

Who Makes the Local Area Plan?

The responsibility for making the LAP rests with the Elected Members of the Municipal District of Adare - Rathkeale, in accordance with planning legislation and published Ministerial guidance.

The key steps in making the plan are set out below:

1. Pre-Draft Stage

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

2. Draft Plan Stage

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

3. Notice of Draft Plan

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

4. Chief Executive's Report

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

5. Consideration by Elected Members

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

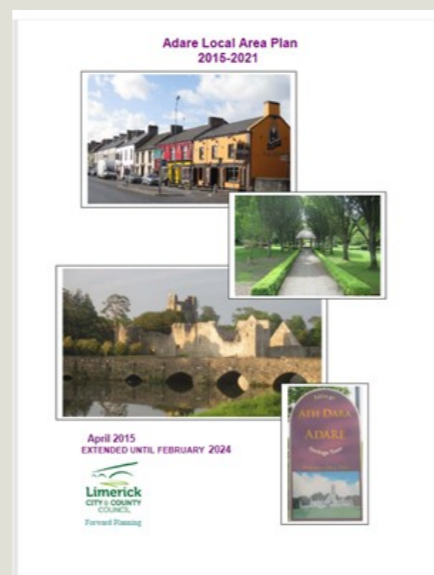
6. Material Alterations

In the event of Material Alterations or amendments, the Planning Authority will publish notice of this inviting further submissions. A similar process to that outlined at stages 4 and 5 above is then repeated.

7. Final Plan

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

Making a Submission on the Review of the Adare Local Area Plan



Public consultation at this stage will take place until 5.00pm on the 6 of March 2023.

A public information evening will be held in the Village hall on Monday 13 of February between 2.30pm and 6.30pm.

This Issues Paper and the current Adare Local Area Plan can be viewed on the Council's website www.limerick.ie

Submissions titled "Adare LAP" can be made via:

- **My point:** <https://mypoint.limerick.ie>
- **Email:** forwardplanning@limerick.ie
- **Writing to:** Forward Planning Section, Economic Development and Enterprise Directorate, Limerick City and County Council, Merchants Quay, Limerick

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

All submissions received during this period will be considered by the Council, in the drafting of the new Adare Local Area Plan. Submissions will form part of reports associated with the making of the LAP, which will be available online.

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

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

ADARE LOCAL AREA PLAN



Pre-Draft Issues Paper Review of the Adare Local Area Plan 2015-2021 (As Extended)

**Forward Planning
4 February — 6 March 2023**



Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

Introduction

Limerick City and County Council is preparing a new Local Area Plan for the village of Adare. 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). The existing Adare LAP was extended, until February 2024 under Section 19 of the Planning and Development Act 2000 (as amended). A new plan is now required to replace the existing LAP for the 2023-2029 period. The LAP will set out a land use strategy for the proper planning and sustainable development of the village, to comply with the provisions of the Limerick Development Plan 2022—2028. The LAP will consist of a written statement and maps, indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change. The LAP must be consistent with the objectives of the higher order plans, including the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Limerick Development Plan 2022-2028.

Public consultation is an important aspect of any plan making process. Public consultation enables issues and concerns relating to the LAP area to be addressed and ensures that the final LAP acknowledges community aspirations and concerns. This Issues Paper relates to the non-statutory “Pre-Draft” stage of the LAP preparation process. This “Pre-Draft” phase will be followed by preparation of the Draft LAP, when a 6 week period of public consultation will be undertaken. The Issues Paper aims to encourage interest and debate and invites submissions or observations. All future planning applications will be assessed, in accordance with the plan, once adopted. The content of submissions or observations are not limited to the issues outlined in this paper.

Population and Housing



The population of the Adare was 1129 in the 2016 Census. The population growth target for the village is a population of 1,455 people by 2028 as set out in the Limerick Development Plan 2022—2028. To encourage compact growth and to strengthen the core of Adare, residential development should be encouraged within the existing settlement, this will include reuse of existing building stock, brownfield and infill sites as well as greenfield sites. New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense of place and a high quality public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure, including childcare, schools, transport, water, wastewater, recreation and amenity.

Q. How can the quality of existing residential areas be enhanced?

Q. What type of housing is required in Adare and where should it be located?

Q. Where are the key opportunity sites for (re)development in Adare?

Retail, Commercial, Employment and Enterprise



Adare is a service centre for its own community, the surrounding area and visitors alike with a mix of retail and services. In recent years, the village has served as home to many commuters to Limerick City and Environs. Adare’s many attractions and its location on the main artery between Dublin and Kerry has long made Adare an attractive area for tourism and tourist accommodation is available in Adare Manor, The Dunraven Arms and in a number of Guest houses and Bed and Breakfast establishments located throughout the village and surrounding area. The

development of business, enterprise and employment in the village and any expansion of existing facilities needs to be planned and managed to ensure an appropriate mix of facilities to sustain this vibrant community. The proposed Plan will need to examine and identify any shortfalls in the provision of services and allow for the adequate zoning of lands to support this type of development.

Q. What type of retail/ commercial services are required to serve the population and where should developments be located?

Q. What supports/ services are required in the village to sustain and grow employment and employment potential?

Q. How does Adare capitalise further on business opportunities?

Q. Are there any opportunities to enhance tourism developments in Adare?

Community, Amenity and Recreation



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

Q. What community infrastructure and sports facilities are lacking in Adare and where should these be located?

Q. Are there other natural features/ routes that could be developed, such as walking routes/greenway/blueways?

Built and Natural Heritage



Adare has many fine buildings/structures and monuments which contribute to the heritage and

distinctiveness of village in terms of place-making and the identity of the area. There are 109 Protected Structures in the village and 76 of these are also listed on the National Inventory of Architectural Heritage. There are numerous sites listed on the Record of Monuments and Places for their archaeological significance. Adare’s heritage is an important consideration to be incorporated in new developments in order to conserve the area’s character and to create a ‘sense of place’. Conservation and enhancement of the area’s heritage assets, including blue green infrastructure and biodiversity will contribute to the attractiveness of Adare as a desirable place to live, shop and work and for communities to take pride in.

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

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

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

Climate Adaptation and Mitigation



The effects of climate change pose a serious threat to quality of life, communities, businesses, the environment and biodiversity. Limerick City and County Council’s Climate Change Adaption Strategy addresses measures to minimise the effects of climate change, such as extreme weather events, greenhouse gas and emissions.

Q. What objectives are needed to ensure that the Adare Local Area Plan considers climate change as it develops?

Q. How can we increase awareness and reduce the impacts of climate change in Adare?

Active Travel, Transport, Infrastructure and Utilities



National and Regional Transport Policy seeks to support the transition to a low carbon society and emphasises the need to reduce the demand for travel and the reliance on the private car in favour of public transport, car-pooling, cycling and walking. Travel trends for Adare identify a high dependency on car travel and the village experiences frequent traffic congestion.

The potential for growth in Adare will lead to additional demands on roads, water supply and sewerage treatment, energy supplies and telecommunication networks. The increased demand for services must be considered in the context of reducing carbon emissions and promoting a more sustainable way of living, travelling and working.

Q. What are the key transport and infrastructure related issues facing Adare?

Q. What additional infrastructure is required to support development in Adare?

Q. How can energy conservation and alternative sources of renewable energy be encouraged?

Surface Water Drainage and Flooding



Flood risk is a key consideration in preparing a Local Area Plan. The Flood Risk Guidelines seek to ensure that development avoids flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, has identified Flood Zones in Adare. Presently work is underway on the preparation of a Flood Relief Scheme for the village.

Q. What areas have experienced flooding in the village?

Q. What measures can be taken to avoid or prevent flooding?