	O	O	X	X	X	X	X
Hair & Beauty Salons	/	X	X	X	X	X	X	X	X	X
Halting Site	X	O	O	X	X	X	X	O	X	X
Health Centre	/	/	/	/	O	X	X	X	X	X
Health Practitioner	/	/	/	/	O	X	X	X	X	X
High Technology Manufacturing	X	X	X	X	O	X	X	X	X	X
Hospital	/	X	X	/	O	X	X	X	X	X
Hotel	/	X	X	X	O	X	X	X	X	O
Industry - Heavy	X	X	X	X	X	X	X	X	X	X
Industry - Light	O	X	X	X	/	X	X	X	X	X
Leisure/ Recreation Facility*	/	X	X	X	O	O	X	X	X	O
Logistics	X	X	X	X	/	X	X	X	X	X
Nursing Home/ Residential Care or Institution/ Retirement Village	/	/	/	O	X	X	X	X	X	X
Offices	/	X	X	X	/	X	X	X	X	X
Park and Ride Facilities	/	O	O	/ <sup>12</sup>	O	X	X	/	X	X
Petrol Station <sup>14</sup>	/	X	X	X	O	X	X	X	X	X
Place of Worship	/	O	O	/	O	X	X	X	X	X
Plant Storage/ Hire	X	X	X	X	/	X	X	X	X	X
Professional Services*	/	X	X	X	/	X	X	X	X	X
Public House	/	X	X	X	O	X	X	X	X	O
Renewable Energy Installation	O <sup>12</sup>	O <sup>12</sup>	O <sup>12</sup>	O <sup>12</sup>	/	X	X	/	O	/ <sup>12</sup>

<sup>14</sup> Petrol station shops shall not exceed 100m<sup>2</sup> (net) as per the Retail Planning Guidelines

Land Use Zone	Village Centre	Existing Residential	New Residential	Education and Community	Enterprise and Employment	Open Space and Recreation	Special Control Area	Utilities	Agriculture	Tourism related
Research and Dev./ Science & Technology	/	X	X	X	O	X	X	X	/ <sup>15</sup>	X
Residential	/	/	/	X	X	X	X	X	/ <sup>16</sup>	O
Restaurant/ Café	/	X	X	O	O	X	X	X	X	O
Retail	/	X	X	X	X	X	X	X	X	X
Retail - Warehouse	X	X	X	X	O	X	X	X	X	X
Scrap Yard	X	X	X	X	O	X	X	X	X	X
Sports Facility	O	/	/	/	O	/	X	X	X	X
Telecommunications Structures	/	X	X	/	/	O	X	/	/	X
Vehicle Sales Outlet	X	X	X	X	/	X	X	X	X	X
Vehicle Servicing/ Maintenance/ Repairs	X	X	X	X	/	X	X	X	X	X
Veterinary Clinic	/	X	X	X	O	X	X	X	/ <sup>17</sup>	X
Warehousing	X	X	X	X	/	X	X	X	X	X
Waste Disposal & Recover Facility	X	X	X	X	/	X	X	/	X	X
Wholesale - Cash and Carry	X	X	X	X	/	X	X	X	X	X

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

**\*Professional Services** - Including for example accountants, architects, solicitors

<sup>15</sup> Rural related research and development only

<sup>16</sup> Subject to compliance with the Rural Housing Policy

<sup>17</sup> Only where the need to locate in a rural environment has been demonstrated because of the nature of the clinic required



## 10.5 Settlement Capacity Audit

In accordance with Appendix 3 of the National Planning Framework (NPF), the tiered approach to zoning has been applied to zoned lands as laid out in Fig.11.1 below. Tier 1 refers to lands that are adequately serviced and can connect to existing services (road, path, public lighting, water supply and surface water drainage). Tier 2 lands refer to lands that have constraints in terms of connecting to services, but have the potential to become fully serviced over the lifetime of the Plan. The Settlement Capacity Assessment sets out the sites identified for new residential development, serviced sites and enterprise and employment with respect to availability of key infrastructure to ensure that these lands are developable over the lifetime of the plan. The sites are identified as being serviced (utilities), served by public transport and community infrastructure and satisfies the principles of the Ten Minute Town Concept and compact growth, all promoted by higher level spatial plans. Where existing infrastructure is located in close proximity to a site and can potentially be extended to service the site, these services have been indicated as available. It should be noted that the table below is for information purposes only and developers are advised to avail of pre-planning consultation with the service providers regarding development of these lands prior to submitting a planning application.

Figure 11.1 Settlement Capacity Audit

Site No.	Zoning	Area (ha)	Density units per ha	Est Yield	Lighting	Footpath	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill - Brownfield	Cost	Comments if applicable	Tier
1a	New Residential	1.1	extant	26	✓	✓	•	✓	✓	✓	✓	✗	✓	€110,000	Part of permission 19/8010, site <1km from village centre.	1
1b	New Residential	1.1	extant	13	✓	✓	•	✓	✓	✓	✓	✗	✓	€110,000	Part of permission 19/8010, site <500m from village centre	1
2	New Residential	4.8	extant	74	✓	✓	•	✓	✓	✓	✓	✗	✓	€480,000	Permission 22/990, site <1km from village centre	1
3	New Residential	.54	extant	17	✓	✓	•	✓	✓	✓	✓	✗	✓	€54,000	Permission 19/684, site <500m from village centre.	1
4	New Residential	2.6	22	57	✓	✓	•	✓	✓	✓	!	✗	✓	€260,000	Infill site <1km from village centre	1
5	New Residential	1.7	22	37	✓	✓	•	✓	✓	✓	!	✗	✓	€170,000	Pinch points along the roadway, upgrades will be required.	1
6	New Residential	0.16	22	4	✓	✓	•	✓	✓	✓	!	✗	✓	€16,000	Pinch points along the roadway, upgrades will be required.	1
7	New Residential	0.13	22	3	✓	✓	•	✓	✓	✓	!	✗	✓	€13,000	Pinch points along the roadway, upgrades will be required.	1
8	New Residential	1.1	24	24	✓	✓	•	✓	✓	!	!	✗	✓	€165,000		2
9	Residential Serviced Sites	0.4	extant	1	✓	✓	•	✓	✓	✓	✓	✗	✗	€60,000	Permission 22/1025 for a dwelling with a wastewater treatment system and soakpit.	2
10	Residential Serviced Sites	0.8	extant	5	✓	✓	•	✓	✓	✓	✓	✗	✗	€80,000	Permission 22/493, site 1km from village centre. Extension of foul and storm sewer network from adjoining site.	1
11	Residential Serviced Sites	2.3	10	23	✓	✓	•	✓	✓	!	!	✗	✗	€345,000	Adjoins permission 22/493, site 1km from the village centre. Extension of foul and storm sewer network will need to take place.	2
12	Enterprise and Employment	5.7	n/a	-	✓	✓	•	✓	✓	!	!	✗	✗	€855,000	Site located <1km from village centre. Sewer line available circa 100m from site. Refer to Objective ED1 .	2

Legend			
Serviced/Yes	✓	Serviceable/ Investment required	!
Not required/No	✗	Located within a 1km walk	•
Cost (K)	Cost in Thousands 100k per hectare Tier 1 150k per hectare Tier 2		



## **Chapter 11: Monitoring and Evaluation**

### **11.1 Implementation of the Local Area Plan**

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

### **11.2 Identified Local Area Plan Actions**

The implementation of the Draft Local Area Plan requires the cooperation and participation of all stakeholders. The Council will continue their leadership role in progressing and securing the policies and objectives of the Draft Plan. The Council will also continue to foster a collaborative approach with citizens, communities, stakeholders, sectoral interests, government and non-government agencies to achieve collective support and successful implementation of the Draft Plan. Section 4.6 in Chapter 4 outlines the identified actions and associated lead responsibility, in implementing identified actions within the plan timeframe. Some of these actions are outside the control of the Local Authority and will be dependent on private bodies (such as developer's/landowner's) to be delivered.















## Appendix I – Maps



**Draft Adare  
Local Area Plan  
2024-2030**

**Zoning Map**

**Legend**

-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  New Residential
-  Open Space and Recreation
-  Proposed Natural Heritage Area
-  Tourism Related Development
-  Residential Serviced Sites
-  Semi-Natural Open Space
-  Special Control Area
-  Village Centre
-  Utilities
-  LAP Boundary

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DATE: August 2023 Drawn by: ADZN/24-30/R11

Drawn by: J.D. Checked by: N.O'C

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**Draft Adare  
Local Area Plan  
2024-2030**

**Flood Map**

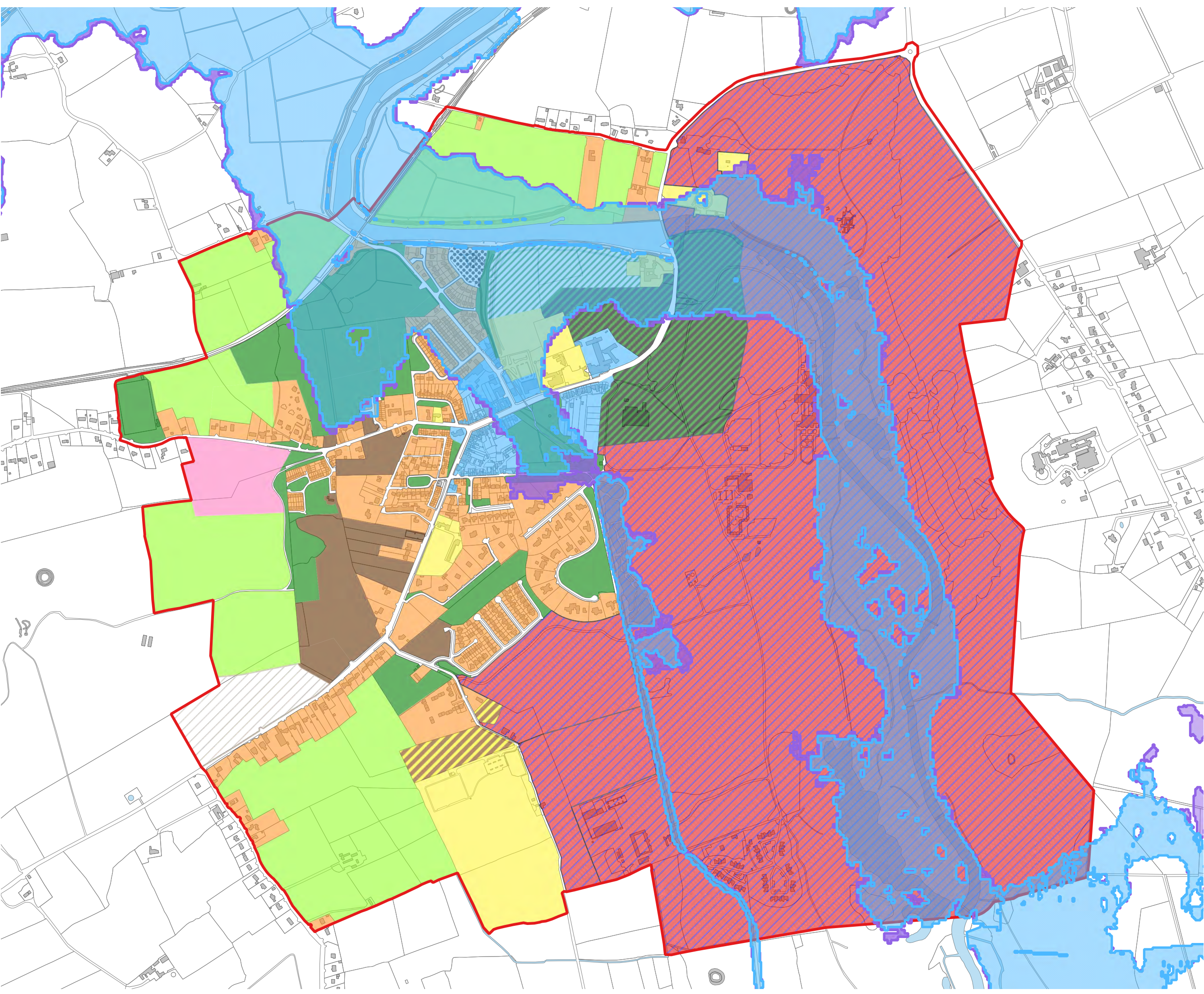
**Legend**

-  Flood Zone A
-  Flood Zone B
-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  New Residential
-  Open Space and Recreation
-  Proposed Natural Heritage Area
-  Tourism Related Development
-  Residential Serviced Sites
-  Semi-Natural Open Space
-  Special Control Area
-  Village Centre
-  Utilities
-  LAP Boundary

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**Draft Adare  
Local Area Plan  
2024-2030**

**Amenity and Sustainable  
Transport Map**

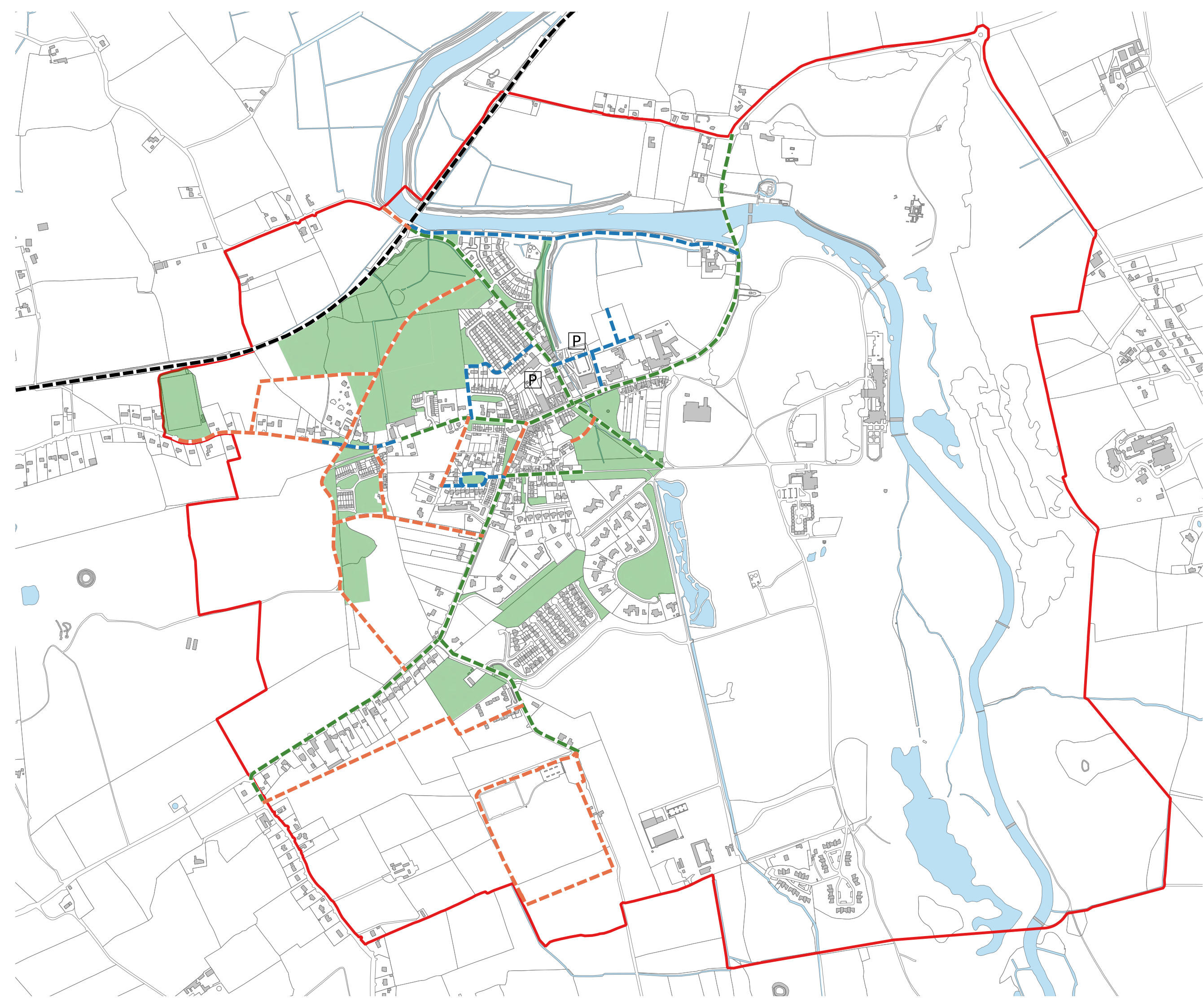
**Legend**

- - - Proposed Pedestrian/  
Cycle Routes/Links
- - - Existing Pedestrian/  
Cycle Routes/Links
- - - Proposed  
Enhancements to  
Existing Routes
- Railway
- P Parking
- Open Space and  
Recreation
- LAP Boundary

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**Draft Adare  
Local Area Plan  
2024-2030**

**Protected Structures Map**

**Legend**

- Record of Protected Structures
- Architectural Conservation Area
- LAP Boundary

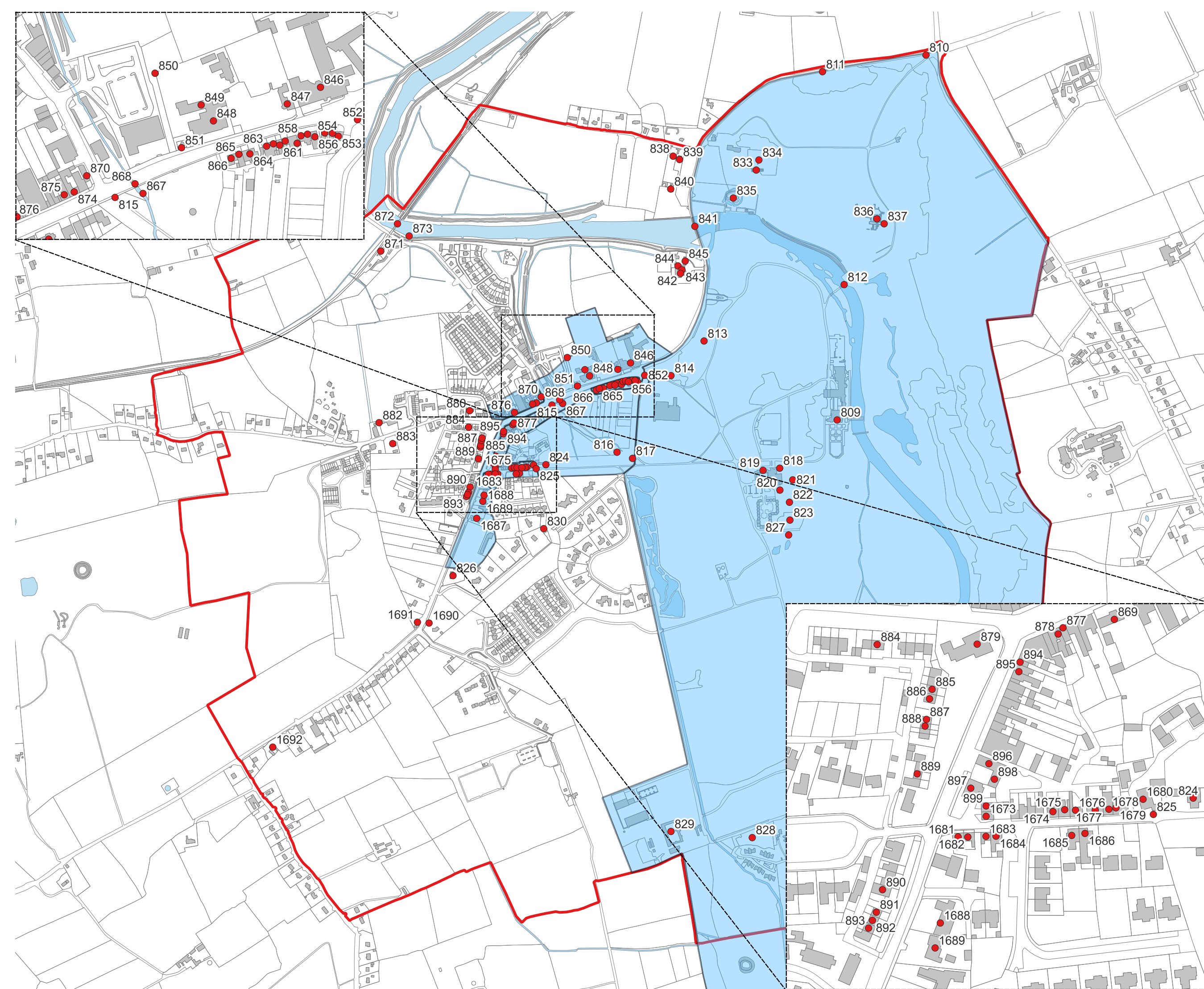
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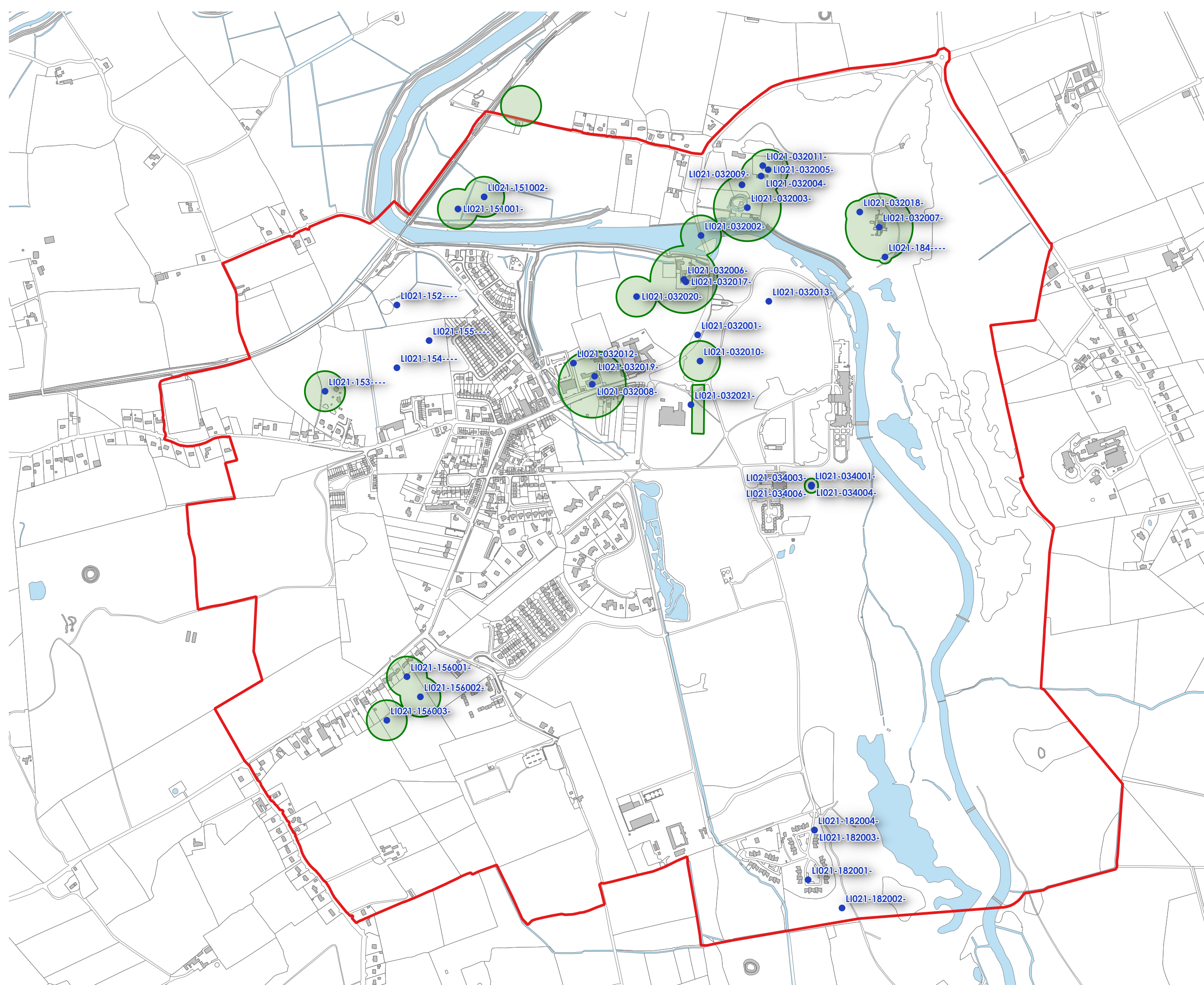






**Legend**

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



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**Legend**

-  Settlement Capacity Audit Sites
-  LAP Boundary

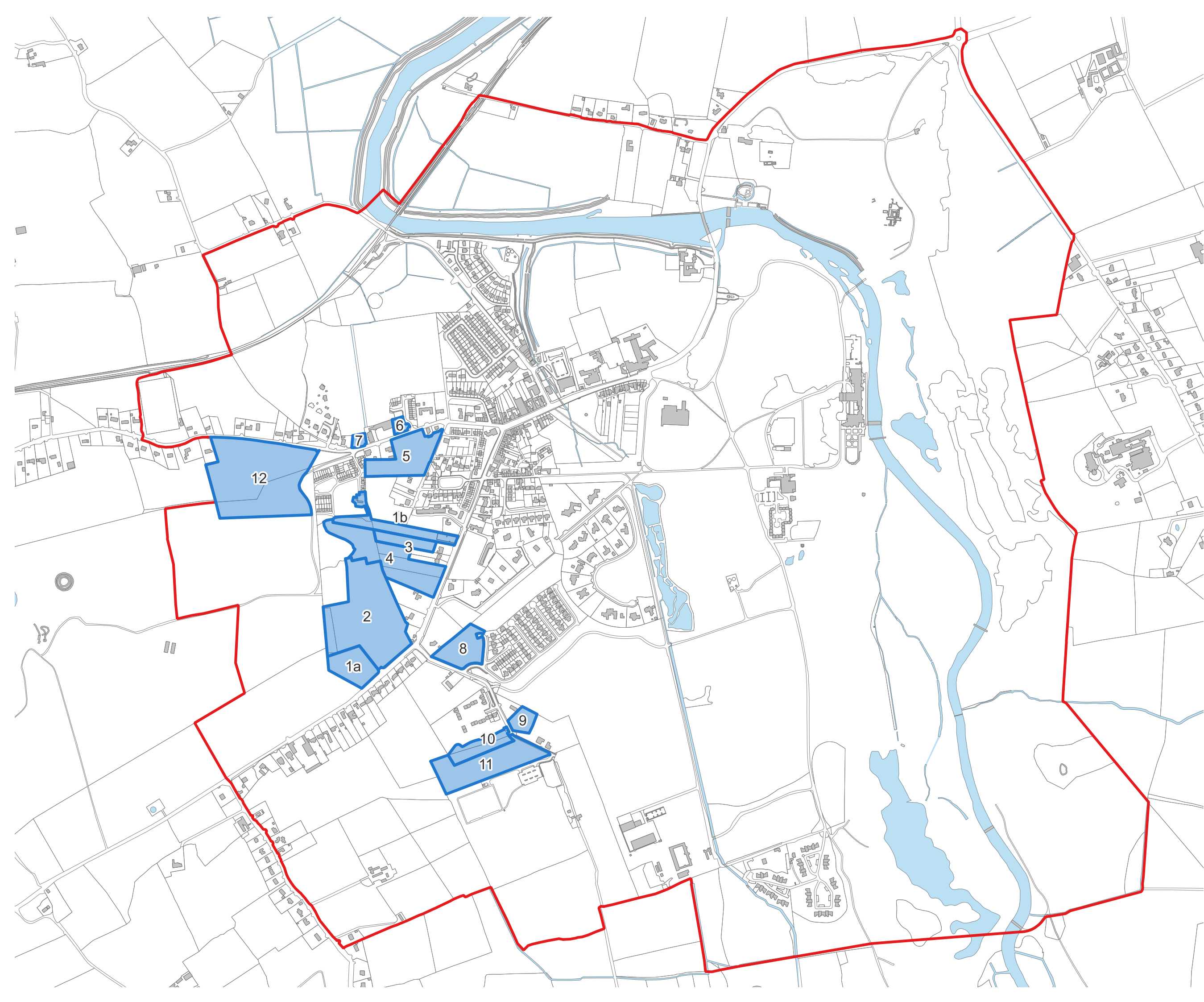
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**Appendix II - Record of Protected Structures**


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
809	21824060	Adare Manor House	Adare	<p><b>Country House</b></p> <p>Detached former Tudor Revival style country house, built between 1832-1850, comprising main block and lower two-storey wing, dated 1832, with attached multiple-bay five-story block to north of main house, built c. 1989. Now in use as hotel.</p>	
810	21902113	Lantern Lodge	Adare	<p><b>Gate Lodge</b></p> <p>Known locally as the Lantern Lodge. Detached octagonal-plan two-storey former gate lodge, built c. 1830, having gablets to front (east), north, south and rear (west) elevations and three-bay single-storey block to rear. Single-bay single-storey block to south with adjoining curtain wall.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
811	21824062	Wall associated with Adare Manor	Various townlands	<p><b>Demesne Wall</b></p> <p>The wall forms part of the boundary to the Adare Manor estate. Rubble stone boundary wall, dated 1830, with rubble stone copings. Arch with square-profile plaque with incised lettering and rubble stone copings.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
812	21824064	Castle Desmond Bridge	Adare	<p><b>Bridge</b></p> <p>Seven-arch rubble stone bridge over the River Maigne, rebuilt c. 1857, containing fabric from an earlier bridge. Bridge comprising rubble stone walls with rubble copings. Segmental arches with cut voussoirs. Recent footbridges to south.</p>	







RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
813	None	Dovecot	Adare	<p><b>Modified Medieval Site</b></p> <p>Believed to have been built in Victorian era. Slender dovecot resembling in design a ruined Gothic castle.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
814	None	Rent House	Adare	<p><b>Estate Feature</b></p> <p>Three bay, two storey with gable front - gothic revival style, in ruins, Ogee headed openings. The interior comprises of 2 chambers separated by a wall with a curvilinear chimney shaft.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
815	21824043	Gateway	Adare	<p><b>Estate Feature</b></p> <p>Freestanding gateway, built c. 1840, comprising pair of square-profile cut limestone piers with pyramid caps. Decorative cast-iron double-leaf gates with fleur-de-lis motifs.</p>	
816	21824019	Station Gates	Adare	<p><b>Estate Feature</b></p> <p>Freestanding gateway, built c. 1840, comprising pair of square-profile cut limestone piers with pyramid caps. Decorative cast-iron double-leaf gates.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
817	21824063	Station Lodge	Adare	<p><b>Gate Lodge</b></p> <p>Detached two-bay single-storey former gate lodge, built c. 1830, with projecting north bay to front (east) and rear (west) elevations and lean-to to rear. Hipped slate roof with rendered and red brick chimneystack. Rubble stone walls with buttresses to projecting bays and to south elevation.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
818	21824066	Manor Cottage	Adare	<p><b>Estate Feature</b></p> <p>Detached three-bay two-storey former staff house, built c. 1930, with projecting west bay to front (north) elevation and gablets. Two-bay single-storey flat-roofed block and single-bay single-storey flat-roofed porch to south.</p>	
819	21824065	Clubhouse	Adare	<p><b>Estate Feature</b></p> <p>Detached seven-bay single-storey with dormer attic former stables and offices, dated 1863, now in use as hotel accommodation. With central gabled bay to front (north) and rear (south), gablets to other bays to front and single-bay two storey gabled blocks to east and west.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
820	21824067	Garden Cottage	Adare	<p><b>Estate Feature</b></p> <p>Detached three-bay two-storey staff house, built in 1906, with projecting west bay to front (north) elevation and catslide block to rear (south). Hipped slate roofs with red brick chimneystacks, overhanging eaves, timber eaves course and flat-roofed dormer window.</p>	
821	21824069	Walled Garden 1	Adare	<p><b>Estate Feature</b></p> <p>Multiple-chamber asymmetrical walled garden, built c. 1830, comprising rubble stone walls with red brick to sections. Cut limestone copings. Segmental arched openings with cut limestone and red brick voussoirs. Cast-iron gates to some.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
822	None	Walled Garden 2	Adare	<p><b>Estate Feature</b></p> <p>Multiple-chamber asymmetrical walled garden, built c. 1830, comprising rubble stone walls with red brick to sections. Cut limestone copings. Segmental-arched pedestrian entrance openings with cut limestone voussoirs and timber battened doors.</p>	
823	None	Walled Garden 3	Adare	<p><b>Estate Feature</b></p> <p>Multiple-chamber asymmetrical walled garden, built c. 1830, comprising rubble stone walls with red brick to sections. Cut limestone crenelated parapet to west wall with cut limestone copings. Dovecote openings below.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
824	21824020	Dawson's Lodge	Adare	<p><b>Back Avenue</b></p> <p>Detached two-bay two-storey former gate lodge, built c. 1830, with later single-bay two-storey block to south having single-bay two-storey block to rear (west). Hipped slate roofs with rendered chimneystacks, ridge tiles and cast-iron rainwater goods.</p>	
825	21824019	Gateway	Back Avenue	<p><b>Back Avenue</b></p> <p>Freestanding gateway, built c. 1830, comprising pair of square-profile cut limestone piers with plinths and stepped capitals. Rubble limestone boundary wall to either side with rubble copings. Recent gate.</p>	





RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
826	21824084	Estate Cottage	Rathkeale Road	<p><b>Estate Cottage</b></p> <p>Detached two-bay two-storey former gate lodge, built c. 1830, with gablets and recent conservatory to front (south) elevation, single-bay single-storey hipped roofed block to east and canted bay window to east elevation. Pitched slate roof with render copings and cut stone chimneystacks. Rubble stone walls.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
827	21824068	Ice House	Adare	<p><b>Estate Feature</b></p> <p>Freestanding icehouse, built c. 1830, comprising mound supported to north by retaining wall of timber posts. Rubble stone entrance surround with cut limestone quoins. Red brick barrel vault within with square-headed opening and further barrel vault.</p>	
828	None	Boulabally House	Adare	<p><b>Estate Feature</b></p> <p>Late 19th or early 20th century two storey detached dwelling. Original sash windows throughout, first floor windows decorated with timber dormer heads. Original natural slate roof.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
829	None	New Farm Yard	Adare	<p><b>Estate Feature</b></p> <p>Building laid out in rectangular form around a central courtyard, a 19-bay façade dating from 1906, Central gable-fronted entrance is decorated with a bell tower and a date stone, original natural slate roof.</p>	
830	21824015	McCarthy's Lodge	Adare	<p><b>Estate Feature</b></p> <p>Detached two-bay two-storey former gate lodge, built c. 1820, now in use as house. Having recent extension to west elevation and pitched-roofed block to rear (south). Pitched slate roof with cut stone chimneystacks, overhanging eaves and rendered copings.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
833	None	Adare Church	Adare	<p><b>Medieval site – Parish Church</b></p> <p>This was the medieval parish church of Adare. It remained in use up to the mid-19th century when the Dunraven's restored the Augustinian Priory for use as an Anglican place of worship.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
834	None	Chantry Chapel	Adare	<p><b>Medieval Site</b></p> <p>This small single cell building was constructed, and endowed, in the medieval period in order to have Masses sung for the repose of its deceased benefactor.</p>	
835	None	Desmond Castle	Adare	<p><b>Medieval site – Castle</b></p> <p>The Office of Public Works has completed a major conservation and restoration project here. This site is described by O' Keefe (2000) as a donjon, within a bank and ditch.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
836	None	Franciscan Abbey	Blackabbey	<p><b>Medieval Site – Abbey</b></p> <p>In the attendant grounds of Adare Manor. A relatively unspoilt and unaltered structure the construction of which was completed shortly before the Dissolution of the Monasteries commenced.</p>	
837	None	Wesley's Rock	Blackabbey	<p><b>Crag</b></p> <p>Located close to the ruins of the Franciscan Friary, this was the location chosen by the founder of Methodism to preach to local people on several occasions.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
838	21824058	Ardshanbally House	Ardshanbally, Adare	<p><b>Semi-detached House</b></p> <p>Semi-detached three-bay two-storey house, built c. 1920, with gabled projecting bays to east and gabled bay to west. Verandah to front (south) elevation. Gablet to west elevation and conservatory and lean-to extension to west. Pitched slate roofs with cast-iron rainwater goods.</p>	
839	21824059	Shanbally House	Ardshanbally, Adare	<p><b>Semi-detached House</b></p> <p>Semi-detached three-bay two-storey house, built c. 1920, with gabled projecting bays to west and gabled bay to east. Verandah to front (south) elevation. Gablet and lean-to to east elevation and conservatory and lean-to extension to west.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
840	21824057	Rectory	Blackabbey, Adare	<p><b>Detached Dwelling</b></p> <p>Detached U-plan two-bay three-storey rectory, built c. 1900, with single-bay single-storey canted bay windows to ground floor, front (south) elevation and box bay window to ground floor east elevation. Single-bay two-storey return to rear (north) with flat-roofed block to north.</p>	
841	21824056	Adare Bridge	Adare - Ardshanbally	<p><b>Bridge</b></p> <p>Fourteen-arch rubble stone bridge, rebuilt in 1837, carrying road over the River Maigue, incorporating fabric of an earlier structure, dating from c. 1390-1410. Segmental arches with cut voussoirs. V-cutwaters to east elevation, rising vertically to form pedestrian refuges. Rubble stone parapet walls</p>	






RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
842	21824052	St Nicholas's Church of Ireland	Blackabbey	<p><b>Medieval Site – Abbey</b></p> <p>Formerly freestanding gable-fronted Church of Ireland church, restored c. 1807 and c. 1860, incorporating fabric from Augustinian Abbey which dates to 1315. Complex comprises five bay south nave elevation, double-height gable fronted chapel to south elevation having gabled single bay porch to south.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
843	21824053	Dunraven Mausoleum	Blackabbey	<p><b>Mausoleum</b></p> <p>Attached mausoleum, dated 1826, comprising gable-fronted single-bay two-storey central bay flanked by single-bay single-storey bays. Pitched slate roof to central bay with pitched cut limestone roof to flanking bays. Carved eaves courses. Carved limestone pinnacles and copings to central bay.</p>	
844	21824054	St Nicholas School	Blackabbey	<p><b>Church of Ireland</b></p> <p>Attached gable-fronted double-height former master and mistress's school house, built c. 1825, with projecting single-bay two-storey flat roofed block to north. Attached to former Augustinian Abbey, with fifteenth-century cloister to south.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
845	21824055	St Nicholas School	Blackabbey	<p><b>School</b></p> <p>Attached three-bay two-storey school, built in 1814, with projecting gable-fronted central bays to front (east) and rear (west). Pitched slate roofs with cut limestone copings, brackets eaves course and chimneystacks. Carved limestone finial to front gable. Rubble limestone walls with cut limestone quoins. Carved plaque to central front gable.</p>	
846	21824050	Dunraven Arms Hotel	Main St, Adare	<p><b>Commercial Premises</b></p> <p>Detached ten-bay two-storey hotel, built c. 1790, with five-bay single-storey block to front (south) elevation, east bays. Two single-bay single-storey flat-roofed bowed porches to front elevation and lower four-bay two-storey block to west.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
847	21824049	Friarstown Presbytery	Main St, Adare	<p><b>Roman Catholic Presbytery</b></p> <p>Detached two-storey presbytery, built c. 1840, comprising three-bay two-storey block with projecting bay to east, single-bay two-storey block to rear (north) and box bay window to ground floor of west elevation.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
848	21824046	Holy Trinity RC Church	Blackabbey, Main St, Adare	<p><b>Medieval site – Abbey Trinitarian Priory</b></p> <p>Freestanding Roman Catholic church, restored in 1811 and in 1852-53, incorporating fabric of an earlier abbey, built c. 1230. Comprising gable-fronted nineteenth-century nave.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
849	21824047	Our Lady's Abbey Girls Primary School	Off Main St, Adare	<p><b>Medieval &amp; 19<sup>th</sup> Century building</b></p> <p>Attached gable-fronted two-storey former convent school, built in 1854, now in use as school. Attached to medieval abbey to south. With box-bay window to west elevation. Two bay north elevation.</p>	
850	21824048	Dovecot	Trinitarian Abbey, Blackabbey, Adare	<p><b>Medieval site – Dovecot</b></p> <p>Freestanding circular-plan dovecote, rebuilt c. 1850, incorporating fabric of an earlier structure, possibly dating from the mid fourteenth century. Domed slate roof with cut stone eaves course. Rubble limestone walls.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
851	21824045	Countess Dunraven Fountain	Blackabbey, Adare	<p><b>Fountain</b></p> <p>Freestanding carved limestone monumental fountain, erected in 1855, set within cut limestone pentagon-profile basin with carved copings. Tapering four-sided obelisk style shaft surmounted by Celtic cross with carvings in relief and to the base.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
852	21824070	Adare Manor Gates	Adare	<p><b>Country House – gateway</b></p> <p>Freestanding entrance gateway, built c. 1810, comprising pair of square-profile dressed limestone piers with plinths and carved capitals with carved urns. Decorative cast-iron double-leaf gate between piers.</p>	





RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
853	21824071	Ryan's	Main St, Adare	<p><b>Cottage</b></p> <p>End-of-terrace three-bay two-storey thatched house, built c. 1830. Hipped thatched roof with overhanging eaves, forming canopy over entrance, supported by timber posts. Rendered walls. Square headed openings with fixed pane timber windows and concrete sills.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
854	21824072	Hornby's	Main St, Adare	<p><b>Cottage</b></p> <p>Terraced three-bay two-storey thatched house, built c. 1830, with overhanging roof to central bay forming verandah to front (north) elevation. Pitched thatched roof with red brick chimneystack. Rendered walls with square-headed openings having timber casement windows.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
855	21824073	Adare Cottage Shop	Main St, Adare	<p><b>Cottage</b></p> <p>End-of-terrace three-bay single-storey thatched house, built c. 1830. Hipped thatched roof with rendered red brick chimneystack. Rendered walls. Square headed openings with timber casement windows.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
856	21824074	Oak and Apple/ The Good Room	Main St, Adare	<p><b>Urban Structure – Commercial</b></p> <p>Semi-detached two-bay two-storey former house, built c. 1920, now in use as restaurant and shop. Projecting east bay to front (north) elevation. Half hipped slate roofs with rendered chimneystack, ridge tiles and overhanging eaves.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
857	None	Rococco	Main St, Adare	<p><b>Urban Structure – Commercial</b></p> <p>Semi-detached two-bay two-storey former house now in use as restaurant and shop. Square-headed openings with timber casement windows. Square-headed openings to ground floor, front elevation with replacement glazed doors.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
858	21824075	Wild Geese	Main St	<p><b>Urban Structure – Commercial</b></p> <p>Semi-detached three-bay two-storey house, built c. 1920, with projecting west bay, lean-to dormer window and two-bay single-storey porch to front (north). Half hipped slate roof with rendered chimneystack, overhanging eaves and ridge tiles.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
859	21824076	White Sage	Main St, Adare	<p><b>Cottage</b></p> <p>End-of-terrace three-bay single-storey with dormer attic thatched house, built c. 1830. Now in use as restaurant. With single-bay single-storey thatched addition to southeast. Hipped and pitched thatched roof with red brick chimneystack.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
860	21824077	Purcell's	Main St, Adare	<p><b>Cottage</b></p> <p>Terraced three-bay single-storey with dormer attic house, built c. 1830, with overhanging central bay to front (north) elevation forming canopy above entrance. Pitched thatched roof with red brick chimneystack, overhanging above entrance and supported by timber posts.</p>	





RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
861	21824078	Lowes	Main St, Adare	<p><b>Cottage</b></p> <p>Terraced three-bay two-storey thatched house, built c. 1830. Pitched thatched roof, overhanging and with red brick chimneystack. Rubble stone walls with square-headed openings having timber casement windows, timber lintels and red brick block-and-start surrounds.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
862	21824079	Fr. Kelly's	Main St, Adare	<p><b>Cottage</b></p> <p>Terraced three-bay two-storey thatched house, built c. 1830. Pitched thatched roof, overhanging and with red brick chimneystack. Rubble stone walls. Square-headed openings with replacement casement windows, timber lintels and red brick block-and-start surrounds and relieving arches.</p>	
863	21824080	Blue Door Restaurant	Main St, Adare	<p><b>Cottage</b></p> <p>End-of-terrace three-bay two-storey thatched house, built c. 1830. Hipped and pitched thatched roof, overhanging with red brick chimneystack. Rubble stone walls. Square headed openings with timber casement windows, timber lintels, red brick block-and start surrounds and relieving arches.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
864	21824081	Barry's	Main St, Adare	<p><b>Thatched House</b></p> <p>End-of-terrace four-bay single-storey thatched house, built c. 1830. Hipped and pitched thatched roof with red brick chimneystack. Rendered walls. Square headed openings with replacement casement windows.</p>	
865	21824082	Benson's	Main St, Adare	<p><b>Thatched House</b></p> <p>Terraced three-bay single-storey thatched house, built c. 1830, with flat-roofed single bay single-storey porch to front (north) elevation. Pitched thatched overhanging roof with red brick chimneystacks. Rendered walls. Square-headed openings with replacement timber windows.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
866	21824083	Lucy Erridge's	Main St, Adare	<p><b>Thatched House</b></p> <p>End-of-terrace four-bay single-storey thatched house, built c. 1830. Hipped and pitched thatched overhanging roof with red brick chimneystacks. Rendered walls. Square-headed openings with timber casement windows. Square-headed openings with timber glazed doors.</p>	
867	None	Washpool	Main St, Adare	<p><b>Park feature</b></p> <p>The Washing Pool is located on a small stream beside the Droichidin bridge, where once the villagers would have washed their clothes. Triangular in shape bounded on 2 sides by masonry walls &amp; on the roadside by a coursed stone parapet wall with access openings &amp; sloped entrances to tributary stream - the Droichidín.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
868	None	Culvert	Main St, Adare	<p><b>Infrastructural feature</b></p> <p>Double culvert rubble stone bridge over the Droichidin stream. Bridge comprising rubble stone walls.</p>	
869	21824036	Murphy's	Main St, Adare	<p><b>Detached dwelling</b></p> <p>Detached thatched house, built c. 1800, comprising four-bay two-storey block with lower two-bay single-storey block to east incorporating single-storey timber porch to front (north) of four-bay block and having canted bay to east. Hipped thatched roof with red brick chimneystack.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
870	21824042	Courthouse	Main St, Station Road	<p><b>Urban Structure</b></p> <p>The elegant cut stone civic building, built close to the heart of the village, masquerades as a pair of semi-detached dwellings and gives an insight into the Dunravens' approaches to the picturesque.</p>	
871	21824002	Railway Station	Station Road	<p><b>Railway Infrastructure</b></p> <p>Detached six-bay single and two-storey former railway station, built in 1856, comprising two bay two-storey gabled block with two-bay single-storey block to north-east, in turn having two-bay single-storey recessed block with single-bay gablet to north-east.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
872	21824001	Railway Bridge	Station Road	<p><b>Railway Infrastructure</b></p> <p>Triple-span railway bridge, built in 1856, over the River Maigue. Now disused. Coursed cut limestone piers, those to central span having cut limestone caps and V-cutwaters, supporting metal span, carrying railway and having lattice work parapets to central span.</p>	
873	None	Quay	Station Road	<p><b>Industrial Infrastructure</b></p> <p>The limestone surfaces and bollards serve to remind us today that the Maigue was navigable as far as Adare in the past, as evinced by the Dunraven's constructing a short canal into the present village's heart.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
874	21824041	Volkes	Main St, Adare	<p><b>Commercial Premises</b></p> <p>Attached three-bay two-storey house and shop, built c. 1820, with render shop front to ground floor front (south) elevation. Pitched slate roof with rendered chimneystack and copings, cast-iron rainwater goods and render eaves course.</p>	




RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
875	21824040	Manor Antiques	Main St, Adare	<p><b>Commercial Premises</b></p> <p>Attached three-bay two-storey former house, built c. 1820, now in use as shop. Pitched fishscale slate roof with rendered chimneystack and coping. Rendered walls with render quoins and plinth course. Square-headed openings with one-over-one pane timber sliding sash windows.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
876	21824038	Garda Station	Main St, Adare	<p><b>Urban Structure</b></p> <p>Attached four-bay two-storey former house, built c. 1820, with integral carriage arch to ground floor front (south) elevation. Now in use as a garda station. Pitched slate roof with cut stone copings to gables and red brick chimneystacks.</p>	
877	21824035	Footprints	Main St, Adare	<p><b>Commercial Premises</b></p> <p>Attached single-bay two-storey house and shop, built c. 1850, with shopfront to ground floor, front (north) elevation. Pitched slate roof with red brick chimneystack. Rendered walls. Square-headed opening with tripartite two-over-two pane flanked by one-over-one pane timber sliding sash window.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
878	21824034	The Small Town Pizza	Main St, Adare	<p><b>Commercial Premises</b></p> <p>Attached three- bay two storey house and shop, built c. 1840, with shopfront to ground floor of front (north) elevation.</p>	
879	21824007	Adare Town Hall	Main St, Adare	<p><b>Urban Structure</b></p> <p>Detached three-bay single-storey with dormer attic town hall, and former club and billiard room, built in 1911, comprising main block with single-bay single-storey recessed porch having hipped-roof dormer window above and flanked by single-bay gable-fronted projections with bay windows to front (east) elevation.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
880	21824005	Methodist Church	Blackabbey Road, Adare	<p><b>Urban Structure</b></p> <p>Freestanding gable-fronted Methodist church, built in 1873, with three-bay nave, lower gabled chancel to west elevation and gable-fronted single-bay single-storey porch to south elevation. Pitched slate roof with cut limestone copings and carved limestone brackets to gables.</p>	
882	21824003	Blackabbey Creamery	Blackabbey Road, Adare	<p><b>Industrial feature</b></p> <p>Detached L-plan single-storey former creamery, built c. 1900, comprising two-bay single-storey block to south with pitched roof and five-bay double-height half-hipped block to north having lean-to porch and external concrete staircase.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
883	None	Lodge	Blackabbey Road, Adare	<p><b>Demesne feature</b></p> <p>Two storey dwelling on own grounds, all sash windows replaced original natural slate pitched roof, diamond shape entrance, hexagonal chimneystack, cut stone façade.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
884	None	Keane - Chambers	Blackabbey Road, Adare	<p><b>Terraced House</b></p> <p>Designed by William Clifford-Smith (1881- 1954) a noted architect of the Arts and Crafts movement who had a specialized interest in the provision of quality cottage type homes at reasonable cost to the developer – usually an ‘improving landlord’.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
885	None	Liston's	Rathkeale Road	<p><b>Terraced House</b></p> <p>The housing scheme is arranged in short terraces of varying design and sizes. It utilizes dormers and verandahs supported on rustic posts as unifying elements to give cohesiveness to the entire scheme. A further unifying feature of the scheme is the use of contrasting black and white colours on various structural elements.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
886	21824009	Judge's	Rathkeale Road	<p><b>Terraced House</b></p> <p>End-of-terrace thee-bay single-storey with dormer attic house, built c. 1910, with lean-to dormer windows to east (front) and south. Overhanging roof forming verandah to front. Recent bay window to west. Half-hipped slate roof with rendered chimneystack. Overhanging to front and supported by timber posts.</p>	





RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
887	21824010	Savage's	Rathkeale Road	<p><b>Terraced House</b></p> <p>End-of-terrace two-bay single-storey with dormer attic house, built c. 1910, with flat roofed dormer window to east (front) and recent extension to north. Half-hipped slate roof with rendered chimneystack. Rendered walls.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
888	21824011	O' Leary's	Rathkeale Road	<p><b>Terraced House</b></p> <p>Terraced two-bay single-storey with dormer attic house, built c. 1910, with dormer window and overhanging roof forming verandah to east (front). Pitched slate roof with rendered chimneystack. Overhanging to front and supported by timber posts. Rendered walls.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
889	None	Walsh's	Rathkeale Road	<p><b>Terraced House</b></p> <p>Designed by William Clifford-Smith (1881- 1954) a noted architect of the Arts and Crafts movement. This is a three bay mid terrace house with a cat-slide roofed dormer on the left hand side and a pitched roofed dormer on the right – both shared with adjacent dwellings.</p>	
890	21824012	Iona	Rathkeale Road	<p><b>Terraced House</b></p> <p>End-of-terrace three-bay single-storey with dormer attic house, built c. 1910, with dormer window to east (front) and west elevations, recent extension to west (rear) recessed west bay to front with overhanging roof forming verandah. Half-hipped</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
				slate roof with rendered chimneystack.	
891	None	Jones's	Rathkeale Road	<p><b>Terraced House</b></p> <p>Designed by William Clifford-Smith (1881- 1954) a noted architect of the Arts and Crafts movement. This is a three bay end terrace house with a cat-slide roofed dormer on the left hand side shared with adjacent dwellings. The main roof is three quarter hipped.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
892	21824013	Kilmurray's	Rathkeale Road	<p><b>Terraced House</b></p> <p>Terraced three-bay single-storey with dormer attic house, built c. 1910, with shared gable and dormer window to east (front) elevation. Recessed west bay to front with overhanging roof forming verandah above. Pitched slate roofs with rendered chimneystacks. Rendered walls.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
893	21824008	Iverk	Rathkeale Road	<p><b>Terraced House</b></p> <p>Terraced two-bay single-storey with dormer attic house, built c. 1910, with shared dormer gable to roof and overhanging roof forming verandah to front (east) elevation. Pitched slate roofs with rendered chimneystacks. Overhanging and supported by timber posts. Rendered walls. Square-headed opening to gable with timber casement window.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
894	21824031	Raincin	Rathkeale Road	<p><b>Terraced House</b></p> <p>Attached single-bay two-storey house and shop, built c. 1820, with render shopfront to ground floor, front (west) elevation. Pitched slate roof with red brick chimneystack and render eaves course. Lined-and-ruled rendered walls with square-headed opening.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
895	21824030	Chawke's Bar	Rathkeale Road	<p><b>Terraced House</b></p> <p>Attached four-bay two-storey house and public house, built c. 1820, formerly comprised of two structures, with pub front to ground floor and integral carriage arch, front (west) elevation. Pitched slate roofs with red brick chimneystacks.</p>	





RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
896	21824029	Aibheil Bridal	Rathkeale Road	<p><b>Urban Structure – Industrial</b></p> <p>Detached gable-fronted single-bay single storey former forge, built c. 1820, with recent extension to rear (east). Now in use as offices. Pitched slate roof with cut limestone copings and ball finial to front (west) gable.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
897	21824027	Former constabulary barracks	Rathkeale Road	<p><b>Urban Structure – Industrial</b></p> <p>Detached four-bay two-storey former constabulary barracks, built c. 1820, with canted bay window to front (west) elevation and two-storey blocks to rear (east). Pitched slate roof with rendered chimneystacks and copings to gables.</p>	
898	21824028	Outbuildings	Rathkeale Road	<p><b>Complex of outhouses</b></p> <p>Detached three-bay single-storey former coach house, built c. 1850, now in use as outbuilding. With hipped slate roof, rubble stone walls, segmental carriage arch with cut stone voussoirs. Pair of square-profile cut stone piers to</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
				west with cut caps and adjoining rubble stone walls.	
899	21824026	Harrington's	Back Avenue	<p><b>Urban Structure - Dwelling</b></p> <p>Semi-detached two-bay two-storey house, built c. 1820. Pitched slate roof with red brick chimneystack and overhanging eaves. Rendered walls. Square-headed openings with replacement uPVC windows. Rubble boundary wall with timber fence.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1673	21824025	Dunraven's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>Semi-detached two-bay two-storey house, built c. 1820, now overgrown. Pitched slate roof. Rendered walls, red brick exposed to south gable. Square-headed openings, those to south gable with timber sliding sash windows. Overgrown boundary wall.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1674	None	Murphy's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>End of terrace single storey house constructed of textured concrete blocks with a rusticated pattern made to resemble masonry and shows the Dunraven family's willingness to use contemporary materials in the 20th century.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1675	None	Corrigan's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>Mid-terrace single storey house constructed of textured concrete blocks with a rusticated pattern made to resemble masonry and shows the Dunraven family's willingness to use contemporary materials in the 20th century.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1676	None	O' Connor's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>End of terrace single storey house constructed of textured concrete blocks with a rusticated pattern made to resemble masonry and shows the Dunraven family's willingness to use contemporary materials in the 20th century.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1677	None	Hickey's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>Terrace three-bay two-storey house, built c. 1800. Pitched slate roof with rendered chimneystack. Rubble stone walls with square-headed openings.</p>	






RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1678	None	Moloney's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>Terrace two-bay two-storey house, built c. 1800. Pitched artificial slate roof with rendered chimneystack. Rubble stone walls with square-headed openings.</p>	
1679	21824024	Ruttle's	Back Avenue, Adare	<p><b>Urban Structure – Dwelling</b></p> <p>End-of-terrace two-bay two-storey house, built c. 1800, with single-bay single-storey lean-to to west elevation. Pitched artificial slate roof with rendered chimneystack and copings to gable. Rubble stone walls with square-headed openings having replacement uPVC windows.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1680	None	Gatehouse	Back Avenue, Adare	<p><b>Country House – feature</b></p> <p>Single storey building of rubble construction with roughly squared stones acting as quoins on the angles. The window opes have shallow arches in brick. The roof is hipped, slate roof with ceramic ridge tiles. A rustic verandah, of later construction, forms a porch over the lodge’s front door.</p>	
1681	None	Semi-detached cottage	Back Avenue, Adare	<p><b>Urban structure – dwelling</b></p> <p>Semi-detached gabled two bay dormer roofed dwelling. The front wall is stepped back to form a porch over the front door and is framed by brick quoining on either side. The walls are finished with painted lime mortar, though this has been partially removed in places.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1682	None	No 2 Back Avenue	No 2 Back Avenue, Adare	<p><b>Urban structure – dwelling</b></p> <p>Semi-detached three-bay single-storey with dormer attic house, built c. 1890, with recessed bay and gabled dormer window to front elevation. Pitched slate roof with red brick chimneystacks.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1683	None	Semi-detached cottage	Back Avenue, Adare	<p><b>Urban structure – dwelling</b></p> <p>Semi-detached three-bay single-storey with dormer attic house, built c. 1890, with recessed bay and gabled dormer window to front elevation. Pitched slate roof with red brick chimneystacks, timber bargeboard to gable.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1684	21824017	No 4 Back Avenue	No 4 Back Avenue, Adarfe	<p><b>Urban structure – dwelling</b></p> <p>Semi-detached three-bay single-storey with dormer attic house, built c. 1890, with recessed east bay and gabled dormer window to front (north) elevation. Pitched slate roof with red brick chimneystacks.</p>	
1685	None	No 5 Back Avenue	No 5 Back Avenue, Adare	<p><b>Urban structure – dwelling</b></p> <p>One of two buildings, giving the appearance to the casual observer of being a large asymmetric residence, which are semi-detached dwellings. Red-brick chimneys, natural slate roof, painted wet dash render.</p>	


RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1686	None	No 6 Back Avenue	No 6 Back Avenue, Adare	<p><b>Urban structure- dwelling</b></p> <p>One of two buildings, giving the appearance to the casual observer of being a large asymmetric residence, which are semi-detached dwellings. Red-brick chimneys, natural slate roof, painted wetdash render.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1687	21824014	Scoil Naomh Iosaf	Rathkeale Road, Adare	<p><b>Urban structure – Institutional</b></p> <p>Detached three-bay two-storey former fever hospital, built in 1830, now in use as a school. Single-bay single-storey gabled porch to west, two-bay two-storey block to rear (east) with four-bay two-storey block with gabled east bay further east.</p>	
1688	None	St Gerard's	Rathkeale Road, Adare	<p><b>Urban structure – dwelling</b></p> <p>Built in the late 1920's of symmetrical design, however it owes much of its design motifs to the Edwardian era of the beginning of the 20th century. Centrally located glazed doorway with side lights and</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
				fanlights. Centrally located twin chimneys.	
1689	21824016	Dovea House	Rathkeale Road, Adare	<p><b>Urban structure – dwelling</b></p> <p>Detached four-bay two-storey house, built c. 1910, now also in use as surgery, having two-bay single-storey extension to north elevation and verandah to front (west) elevation. Pitched slate roof with rendered chimneystacks and copings.</p>	



RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1690	21824015	Deerpark Gateway	Rathkeale Road, Adare	<p><b>Country House feature</b></p> <p>Good gates with urns on the west side of Rathkeale Road. The gate way carries the date 1842 on the inner curve of the wall.</p>	
1691	21824015	Deerpark Lodge	Rathkeale Road, Adare	<p><b>Country House</b></p> <p>Two bay two storey gabled lodge with chimneys on each gable. Coupled windows on the entrance façade, one at ground floor level and two at first floor. Gothic arched doorway recently converted to a window and lodge was extended to the side.</p>	

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1692	21902108	Ivy House	Rathkeale Road, Adare	<p><b>Detached dwelling</b></p> <p>Three bay two storey hip-roofed house, has a centrally placed fanlit door with sidelights. One over one sash windows are located on either side of the doorway. Two Rendered chimneys rise from inside the angles of the roof.</p>	

### Appendix III – Sites and Monuments Record

The Sites and Monuments Record is a large database of all known & potential archaeological sites which is constantly being updated. Archaeological sites are protected under the provisions of the National Monuments Act (Amendments) 1930-2014, specifically, Recorded Monuments are protected under Section 12 of the 1994 Amendment. New legislation is in train and maybe enacted during the lifetime of this plan. In addition, Objective EH037 of the Limerick Development Plan 2022-2028 sets out to protect all archaeological sites discovered subsequent to the publication of the RMP (Limerick 1997) and their settings (Objective EH039) therefore all known sites included in the Sites & Monuments Record at the time of the creation of the LAP are included in the list below.

Section 12(3) of the Act states “When the owner or occupier...of a monument or place which has been recorded under subsection (1) or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the [Minister for the Housing, Local Government and Heritage] and shall not, except in the case of urgent necessity and with the consent of the [Minister] commence the work for a period of two months after having given the notice.”

Section 16 of the Act prohibits the use or possession of detection devices “in, or at the site of, a monument recorded under Section 12.”

The following table lists the entries from the Sites & Monuments Record located in Adare:

SMR No.	Classification	Townland
LI021-032001	Historic Town	Adare & Blackabbey
LI021-032002	Bridge	Adare & Blackabbey
LI021-032003	Castle Anglo-Norman Nat Mon 622	Adare
LI021-032004	Church	Adare
LI021-032005	Graveyard	Adare
LI021-032006	Religious House Augustinian Friars	Blackabbey
LI021-032007	Religious House Franciscan Friars	Adare
LI021-032008	Religious House Trinitarians	Blackabbey
LI021-032009	Gatehouse	Adare
LI021-032010	Castle-tower house	Adare
LI021-032011	Chapel	Adare
LI021-032012	Dovecote	Blackabbey
LI021-032013	Town Defences	Adare & Blackabbey
LI021-032017	Font	Blackabbey
LI021-032018	Water Mill unclassified	Adare
LI021-032019	Burial	Blackabbey
LI021-032020	Earthworks & property plots	Blackabbey
LI021-032021	Excavation - miscellaneous	Adare
LI021-034001	Ogham (present location)	Adare
LI021-034002	Ogham (present location)	Adare

LI021-034003	Ogham (present location)	Adare
LI021-034004	Ogham (present location)	Adare
LI021-034005	Ogham (present location)	Adare
LI021-034006	Cross-inscribed slab (present location)	Adare
LI021-149	Enclosure	Ardshanbally
LI021-151001	Enclosure	Ardshanbally
LI021-151002	Enclosure	Ardshanbally
LI021-153	Enclosure	Blackabbey
LI021-156001	Enclosure	Graigue
LI021-156002	Enclosure	Graigue
LI021-156003	Enclosure	Graigue
LI021-182001	Excavation- miscellaneous	Boulabally
LI021-182002	Cremation Pit	Boulabally
LI021-182003	Enclosure	Boulabally
LI021-182004	Burial	Boulabally
LI021-184	Armorial plaque	Adare





**LIMERICK** **ADARE**

Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

Forward Planning  
19th August 2023

