

Adare Community Trust, Adare.

Submission to the Adare LAP 2023-2029

March 6th 2023

Adare Community Trust Company was established in 2016, the Company is a company limited by guarantee & is made up of local volunteers.

Our Objectives:

- To coordinate the activities of Adare and its environs and maximise the effort of its organisations to the betterment of all concerned.
- Representing the community of Adare and its environs with government bodies and funding agencies
- To maximise the effect of the community voice
- To formulate a strategic plan for the betterment of all concerned.
- To communicate to the people of Adare and its environs a concerted message.
- To Market the Village of Adare and its environs for tourism, retail, crafts and ecology.

We would like to thank Limerick City & County council & their representatives for allowing us to review the current local area plan in the village hall Adare on February 13th, 2023, and their promptness in responding to our queries thereafter.

Population and housing

The type of housing required in Adare in the years ahead are:

- Affordable Housing
- Starter homes
- One/Two bed cottages as step down homes for current residents to free up larger homes for families to purchase. Adare needs to become a village where families who are born here, can remain here for their entire life if they so wish. This is the case in most villages throughout Ireland, in creating a new LAP plan for Adare we have a huge opportunity to ensure we can allow for this to happen & do so much better in the future than what's been done in the past.

The Location of these houses:

- Within existing areas currently zoned.
- No additional zoning should be allowed until bypass is under construction or completed.

Consideration should also be made when zoning additional housing in villages and towns beyond Adare, those residents have to travel through Adare on a daily basis, The Village cannot take any more traffic unless of course the roundabout in the Village is manned by traffic gardai daily at the busy hours in the morning & evening and parking is readily available so those looking to stop in Adare can get off the street quickly.

Enhancement of Existing residential housing:

- Alternative parking to current parking, a recent addition to car parking at a housing estate has made it exceptionally difficult for residents to exit safely from their estate. Consultation with residents in each of the current housing estates would be recommended and Adare Community Trust would be delighted to facilitate this for LCCC.
- Greater care to green spaces managed by contractors engaged by LCCC, the management of these landscapers should be in conjunction with Adare Tidy Towns to ensure works are completed to the required standard, avoid double jobbing, increase communication, and take greater care and consideration for biodiversity throughout the village.
- New Car Parks, so people working in the village can stop parking in all the housing estates.

Key opportunity Sites:

- Those that are already zoned for housing,

Retail, Commercial, Employment & Enterprise:

The type of retail / commercial services required to serve the population & location:

- Creche facilities, currently only 2 creches in Adare Village, both at full capacity with extremely long waiting lists, space for more than one creche in the village would be required, locate these in any of the currently zoned lands and ensure they are accessible with good quality walking paths & cycle lanes.
- After school facilities, currently nothing available in the Village, locate these in any of the currently zoned land or in current buildings such as the monastery at the boy's school which requires restoration, ensuring that good quality walking paths are linked to schools in the village.
- With proposed increases in population, accommodations to house future GP practices are required in the village, currently both GP practices are at capacity, it may be possible to extend the current dispensary where the district Nurses are located, alternatively allow for retail units in some of the current zoned lands, with sufficient parking that's accessible for all.
- The Heritage Centre requires urgent attention, it currently does not service the requirements of tourists visiting Adare, both national & international.
- Cottage Industry type business space, it may be possible to locate businesses like this in a newly refurbished or extended heritage centre.
- Cookery school dedicated to tourists in high season, local & national visitors in low season, again there may be a possibility of locating this in a newly refurbished or extended heritage centre.
- Allow the Village Hall restoration to become a venue that can host cultural events similar to friar's gate theatre as well as having retail unit options if required.

Supports & Services required in the Village to sustain and grow employment and employment potential:

- **PARKING** is urgently required to ensure that potential customers travelling through Adare can stop, visit, dine, shop etc. commitment to parking has been made in the last 3 Local area plans and no progress has been made.
Parking is limited to 112 street spaces, the heritage centre and the car park at the boy's school. (this car park is required for the school to ensure safety for kids being dropped and collected from school). There are over 90 businesses in Adare that require parking.
- Heritage Centre upgrade.
- Publicly available fast EV charging points, in a car park and not on the street.
- Continuous investment in the streetscape.
- A detailed plan for Adare after the bypass!!

Opportunities to enhance tourism in Adare:

- Cookery school dedicated to tourists in high season, local & national visitors in low season, again there may be a possibility of locating this in a newly refurbished or extended heritage centre.
- Tourist information centre/Interactive/Experiential.
- High quality signage, starting with "Welcome to Adare" at both entry points to the Village, this is something that needs to be in place for Summer 2023, proudly displaying the new Adare brand. It is important to note that tourism is increasing because of Ryder cup in Adare in 2027 is already in play, speaking with those involved with Ryder Cup Europe, once a venue is announced as a venue, the benefits are seen immediately.
- Appoint a Tourism Manager in Adare, to allow Adare to prepare for the benefits up to, including & after the Ryder cup, ensuring that every benefit possible is secured ensuring the local authority & government get a return on their investment in same.
- Refurbished Heritage Centre.
- Digitalized walking tour of Adare.
- Parking.
- Complete Sensory Garden in the Village Park, making it accessible to all.
- Developments of Tennis courts in the Manor Fields.
- Upgrades to the Playground in the Manor fields.
- Installation of Electric charging points in the Manor fields & at other locations within the village.

- Creation of a Theatre in the Village Hall.
- Ensuring that when the bypass is completed that good quality directional signage is in place to advise potential customers what Adare has to offer, this signage needs to be at a minimum 5km from the Adare exit on either side to allow potential visitors enough time to decide to visit the village.
- Enhance the bus stop at the Park, move the wall back and install seating, lighting is also very poor here and needs to be addressed.
- Age friendly parking also required in the village.
- We are delighted with the recent completion by the marketing & tourism team at LCCC of the Adare Brand. We now ask that every possible support is given to ensure the brand becomes recognisable both nationally & internationally.
- A Post box needs to be installed in the main street.

Community Amenity & Recreation

Community infrastructures & sports facilities lacking in Adare and where should they be located:

- Adare is fortunate to have many good quality sports facilities, thanks to fantastic volunteers who work tirelessly in all our clubs. However, there are still many projects that need to be completed and important to any village with a growing population, such as Tennis courts, basketball court & a ball wall at the manor fields, building of locker rooms at the soccer pitch etc. maintenance of the current facilities in the Manor fields such as the playground.
- We would request that the following would be considered going forward for any person developing properties in Adare and managed by LCCC in association with Adare community Trust; we have noted that there are proposals from property developers that as part of their planning application suggest that they provide a room/s or areas for community use. We request that rather than creating another space, that these developers transfer these monies/costs to build to maintain or expand our current facilities which are operating well.

We would also like it noted that developers have recently completed developments here in Adare, used our many voluntary amenities as part of their marketing collateral and made no contribution to those said groups, we would ask that this would be a standard requirement from all developers which we believe that other local authorities have done in their counties.

- A report titled “*An Exploration of the Recreation & Amenity Potential of the Maigne Rivers*” prepared for the Maigne Rivers Trust by Deirdre Lewis of SLR Consultants

<https://maigueriverstrust.ie/wp-content/uploads/2021/08/Maigne-Rivers-Trust-Exploration-of-Recreation-Amenity-FINAL-MRT-Aug2021.pdf>

The report identifies a number of opportunities to further develop the recreational and amenity potential of the Maigne catchment area, particularly around Adare. While the research found that good use was being made of the riverside walk in Adare, there are other opportunities for the development of this wonderful but largely underutilized resource on our doorstep.

These developments would underpin the overall strategic development of the recreational and amenity potential of the Maigne not only for Adare but for all the towns and villages in the Maigne catchment area. The opportunities identified for the Adare area in the Maigne Rivers Trust report include:

Riverbank Walk:

This is the only formal ‘beside water’ trail in the northern Maigne catchment, offering a 2km loop to users. It is intensely well used, such that it had to be directed as ‘one-way traffic’ during the Covid-19 lockdown.

Angling

The riverbank walk area is also fished by local anglers young and old, in accordance with the relevant by-laws. It is quite evident that this is an important amenity, particularly for young anglers from Limerick city, and should be better recognized and enhanced.

The report also states that there is a very strong international demand (particularly from the USA) for wild brown trout fishing on the Maigne, provided by

professional guides in co-operation with hotels in the catchment area.

Water Based Activities and Blueways

There is enormous potential for the Maigue at Adare for kayaking, canoeing, paddle boarding and even dingy sailing, and the development of a Blueway. However, there is currently no safe access to the river at Adare so it cannot be done. The Turf Quay, located just below the Riverbank walk, was used up to until about the early 1900s for the shipment of turf and other cargoes to Adare using Shannon hookers and small steamboats. It is still virtually intact and is now used as a car park.

A local committee has been set up with the aim of restoring the quay so as to provide a safe means of access to the river. It is envisaged that a 15 meter piled pontoon with gangway access would be adequate for the purpose.

Not only would this relatively basic facility open up the huge recreational potential of the river at Adare, it would also open up the entire Maigue catchment. While it is possible to kayak or canoe from Bruff all the way to the Shannon, it cannot be done without safe means of access at Croom, Adare and Ferrybridge. There is now a slipway at Croom, and both Adare and Ferrybridge are seeking to have small pontoons installed so as to provide access to the tidal section of the river. It would also enable the development of a Maigue Blueway.

Tidal section of the Maigue

The tidal section of the river between Adare and Ferrybridge is a very special place that is completely undiscovered because it is so isolated and difficult to access. The provision of access to the river at Adare

and Ferrybridge would create a new and unique naturalist attraction for Adare and the entire region.

There is also the potential to develop a walkway along the bank(s) of the river between Adare and Ferrybridge, subject to agreement with farmers and landowners. This walk could link to the Limerick Greenway, if and when it is extended from Rathkeale to Adare and on to Limerick.

- Adare GAA have just completed a world class facility in their new pitch, there is an urgent requirement of 400m of pathway & cycle lane from Adare Village to GAA pitch, for the safety of all, this is a urgent priority for all the children that are members of Adare GAA and either access on their bicycles or on foot.
- All Rubbish bins need to be replaced with more modern style bins in keeping with the village.
- Recycling area at the back of the heritage centre needs upgrading.
- The graveyard in Adare has limited space available, consideration is now required for where the next graveyard in Adare will be located. The graveyard in Adare is owned by LCCC.

Other Routes that can be developed:

- Development of green ways in conjunction with bypass or newly approved train line.
- Footpath from Village to Murphy's cross to be completed.
- Cycle lane from Village to the Manor fields.
- All footpaths must be accessible.
- Pathway inside wall on the Rathkeale road from hall to medical centre.
- Pathway required from the Village to Lantern lodge for safety and continue this pathway to Woodland's house hotel, a) to allow staff to get to work safely b) Guests staying in woodlands would be able to access the village safely and have the freedom to experience what there is to offer.
- Riverbank walking trail requires upgrading.
- Sustainable LED Lighting required on the riverbank to always ensure safety for all users.

- Create an accessible Trolley/Train service on wheels that can travel around the village from the new proposed train line, offering tours of the village, allowing people to commute from all 3 hotels to the village, audio tour on board etc. there would be a charge for this.

Built & National Heritage:

Features of the area's natural & built heritage should be conserved and enhanced:

- The old Monastery at the boy's school should be restored and returned to use, the board of management at the boy's school should be given whatever assistance and funding required to make this happen before the building becomes irreparable.
- Desmond Castle should be enhanced to allow events to take place there, there is a huge demand from international clients for same.
- A foot bridge should be built inside the wall of the bridge over the river to allow easier access to Desmond castle.
- Consideration should be made to re-open the dovecot to allow visitors inside.
- Guides should be engaged to educate our tourists on the history of both of our amazing churches within the village.
- Allow the parishioners of St Nicolas church enhance the car parks and make safer for visitors whilst being sympathetic to the building.
- Restoration of Adare Village Hall including opening up of front area by removal of wall and landscaping accordingly, here there is an opportunity for the area in front of the hall to be a drop off location to assist with keeping traffic flowing through the village.
- The Shrine on the main street by the church needs restoration.
- The collateral stated that there are 109 protected structures in Adare, we would like to obtain a copy of all these structures and have possible further consultation with LCCC on these & works that could possibly be completed.

Climate Action:

The following is required on Climate Action

- Adare needs LCCC to create a climate action plan for Adare.

- Air Quality monitoring needs to take place based on current traffic coming through village.
- Safe walking corridors required between all schools, appropriate markings etc on footpaths.
- Facility to recycle & compost correctly.
- Retro fitting all old housing stock in Adare.
- SEAFRAMS needs to be considered and integrated.
- Invasive Species in the river and on the river -bank needs to be addressed.
- Address how SUDS can be integrated throughout the village now and in the future.
- Provide a community Anaerobic bio digester, this would be an amazing opportunity for a village like Adare to lead the way for every small town and village in the country, this also would be a fantastic tool for our Tidy Towns volunteers.
- Support a community “Let it Bee” project, educating our community, creating beehives in the Park, developing An “Adare” honey etc.

Active Travel, Transportation, Infrastructure & Utilities.

Key Transport & Infrastructure related issues facing Adare

- Pedestrian Crossing at Centra needs to be operated by traffic lights.
- CAR PARKING, we support, paid car parking in the main street, Blackabbey & station road, understanding that full time residents in these areas would have parking permits. LCCC & the local community need to be proactive in acquiring lands for car parking if and when it comes on the market.

Additional Infrastructure required to support development in Adare

- CAR PARKING
- Ensure that proposed new train route has a passenger element from Adare to allow the community to commute sustainably, also ensuring that there is sufficient parking here.
- Sewage treatment suitable to meet requirements to facilitate all houses in Adare today and in the future.
- Fibre Broadband must be standard throughout the village.

Energy conservation & alternative sources of renewable energy could be encouraged by:

- Installation of solar panels in the Heritage Centre, Village Hall & all 4 schools.
- Educational seminars annually to ensure the community are aware of opportunities, new innovations etc.

Surface Water Drainage & Flooding:

Areas that have experienced flooding

- St Nicolas Church
- St Nicolas School
- Adare Manor
- Houses on the Station Road.

Measures that can be taken to prevent flooding.

- Regular clearing of Debris from all Bridges from the Shannon right up to Adare.
- Address how SUDS can be integrated throughout the village now and in the future.

Thank you for taking the time to read our submission, Adare Community Trust are available to meet with you to discuss in further detail if required.

