

Material Alterations to the

Draft Newcastle West Local Area Plan 2023 – 2029

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

Public Display Period: 23rd September – 23rd October 2023

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



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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PART A – INTRODUCTION

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

This report comprises the following parts:

- A. Introduction;
- B. Proposed Amendments to Draft Newcastle West Local Area Plan 2023 – 2029;
 - Amendments to Draft Local Area Plan Text;
 - Amendments to Opportunity Sites Map and Table;
 - Amendments to the Settlement Capacity Audit;
 - Amendments to Land Use Zoning Matrix;
 - Amendments to Appendix 2 – Record of Protected Structures and Record of Monuments and Places
 - Amendments to Local Area Plan Maps;
- C. Amendments to Local Transport Plan;
- D. Amendments to Strategic Flood Risk Assessment;
- E. Strategic Environmental Assessment (SEA) Environmental Report and Appropriate Assessment (AA) Natura Impact Report;

Updated Environmental reports are also set out in the document.

The Draft LAP was placed on public display for a period of 6 weeks from 6th of May 2023 – 19th June 2023 inclusive. A total of 65 no. written submissions were received within the statutory timeframe for public display.

The 65 no. submissions were considered by the Chief Executive, responses and recommendations were presented in a Chief Executive’s report, dated the 28th of July 2023 and issued to the Elected Members of the Municipal District of Newcastle West for consideration. A briefing meeting was held for the Elected Members of the Municipal District of Newcastle West to outline the contents of the Chief Executive’s Report on the 31st August 2023.

The Elected Members of the Municipal District of Newcastle West at their meeting on the 6th September 2023 passed a resolution to make the Draft LAP, subject to the alterations set out in the Chief Executives Report, subject to further public consultation on the Material Alterations.

In accordance with the Planning and Development Act 2000 (as amended), written submissions with respect to the proposed Material Alterations to the Draft Local Area Plan can **only** be considered. **The closing date for the submissions on the Material Alterations is 23rd October 2023.** This display period will be followed by the preparation of a second Chief Executive’s Report to the Members on any submissions received on the proposed Material Alterations. Members may then decide to make the LAP, with or without the proposed alterations or with modifications to the proposed alterations, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Newcastle West Municipal District. During the LAP process, the Members of the Municipal District of Newcastle West must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

PART B – PROPOSED AMENDMENTS TO DRAFT NEWCASTLE WEST LOCAL AREA PLAN 2023 – 2029

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

Amendments to Draft Local Area Plan Text

Chapter 2 Strategic Context and Town Profile

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
1.	Point 5 in the challenges element of the SCOT analysis in section 2.4.1 of the Draft Local Area Plan will be amended as follows: Traffic congestion and high volume of <u>local</u> traffic on the N21.	11

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
2.	Point 4 in the opportunities element of the SCOT analysis in section 2.4.1 of the Draft Local Area Plan will be amended as follows: Tourism and amenity (including pool and leisure amenity) development potential	11

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
3.	Point 3 in the threats element of the SCOT analysis in section 2.4.1 of the Draft Local Area Plan will be amended as follows: Uncertainty regarding the release of zoned lands in particular to meet demand for serviced sites	11

Chapter 3 Development Strategy

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.																		
4.	<p>Insert the following tables in an appropriate location in Chapter 3 (Development Strategy) of the Draft LAP:</p> <p>Table x: Quantum of Zoned land required and quantum of land zoned:</p> <table border="1"> <thead> <tr> <th>'New Residential' zoned land required</th> <th>Land zoned as 'New Residential'</th> <th>'Residential Serviced Sites' zoned land required</th> <th>Land zoned for 'Residential Serviced Sites'</th> </tr> </thead> <tbody> <tr> <td>25.5 ha</td> <td>36.228 ha</td> <td>7.9ha</td> <td>7.286 ha</td> </tr> </tbody> </table> <p>Table x: Residential units required and potential yield on zoned land:</p> <table border="1"> <thead> <tr> <th>No. of residential units</th> <th>Potential residential yield on 'New</th> <th>Potential residential yield on</th> <th>Potential units within town</th> <th>Total potential units</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	'New Residential' zoned land required	Land zoned as 'New Residential'	'Residential Serviced Sites' zoned land required	Land zoned for 'Residential Serviced Sites'	25.5 ha	36.228 ha	7.9ha	7.286 ha	No. of residential units	Potential residential yield on 'New	Potential residential yield on	Potential units within town	Total potential units						1
'New Residential' zoned land required	Land zoned as 'New Residential'	'Residential Serviced Sites' zoned land required	Land zoned for 'Residential Serviced Sites'																	
25.5 ha	36.228 ha	7.9ha	7.286 ha																	
No. of residential units	Potential residential yield on 'New	Potential residential yield on	Potential units within town	Total potential units																

	required as per LDP core strategy 2022 - 2029	Residential' zoned land	'Residential Serviced Sites'	centre, including opportunity sites	within the LAP boundary	
	826 units	1268 units	79 units	33 units	1380 units	

Chapter 4 Town Centre First

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
5.	Include additional text in Policy RLP1 in the Draft LAP as follows: <u>(f) There is a presumption against large out of town retail centres located adjacent or close to existing, new or planned national roads in accordance with the 'Retail Planning Guidelines', 2012.</u>	3

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
6.	Section 4.6.1 (A Vibrant Town Centre) will be updated to include a final point in the last paragraph: <ul style="list-style-type: none"> <u>Investigate the provision of a cafeteria type meeting place with the potential for a small retail outlet.</u> 	11

Chapter 5 Sustainable Communities

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
7.	<p>1. Section 5.4 (Community, Cultural Facilities) will be amended to include the following text after the first paragraph of the section: West Limerick Sports Complex is a not for profit Social Enterprise established in 2017, they operate the only public swimming pool and leisure facilities in the town. Their Mission is to provide and encourage people of all abilities and demographics the opportunity to access and engage in inclusive swimming, fitness and exercise activities to enhance and benefit their social, physical and mental wellbeing and promote healthy lifestyles in our community. WLSC collaborates with a large number of schools, local groups and organisations providing a socially inclusive setting for people to enjoy sport, swimming & exercise across all ages & abilities. They have future development plans to expand the facilities to a Regional Sports Complex for the greater west limerick region.</p>	21

Chapter 6 Economic Development and Tourism

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
8.	<p>Include an additional objective at the end of Objective TO1 – Tourism: (k) Investigate the potential of providing a campervan/motorhome service areas or ‘Aire’ at an appropriate location in the town.</p>	10, 11, 24 – 54, 56 - 58

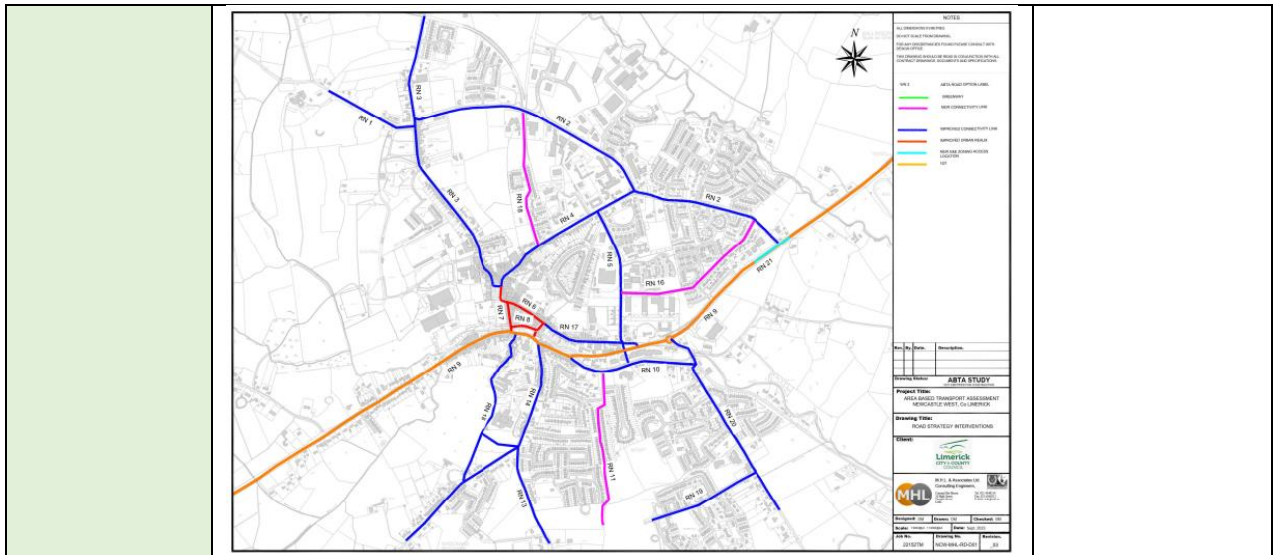
Chapter 7 Sustainable Mobility and Transport

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
9.	<p>Policy SMTP2 will be updated as follows: Seek to implement in a positive manner, in cooperation with other relevant stakeholders and agencies <u>including the Nation Transport Authority (NTA)</u>, the policies of the NPF, RSES and the Department of Transport's Active Travel publications <u>and the National Sustainable Mobility Policy (2022)</u>, to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Newcastle West, including public transport, cycling and walking.</p>	1, 2

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
10.	<p>Objective SMTO1 - Local Transport Plan: It is an objective of the Council to to implement the Local Transport Plan for Newcastle West and all actions/recommendations contained within, in particular:</p> <p><u>(a) The walking/Cycling Strategy for Newcastle West and subsequent walking/connectivity actions and cycling/connectivity actions as set out in Table 4.1 (Pedestrian Infrastructure interventions/actions) and Table 4.2 (Cycle Infrastructure Intervention/actions) of the Local Transport Plan and figure x.x and figure x.x below.</u></p> <p><u>(b) The roads strategy for Newcastle West and subsequent roads/connectivity actions as set out in Table 4.3 (Road interventions/actions) of the Local Transport Plan and figure x.x below.</u></p> <p><u>(c) The prioritisation, detailed design and delivery of the interventions/actions set out above and in the Local Transport Plan for Newcastle West will be progressed during this lifetime of this plan.</u></p> <p>Tables 4.1, 4.2 and 4.3. (See Volume 2)</p> <p>Insert Drawing No. NCW-MHL-PED-D01 Rev.02 (walking Interventions), Drawing No. NCW-MHL-CYC-D01 Rev.02</p>	1, 2

(Cycling Interventions) and Drawing No. NCW-MHL-RD-D01 Rev.03 (Road Strategy Interventions) from the updated Local Transport Plan will be inserted into Chapter 7 of the Draft LAP under revised Objective SMTO1 (Local Transport Plan).





Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
11.	<p>Paragraph 2 of Section 7.5.1 (Existing Walking/Cycling infrastructure) of the Draft LAP will be updated as follows: The NCWLTP recognises that there are a number of locations throughout Newcastle West where connectivity of the pedestrian network requires improvement. Safe and easy to use crossing locations improve accessibility for pedestrians and increase comfort levels for those walking. <u>Such improvements will have regard to the NTA’s Rapid Build Active Travel Facilities Advice Note in terms of the deliverability of the proposed walking and cycling networks with specific reference to:</u></p> <ul style="list-style-type: none"> <u>a. Road markings/traffic restrictions;</u> <u>b. Narrowing/converting general traffic lanes to active travel facilities;</u> <u>c. Converting on-street parking to active travel facilities;</u> <u>d. Creating Traffic Free streets; and</u> <u>e. Redesigning junctions to provide greater capacity for walking, cycling and public transport.</u> <p>These locations include: Station Road and Churchtown Road junction, Bishop Street and Market Place junction and Sheehan’s Road.</p>	2

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
12.	Objective SMT04 (a) will be updated to read as follows: Protect the capacity of the national and regional road network from inappropriate development, having regard to all relevant Government guidance, Objective TR 039 National Roads and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network.	3

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
13.	Objective SMT02 (Supporting Modal Split) will be updated to include an additional point as follows: c) Investigate the potential of providing a mobility hub at an appropriate location in the town centre.	10

Chapter 9 Infrastructure and Utilities

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
14.	Amend Objective IUO2 to include the following: (b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Eireann,	1, 5

	<p>avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of separate networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. – evidence to this effect may include correspondence from Uisce Éireann <u>Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.</u></p> <p><u>(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.</u></p> <p><u>(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.</u></p> <p><u>(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure</u></p>	
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Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
15.	<p>Section 9.2 of the Draft LAP will be updated as follows:</p> <p>Wastewater</p> <p>The draft 2022 wastewater treatment capacity register (<u>WWCR</u>) indicates there is spare capacity (ca. 3600 population equivalent) to cater for a portion, but not all, of the projected population growth of 1,988 <u>over the County Development Plan Period. identified in the LDP.</u></p> <p><u>In addition, there are a number of connection enquiries and applications being processed that may reduce available capacity further. The 2022 WWCR will be issued this month.</u></p> <p>An upgrade of Newcastle West WWTP is included in the 2020-2024 Investment Plan and is at concept design stage. The project will provide sufficient spare capacity to cater for</p>	5

	<p>the targeted growth. It is anticipated it will be post 2025, but within the lifetime of the <u>Local Area Plan 2022–2028 Limerick Development Plan</u>, before the WWTP project is completed. This will be subject to funding and other approvals. In order to ensure the adequate protection and management of the environment, the requirements of this Local Area Plan, including those detailed under “Objective IU 02” below, must be demonstrated as being complied with in order for permission to be granted.</p> <p><u>Wastewater Networks</u></p> <p><u>Uisce Éireann and Limerick City and County Council are continually progressing sewer rehabilitation activities, capital maintenance activities, etc. Uisce Éireann and Limerick City and County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required. There is limited capacity in the wastewater network in Newcastle West; upgrades are likely to be required however, it is envisaged these would be developer led. A Drainage Area Plan for Newcastle West will commence this year and will identify issues and needs within the network. Surface water separation is strongly encouraged to free up capacity in the existing network.</u></p>	
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Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
16.	<p>Add new objective after point (f) in objective IU05 as follows: <u>The Council will examine the potential of district heating including district heating derived from waste heat where available, technically feasible and cost effective. The outcomes of National Heat study shall be considered in this regard.</u></p>	6

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
17.	<p>Amend the text within Section 9.7 (Waste Management) of the Draft LAP as follows: 9.7 Waste Management and the Circular Economy</p>	6

	<p>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 reuse, recycling, recovery and finally disposal into landfill. <u>Regard should also be had to the Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects, which provide a practical approach which is informed by best practice in the prevention and management of C&D wastes and resources from design through to construction and deconstruction.</u> The Southern Region Waste Management Plan 2015 – 2021 is a framework for the prevention and management of waste in a safe and sustainable manner. Refuse collection is carried out by a number of private contractors in the Newcastle West area. The town also benefits from a Civic Amenity Recycling facility. The Limerick Civic Amenity Centres have been provided primarily for the householders of County Limerick to recycle their waste. The Centres accept a wide range of household material which is suitable for recycling.</p>	
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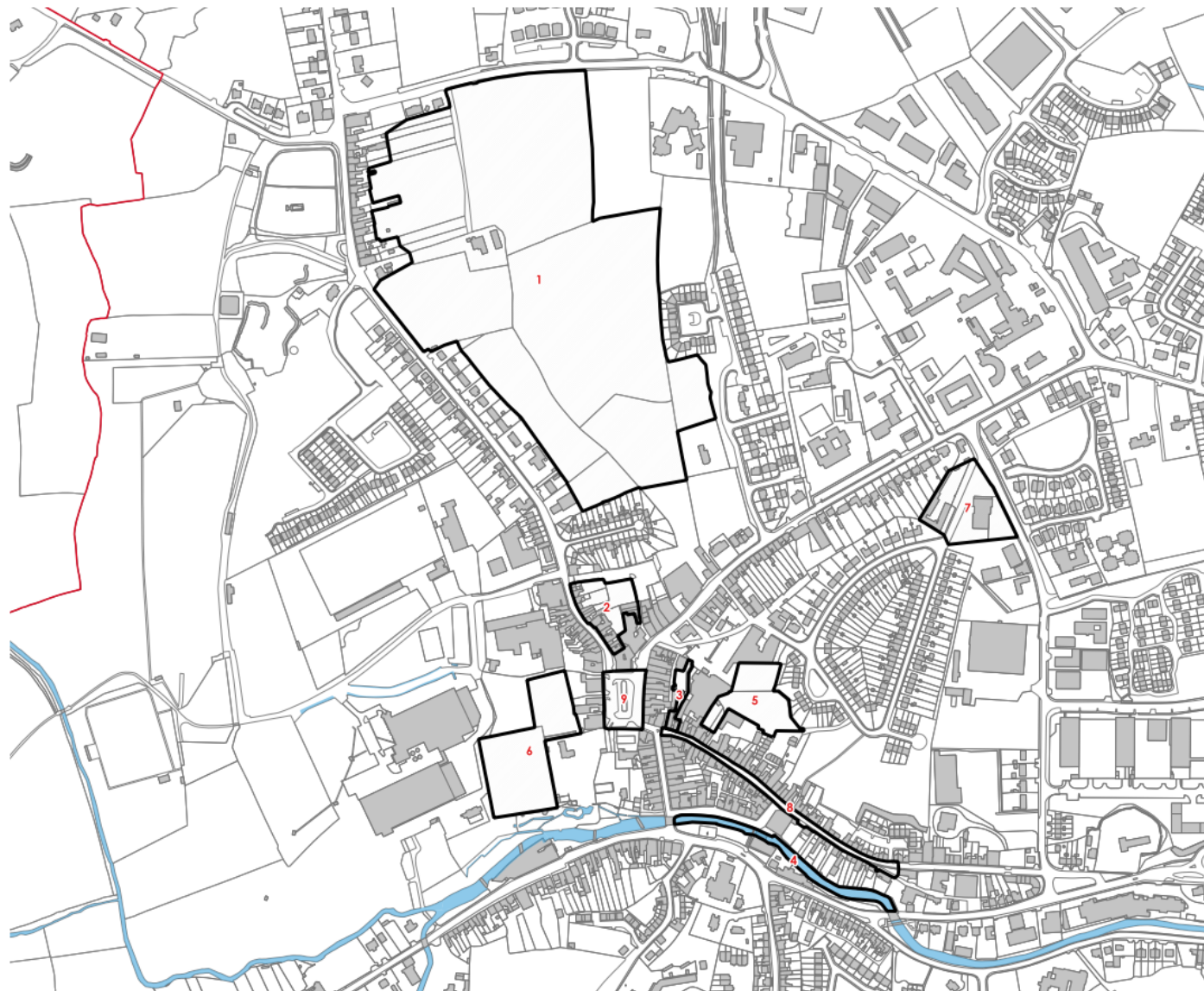
Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit

Text Amendment No.	Proposed Amendment	Submission No./Elected Member Amendment No.
18.	<p>Amend the Enterprise and Employment objective and purpose in table 10.2 (Land Use Zoning Objectives and Purposes) to read:</p> <p>Objective: To provide for and improve general enterprise, employment, business and commercial activities.</p> <p>Purpose: Provides for enterprise, employment and general business activities and acknowledge existing/permitted retail uses. This land use zoning may accommodate light industry, low input and emission manufacturing, logistics and warehousing and office developments <u>including general public administration</u>. The form and scale of development on these sites shall be appropriate to their location, having regard to surrounding uses and scale. A proliferation of retail uses will not be permitted. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist</p>	18

	links to the town centre and public transport. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.	
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Text Amendment No.	Proposed Amendment			Submission No./Elected Member Amendment No.
19.	Land Use Zone	2023 Area - ha	2014 Area - ha	As a result of Land Use Map changes
	Agriculture	160.541 <u>150.182</u>	45.6	
	Education and Community	27.39 <u>27.677</u>	21.15	
	Enterprise and Employment	63.172 <u>61.776</u>	71.32	
	Existing Residential	131.632 <u>131.214</u>	124.48	
	Local Centre	4.32	N/A	
	Mixed Use	2.062	12.63	
	Open Space and Recreation	82.864 <u>78.283</u>	80.37	
	Residential Serviced Sites	7.286 <u>5.351</u>	39.917*	
	Tourism Related Development	2.122 <u>2.123</u>	0	
	Town Centre	15.207 <u>15.999</u>	10.46	
	Utilities	0.942 <u>1.044</u>	1.4	
	New Residential	36.528 <u>54.15</u>	104.43**	
Total	534.066 <u>534.18</u>	512.08		

Amendments to Opportunity Sites Map and Table





Draft Newcastle West
Local Area Plan
2023-2029

Opportunity Sites Map

Chief Executives Report
on Submissions
Received on Draft Plan

Legend

-  Opportunity Sites
-  LAP Boundary

Forward Planning
Planning, Environment and Place-making
Directorate


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May 2023 NCWOS/23-29/R4

J. D.	S.F.	N/A
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

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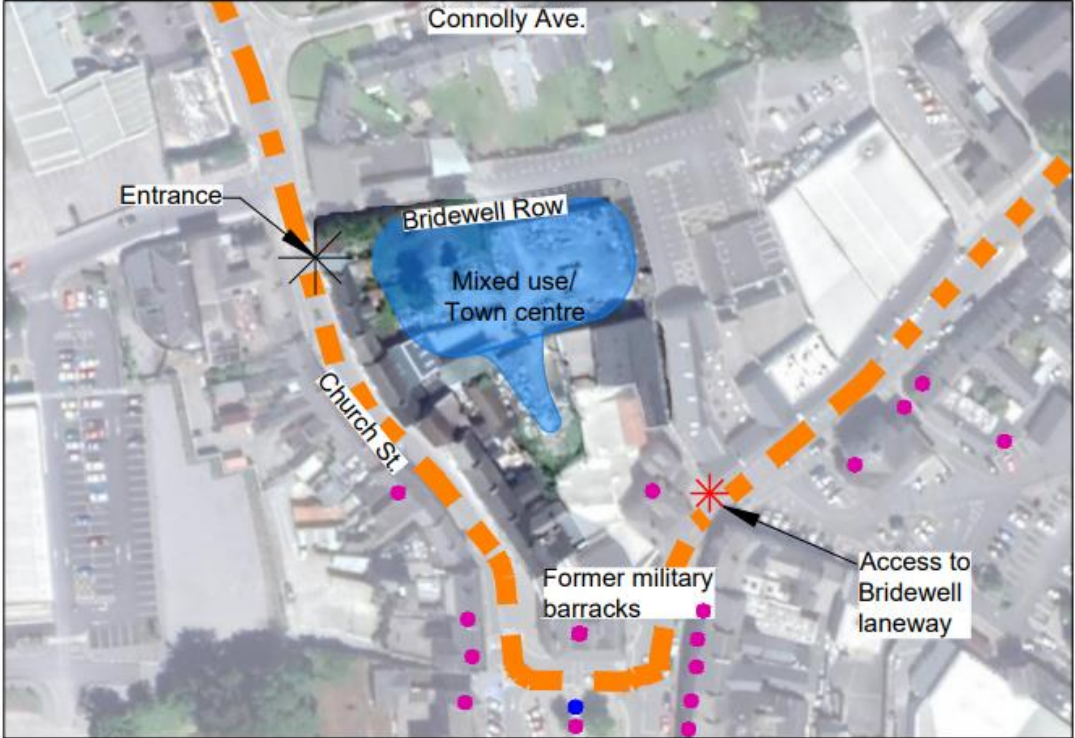
Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 1 - Churchtown</p>	<ul style="list-style-type: none"> • Ca. 12 hectares zoned New Residential • Within walking distance of the town centre and the Demesne parkland and is also adjacent to the Gaelscoil and the Greenway. • Site is a prime location adjacent to the town centre with opportunities for compact mixed tenure residential redevelopment, the provision of public realm, connectivity and permeability. 	<ol style="list-style-type: none"> 1. New mixed tenure residential neighbourhood appropriately designed to create a sense of place. 2. Any development to address linkages to the Gaelscoil, Greenway, Demense and the town centre to ensure that local residents have easy access to facilities and amenities and ensure quality permeability. 3. Masterplan required to guide the comprehensive development of this site. 4. Implement Local Transport Plan recommended actions: RN2, RN3, RN4 RN18, CI1, CI2, CI21,CI24, WN3,WN4,WN5, WN24,WN27 	







Opportunity Sites	Attributes	Development Potential	Map
			


Opportunity Sites	Attributes	Development Potential	Map


Opportunity Sites	Attributes	Development Potential	Map
			<p>LEGEND:</p> <ul style="list-style-type: none">  Active Travel Route  Vehicular & Active Travel Route as per traffic management report  Mixed Tenure Residential  School  Protected Structures on Record  Monuments and Places on Record  Entrances  Access to backlands to be maintained


Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 2 - Lands to rear of Church Street and Bishop's Street</p>	<ul style="list-style-type: none"> • 0.4 ha. Site zoned Town Centre • The site consists of a number of single storey and two storey residences and former commercial units on the ground floor on Church Street, and a stone masonry business operating to the rear with access from the lane to the public car park. • Bridewell Lane provides pedestrian access to Bishop Street. • There is a high level of vacancy on Church Street and some of the more recently built retail/commercial units on Bridewell Lane are also vacant. • The site is located in an ACA • Site is a prime location adjacent to the town centre with opportunities for redevelopment, 	<ol style="list-style-type: none"> 1.Any proposal should maximise the opportunity of the existing pedestrian access at Bridewell Lane and access to the existing car park. The design and layout shall reflect this and active frontage should address the car park. 2.The amalgamation of plots is encouraged. 3.A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development, which could inhibit the future potential of the area. 4.Desirable re-development of the site includes, a mix of residential units, commercial, tourist related services, tourist accommodation, office development or a cultural/arts facility. 5.Any development works shall respect and incorporate, where reasonable the architectural heritage of the site. 	

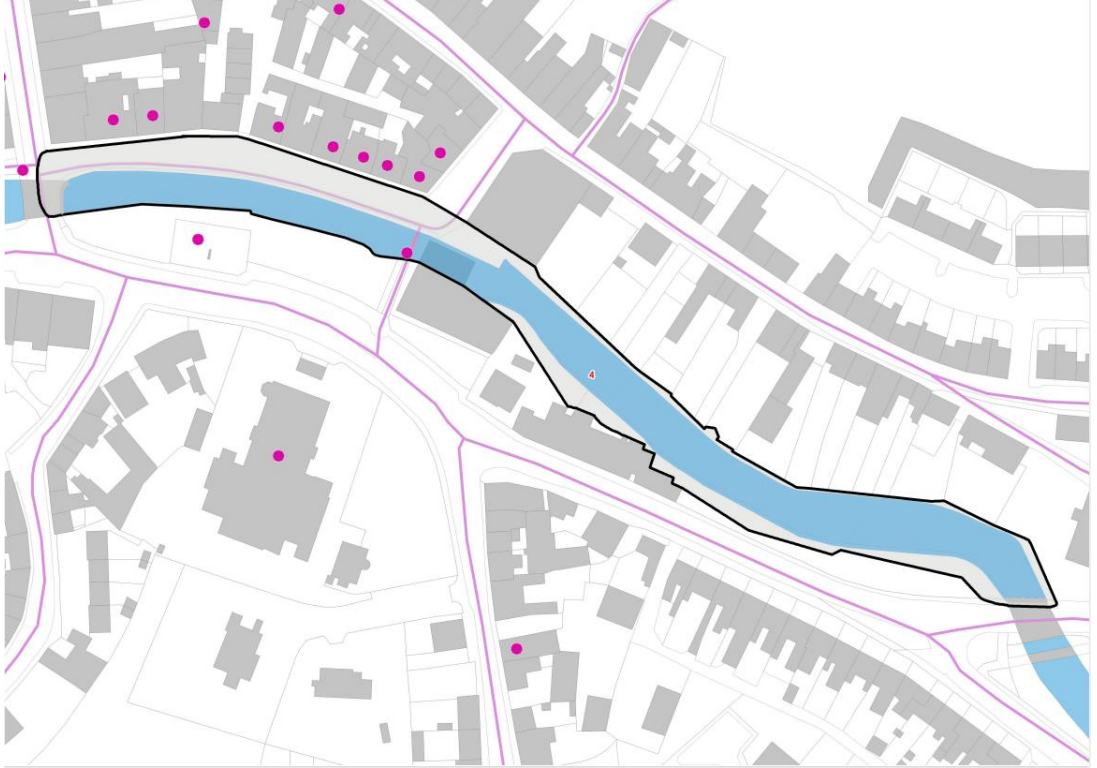
Opportunity Sites	Attributes	Development Potential	Map
	<p>connectivity and permeability.</p>	<p>6. Implement Local Transport Plan recommended actions: RN3, RN4. C11, C13, WN4, WN5.</p>	

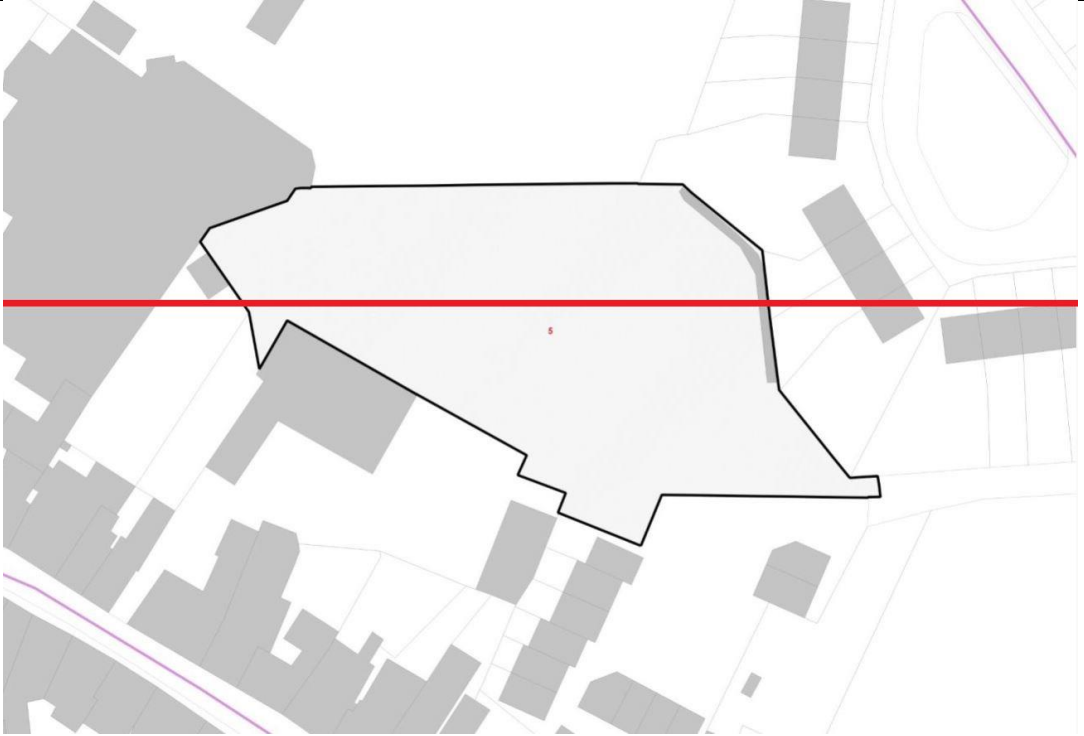
Opportunity Sites	Attributes	Development Potential	Map
			<p>LEGEND:</p> <ul style="list-style-type: none"> <li data-bbox="1093 363 1563 416">  Vehicular & Active Travel Route as per traffic management report <li data-bbox="1093 464 1323 488">  Towncentre <li data-bbox="1111 528 1525 552">  Protected Structures on Record <li data-bbox="1111 584 1559 608">  Monuments and Places on Record <li data-bbox="1093 639 1308 703">  Entrances <li data-bbox="1111 743 1576 775">  Access to laneway to be maintained

Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 3 - Brewery Lane is a formal thoroughfare linking Market Square to Maiden Street. It is located approximately 100m east of The Square in the ACA.</p>	<ul style="list-style-type: none"> • This site acts as a formal thoroughfare linking Market Square to Maiden Street. It is located approximately 100m east of The Square in the ACA and within the curtilage of a number of Protected Structures. • Poor quality path, not maintained, uneven surface. • Site is a prime location adjacent to the town centre with some opportunities for redevelopment, but with more opportunities in terms of public realm, connectivity and permeability. 	<ol style="list-style-type: none"> 1. This area is important from a public realm and improvements would provide a better quality pedestrian link in the heart of the town through quality surfacing, signage and lighting. 2. There is potential for the development of the lands adjoining the lane to provide residential and retail development. 3. Any infill proposal of this site will be required to respect the access to the rear of the terrace of Protected Structures on the Square. 4. Consideration could be given to widening or opening up the entrance at the Market Square and the provision of quality street furniture, seating and bicycle parking. 5. Implement Local Transport Plan recommended actions: RN4, RN6, RN7, RN17, CI3, CI6, CI5, CI20, WN5, WN7, WN8, W N22. 	


Opportunity Sites	Attributes	Development Potential	Map
			 <p data-bbox="1176 1093 1792 1364"> ● Protected Structures on Record ● Monuments and Places on Record — Linkages ▶ Thoroughfare </p>


Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 4 – River Walkway connecting the Demesne and River Arra linking into the Castle Demense</p>	<p>Site is a prime location adjacent to the town centre with vast potential in terms of public realm, connectivity and permeability.</p>	<ol style="list-style-type: none"> 1. Improve pedestrian and cycle links adjacent to the River Arra 2. Encourage linkages with the Demense to provide for greater connectivity. 3. Investigate the potential of providing a tourism hub at Fuller’s Folly. 4. Upgrade Street Furniture 5. Sympathetic lighting 6. Enhanced connection between the river and the Demense/Desmond Hall. 7. Up-graded footways. 8. Implement Local Transport Plan recommended actions: RN6, RN10, RN17 CI4 ,CI7, CI20 WN6,WN7,WN9 ,WN22, WN23 	


Opportunity Sites	Attributes	Development Potential	Map
			 <p data-bbox="1122 1102 1872 1145">● Protected Structures on Record</p> <p data-bbox="1093 1182 1451 1225">— Linkages</p>


Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 5 - Market Place</p>	<ul style="list-style-type: none"> • Circa 0.355 ha • Lands located in the heart of Newcastle West • South west of Assumpta Park • Site is currently underutilized • Site comprises grassland • Site is currently zoned Town Centre 	<ol style="list-style-type: none"> 1. Site is a prime location adjacent to the town centre with some opportunities for redevelopment including potential for residential, and community uses, but also with opportunities in terms of public realm, connectivity and permeability. 2. Any proposal should maximise the opportunity of the existing pedestrian access. 3. Implement Local Transport Plan recommended actions: CI 5, CI20. WN7, WN22. 4. <u>A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development, which could inhibit the future potential of the area.</u> 	 <p>The map displays a street grid with several buildings shaded in grey. A large, irregularly shaped area is outlined in black and filled with a light grey color. A red horizontal line crosses the map, and a small red number '5' is placed within the outlined area. The map is titled 'Map' in the top right corner.</p>

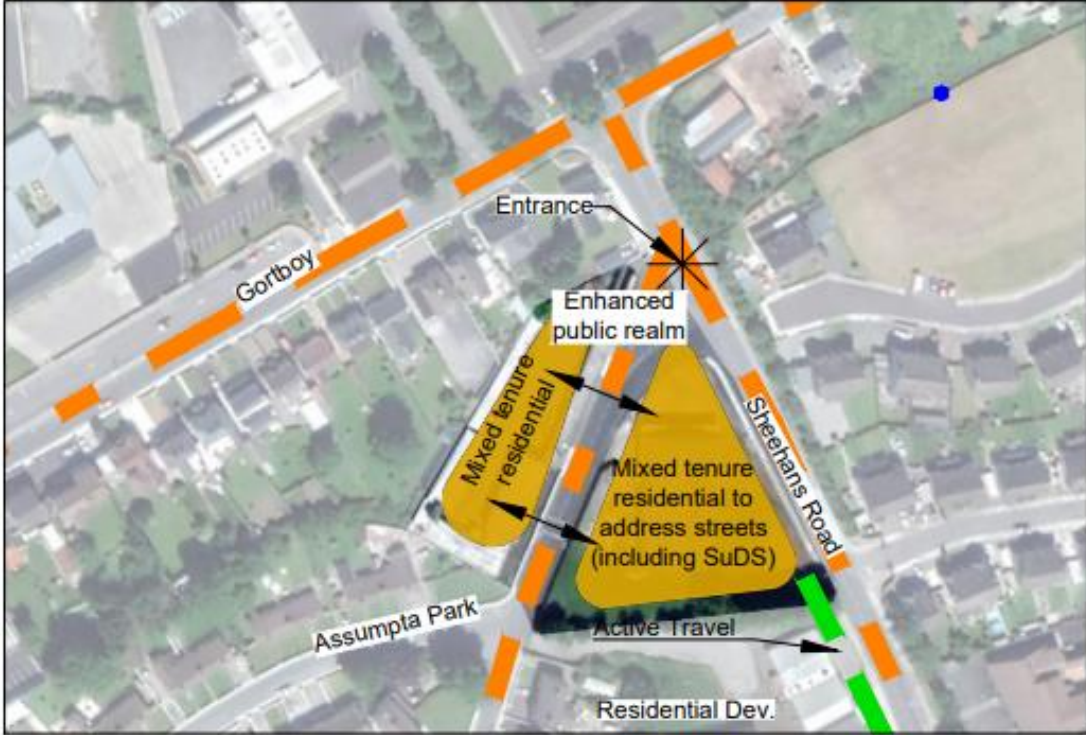
Opportunity Sites	Attributes	Development Potential	Map
			 An aerial photograph of a residential or commercial area. A large, irregularly shaped area is highlighted in light gray with a black outline. A small red number '5' is located in the center of this highlighted area. The surrounding area shows various buildings, streets, and green spaces.


Opportunity Sites	Attributes	Development Potential	Map
			 <p>LEGEND:</p> <ul style="list-style-type: none"> --- Active Travel Route --- Vehicular & Active Travel Route as per traffic management report Mixed Use Towncentre ● Protected Structures on Record ✳ Entrance


Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 6 - Nash Backlands, The Square and Castle Demesne</p>	<ul style="list-style-type: none"> • C. 1.2ha • Site is located to the east of Ballygowan and is located immediately off The Square. • Site is currently underutilized • Site contains grassland and trees. • Site is currently zoned Town Centre 	<ol style="list-style-type: none"> 1. Given its strategic location in relation to the retail core and its considerable size, the site presents significant potential for reinforcing the use, function and character of the Town Centre. 2. The site would provide an opportunity for increased permeability, linking the square to the Demesne. Opportunity for a mixed use development in the heart of The Square including residential, office, retail and tourism. 3. The existing laneway would benefit from resurfacing in appropriate high quality materials and improved signage and lighting. 4. Implement Local Transport Plan recommended actions: RN3, RN4, RN7, CI1, CI3, CI6, CI18, WN4, WN8, WN20. 5. <u>A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area</u> 	


Opportunity Sites	Attributes	Development Potential	Map
		<p><u>to avoid piecemeal development, which could inhibit the future potential of the area.</u></p>	 <p>LEGEND:</p> <ul style="list-style-type: none"> --- Active Travel Route --- Vehicular & Active Travel Route as per traffic management report Mixed Use Towncentre ● Protected Structures on Record ● Monuments and Places on Record ✳ Entrance

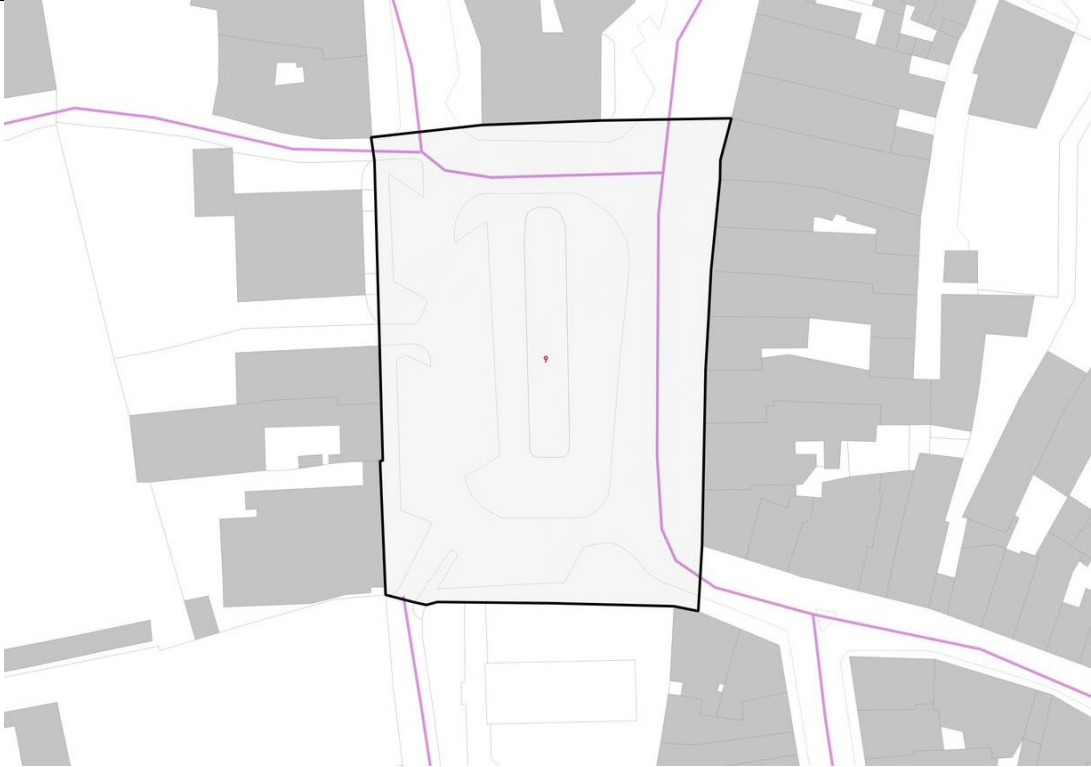
Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 7 - Former Olympic Ballroom, Sheehan's Road</p>	<ul style="list-style-type: none"> The site contains 2 plots with a combined area of approximately 0.776 hectares The existing Ballroom is approximately 117square metres with a stepped front façade commonly found at ballrooms around the county. The site is zoned New Residential. Site is a prime location proximate to the town centre with opportunities for redevelopment, and the provision of Public Realm. 	<ol style="list-style-type: none"> Residential redevelopment opportunity Sites to be redeveloped either together or separately. Site is a prime location proximate to the town centre with opportunities for redevelopment, and the provision of Public Realm. Implement Local Transport Plan recommended actions: RN 4, RN5, RN16, CI3, CI4, CI19, CI26, WN5, WN6, WN21. A comprehensive masterplan will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development, which could inhibit the future potential of the area. 	 <p>The map shows an aerial view of a residential area. A specific site, Opportunity Area 7, is highlighted with a black outline. It is located near a road labeled '7' and is surrounded by other buildings and streets. The map also shows a purple line, possibly a boundary or road, running through the area.</p>


Opportunity Sites	Attributes	Development Potential	Map
			 <p data-bbox="1182 1070 1279 1091">LEGEND:</p> <ul data-bbox="1088 1118 1507 1350" style="list-style-type: none"> - - - Vehicular & Active Travel Route as per traffic management report ■ Towncentre ● Monuments and Places on Record ✳ Entrances


Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 8 - Maiden Street</p>	<ul style="list-style-type: none"> • Maiden Street is a narrow, one-way thoroughfare defined by traditional 2 and 3-storey buildings providing ground floor commercial space and some upper floor residential accommodation. It is an attractive street with many independent shops and pubs. • Site is a prime location adjacent to the town centre with vast potential in terms of public realm, connectivity and permeability. 	<ol style="list-style-type: none"> 1. Improve pedestrian and cycle links along Maiden Street to increase permeability and east of movement towards the Square. 2. Link in with The Square to provide for greater connectivity. 3. Investigate the potential of providing traffic calming measures. This could include a shared surface treatment with no raised kerbs, which would reinforce the presence of pedestrians and act as a traffic calming device. 4. The character of the street would be enhanced through high-quality surface finishes and street furniture. 5. A shopfront improvement scheme would enhance the attractiveness of the street for visitors and locals, thereby encouraging increased footfall and vibrancy for the benefit of traders. 6. The opening-up and enhancement of Brewery Lane would further increase the vitality of Maiden Street by 	


Opportunity Sites	Attributes	Development Potential	Map
		<p>providing a direct pedestrian link to Market Place and associated parking areas.</p> <p>7. Implement Local Transport Plan recommended actions: RN6, RN8, RN17, CI5, CI7, CI20, WN7, WN9, WN22, WN23.</p> <p><u>8. Funding will be sought through Rural Regeneration and Development Fund or other appropriate funding schemes to carry out enhancement works on Maiden Street.</u></p>	 <p>The map displays a street network with a prominent road highlighted in black, representing Maiden Street. A blue watercourse flows through the area. Numerous pink dots are scattered across the map, indicating the locations of protected structures. Purple lines trace various paths and connections across the site, representing linkages. A legend at the bottom of the map area defines the symbols: a pink dot for 'Protected Structures on Record' and a purple line for 'Linkages'.</p> <p>● Protected Structures on Record</p> <p>— Linkages</p>

Opportunity Sites	Attributes	Development Potential	Map
			<p data-bbox="1070 288 1355 320">Maiden Street Proposal</p>  <p>The map displays a street network with a prominent blue highlighted path representing the Maiden Street Proposal. This path starts from the top left, curves downwards, and then extends diagonally towards the bottom right. Red dashed lines are overlaid on the path, likely indicating specific project boundaries or lane markings. The surrounding area is filled with light brown shapes representing buildings or land parcels. Labels for 'Maiden Street' and 'Maiden Street' are visible along the path.</p>

Opportunity Sites	Attributes	Development Potential	Map
<p>Opportunity Area 9 – The Square</p>	<ul style="list-style-type: none"> The Square is the spatial, historical, and business centre of Newcastle West, with important facilities such as the Library, the Demesne Arra riverside, Desmond Complex and most local educational institutes located within a 500m radius. The overall aim for the Square is to create a welcoming space that caters for a wide range of civic uses and enhances the setting of Desmond Hall. 	<ol style="list-style-type: none"> Minor changes to the roadway on eastern side of the Square – existing parking and loading bays retained. Raised and wider pedestrian crossings connecting eastern side to the Square, and with Loading/Set Down bay and 2no. disabled parking spaces. Two-way vehicle access to western side of the Square, on shared surface of high-quality materials. Rationalised parking to western side, with provision for 16no. perpendicular spaces (including 1no. disabled space). Vehicle access to existing residential and commercial properties on the south-west corner of the Square retained. High-quality surface materials (granite) throughout the Square, with defined spaces for 12no. market stalls. Footpath improvements to eastern edge of Square and linking to Nash’s Yard. Existing trees and sculptures retained. 	

Opportunity Sites	Attributes	Development Potential	Map
		<p>9. Raised planters and/or grass areas and rain gardens with integral seating.</p> <p>10. Provision of lightweight canopy structure for events and weather protection.</p> <p>11. New feature lighting, street furniture, signage and trees.</p> <p><u>12. Funding will be sought through Rural Regeneration and Development Fund or Town and Village Renewal Scheme to progress this scheme.</u></p>	 <p>The map displays a site layout with several buildings represented by grey shapes. A central area is outlined in black. Purple lines represent linkages connecting different parts of the site. Pink dots indicate protected structures on record, and blue dots indicate monuments and places on record.</p> <ul style="list-style-type: none"> ● Protected Structures on Record ● Monuments and Places on Record — Linkages

Opportunity Sites	Attributes	Development Potential	Map
			<p>The Square Proposal</p> 

Opportunity Sites	Attributes	Development Potential	Map
			 An aerial photograph of a town square. The square is a large, open area with a central green space containing several trees. It is surrounded by historic, multi-story buildings with varied facades. A prominent stone tower with a crenellated top is visible in the background. The surrounding area includes residential streets with houses and a mix of greenery.

AMENDMENTS TO SETTLEMENT CAPACITY AUDIT

Table 10.5: Residential Settlement Capacity Audit

Site No.	Location	Area - Hectare	Zoning	Tier	Services							Comment
					Lighting	Footpath	Public Transport	Water	Foul Sewer	Surface Water	Road	
Town Centre, New Residential and Residential Serviced Sites												
1	Lands to rear of Church Street and Bishop's Street	C. 0.5ha.	Town Centre	1	√	√	√	√	√	X	√	Opportunity Site 2. See Section 4.5.3. Mix of uses encouraged, with an emphasis on residential. Surface water upgrade required.
2	Market Place	C. 0.4ha	Town Centre	1	X	X	√	X	X	X	√	Opportunity Site 5. See Section 4.5.3. Site is located to the south west of Assumpta Park. Town Centre zoning where a mix of uses will be encouraged with an emphasis on residential. Localised upgrades/extension of existing infrastructure may be required to facilitate development.
3	Nash back lands, the square and Castle Demesne	C. 1.2ha	Town Centre	1	√	√	√	√	√	X	√	Opportunity Site 6. See Section 4.5.3. Site is located to the east of Ballygowan. Town Centre zoning where a mix of uses will be encouraged with an emphasis on residential.
4	Assumpta Park	C. 0.8ha	Town Centre New Residential	1	√	√	√	√	√	√	√	Zoned New Residential. A critical site to enhance overlooking and to provide connectivity. Localised upgrades/extension of existing infrastructure may be required to facilitate development.
5	Rathnaneane	C. 4.3ha.	New Residential	1	√	√	√	√	√	√	√	Zoned New Residential, proximate to the town centre and existing residential zoned lands to the north. Close proximity to the school and within 5 min walk of town centre. This site can avail of services and utilities from the developed lands to the north.
65	Churchtown	C. 12.5 ha.	New Residential	1	√	√	X	√	√	√	√	Opportunity site 1. Within 500m of town centre. Important lands in terms of delivering connectivity to schools and greenway.
76	Carrig Desmond	C. 1.5 ha.	New Residential	1	√	√	√	√	√	√	√	Zoned New Residential, proximate to the town centre and adjacent to existing residential zoned lands to the south. This site can avail of services and utilities from the developed lands to the south. Important lands in terms of delivering connectivity to schools and greenway.

Site No.	Location	Area - Hectare	Zoning	Tier	Services							Comment
					Lighting	Footpath	Public Transport	Water	Foul Sewer	Surface Water	Road	
												Localised upgrades/extension of existing infrastructure may be required to facilitate development. Site is in close proximity to a water reservoir, on site boosting may be required.
8/9 7/8	Olympic Ballroom Site and Eircom site	9: C. 0.3 ha 10: C. 0.4ha	New Residential	1	√	√	√	√	√	√	√	<p>Opportunity site 7. Walking distance of the town centre. Existing vacant buildings in prominent location</p> <p>Potential for the redevelopment of these sites either separately or together, allowing for the creation of a streetscape which will define the road boundary and allow for improved public realm.</p>
109	Rathina Road, to the rear of Beechwood House Nursing Home.	C. 1.9 ha	New Residential	1	√	√	√	√	√	√X	√X	<p>New residentially zoned site, 5 min walk from town centre and surrounded on all four sides by existing residential zoned lands. This site can avail of services and utilities from the developed lands surrounding it. Access is limited and will require enhancements.</p> <p>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</p>
110	Gortboy (between Liosan and Oakpark)	C. 1.2ha.	New Residential	1	√	√	√	√	√	√	√	<p>Infill site approximately 5 min walk from town centre. New residentially zoned site, in walking distance of the town centre and adjacent to existing residential zoned lands to the north, east and west.</p> <p>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</p>
1211	Rathnaneane, between Arra View and the Paddocks	C. 9.4 30.499ha.	New Residential	1	√	√	√	√	√	√	√	<p>New residentially zoned site, close to the town centre and surrounded by predominantly existing residential zoned lands. This site can avail of services and utilities from the developed lands surrounding it.</p> <p>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</p>
1312	Woodfield	C. 0.8ha.	New Residential	1	√	√	√	√	√	√	√	<p>New residentially zoned site, 1km from the town centre and surrounded by predominantly existing residential zoned lands.</p>
1413	Churchtown	C. 2.1ha.	New Residential	1	√	√	√	√	√	√	√	<p>New residentially zoned site, 900m from the town centre and adjacent to existing residential zoned lands to the east and west.</p> <p>Localised upgrades/extension of existing infrastructure may be required to facilitate development.</p>

Site No.	Location	Area - Hectare	Zoning	Tier	Services							Comment
					Lighting	Footpath	Public Transport	Water	Foul Sewer	Surface Water	Road	
15 14	Dungeeha	C. 1.3ha.	New Residential	1	√	√	√	√	√	√	√	New residentially zoned site, close to the town centre and adjacent to existing residential zoned lands to the south and west. The site is close to existing primary and secondary schools.
16 15	Gortboy	C. 3ha.	Residential Serviced Sites	1	√	√	√	√	√	√	√	Serviced sites, close to the N21 and the existing residential estates of Daarwood Crescent and Portland Drive. Localised upgrades/extension of existing infrastructure may be required to facilitate development.
17 16	Clounsrehane	C. 2.1ha.	Residential Serviced Sites	1	√	√	√	√	√	√	√	Serviced sites, proximate to the existing residential estate of Ferndale and the Killeline Leisure-West Limerick Sports Complex.
18	Knockane	C. 1.9ha.	Residential Serviced Sites	1	√	√	√	√	√	√	√	Serviced sites, close to the existing residential estate of Dúnquin, and road frontage onto Knockane Road.
17	Gortboy	C. 1.127ha.	New Residential	1	√	√	√	√	√	√	√	New residentially zoned site, 950m from the town centre and adjacent to education and community zoned lands to the north and south.

Table 10.6: Enterprise and Employment Settlement Capacity Audit

Site No.	Location	Area - Hectare	Zoning	Tier	Services							Comment
					Lighting	Footpath	Public Transport	Water	Foul Sewer	Surface Water	Road	
Enterprise and Employment												
19 18	Dromindeel	C. 24.5ha.	Enterprise and Employment		X	X	√	√	√	√	√	Large site located to the south of the N21, in proximity to the existing Tesco store. Located approximately 900m from the town centre, applicants will have to provide walking/cycling infrastructure to connect to the town centre. Access subject to traffic transport assessment and road safety audit. Footpath and lighting to be provided by developer.
21 19	Churchtown	C. 4.5ha.	Enterprise and Employment		√	√	√	√	√	√	√	Located to the north of the settlement, in proximity to the existing Desmond Business Park and the River Daar. Access subject to traffic transport assessment and road safety audit. Applicants will have to provide walking/cycling infrastructure to connect to with the town centre.

AMENDMENTS TO LAND USE ZONING MATRIX

Land Use Zone	Town Centre	Local Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Tourism related development	Enterprise and Employment	Open Space and Recreation	Mixed Use	Semi- Natural Open Space	Utilities	Agriculture
Abattoir	X	X	X	X	X	X	X	X	X	O	X	X	O
Advertising and Advertising Structures	/	X	X	X	X	O ¹	/ ¹	/ ¹	/ ¹	O	X	O	X
Aerodrome/ Airfield	X	/	X	X	X	X	X	X	O	O	X	X	O
Agricultural Buildings	X	X	X	X	X	X	X	X	X	O	X	X	/
Agricultural Supplies/ Machinery Sales	/	X	X	X	X	X	X	/	X	O	X	X	X
Allotments	X	X	/	/	/	/	X	X	O	O	O	X	O
Amusement Arcade/ Casino	/	X	X	X	X	X	X	X	X	O	X	X	X
Bank/ Credit Union	/	/	X	X	X	/	X	X	X	X	X	X	X
Bed and Breakfast/ Guesthouse	/	/	/	/	/	X	O	X	X	O	X	X	/ ²
Betting Office	/	/	X	X	X	X	X	X	X	O	X	X	X
Boarding Kennels	X	X	X	X	X	X	X	/	X	O	X	X	/ ^{2,1}
Bring Banks/ Bring Centres	/	/	/	/	/	/	O	O	X	/	X	/	X
Builders Providers/ Yard	X	X	X	X	X	X	X	/	X	O	X	X	X
Burial Grounds	X	X	X	X	X	O	X	X	O	O	X	X	/

¹ Ancillary to the primary use only

² Where the use is ancillary to the use of the dwelling as a main residence

Land Use Zone	Town Centre	Local Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Tourism related development	Enterprise and Employment	Open Space and Recreation	Mixed Use	Semi- Natural Open Space	Utilities	Agriculture
Campsite/ Caravan Park - Holiday Use	X	X	O	O	O	X ³	/	X ³	X ³	X	X	X	X
Car Park	/	O	X	X	X	/ ¹	/ ¹	/ ¹	/ ¹	O	X	/	X
Childcare Facilities	/	/	/	/	/	/	X	O	X	O	X	X	X
Civic Recycling/ Waste Facility	X	X	X	X	X	X	X	/	X	/	X	/	X
Community/ Cultural/ Tourism Facility*	/	/	/	/	/	/	O	X	/	O	X	X	X
Conference Centre	/	/	X	X	X	O ¹	X	O	X	O	X	X	X
Dancehall/ Nightclub	/	X	X	X	X	X	X	X	X	O	X	X	X
Education/ Training Facility	/	/	/	/	/	/	X	/	X	O	X	X	X
Enterprise Centre	/	X	X	X	X	O ¹	X	/	X	O	X	X	X
Extractive Industry/ Quarry	X	X	X	X	X	X	X	X	X	X	X	X	O
Fast Food Outlet/ Take-Away	/	/	X	X	X	X	/ ¹	X	X	O	X	X	X
Food Drink Processing/ Manufacturing	X	X	X	X	X	X	X	/	X	O	X	X	/ ¹
Fuel Depot/ Storage	O	O	X	X	X	X	X	/	X	O	X	X	X

³ Only in areas outside flood zone A and B

Land Use Zone	Town Centre	Local Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Tourism related development	Enterprise and Employment	Open Space and Recreation	Mixed Use	Semi- Natural Open Space	Utilities	Agriculture
Funeral Home	/	/	O	O	O	X	X	/	X	O	X	X	X
Garden Centre	/	/	X	X	X	X	X	/	X	O	X	X	O
General Public Administration	/	O	X	X	X	O	X	O	X	O	X	X	X
Hair & Beauty Salons	/	/	X	X	X	X	X	X	X	O	X	X	X
Halting Site	X	X	O	O	O	X	X	X	X	X	X	O	X
Health Centre	/	/	/	/	/	/	X	O	X	O	X	X	X
Health Practitioner	/	/	/	/	/	/	X	O	X	O	X	X	X
High Technology Manufacturing	X	x	X	X	X	X	X	O	X	O	X	X	X
Hospital	/	X	X	X	X	/	X	O	X	O	X	X	X
Hotel/Hostel	/	O	X	X	X	X	O	O	X	O	X	X	X
Industry - Heavy	X	X	X	X	X	X	X	X	X	O	X	X	X
Industry - Light	O	X	X	X	X	X	X	/	X	X	X	X	X
Leisure/ Recreation Facility*	/	O	X	X	X	X	O	O	O	O	X	X	X
Logistics	X	X	X	X	X	X	X	/	X	O	X	X	X
Nursing Home/ Residential Care or Institution/ Retirement Town	/	/	/	/	/	O	X	X	X	O	X	X	X
Offices	/	/	X	X	X	X	X	/	X	O	X	X	X

Land Use Zone	Town Centre	Local Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Tourism related development	Enterprise and Employment	Open Space and Recreation	Mixed Use	Semi- Natural Open Space	Utilities	Agriculture
Petrol Station ³	/	/	X	X	X	X	X	O	X	O	X	X	X
Place of Worship	/	/	O	O	O	/	X	O	X	O	X	X	X
Plant Storage/ Hire	X	X	X	X	X	X	X	/	X	O	X	X	X
Professional Services*	/	/	X	X	X	X	X	/	X	O	X	X	X
Public House	/	/	X	X	X	X	O	O	X	O	X	X	X
Renewable Energy Installation	O ¹	O ¹	O ¹	O ¹	O ¹	O ¹	/ ¹	/	X	O	X	/	O
Research and Dev./ Science & Technology	/	/	X	X	X	X	X	O	X	O	X	X	/
Residential	/	/	/	/	/	X	X	X	X	O	X	X	/ ^{3,6}
Restaurant/ Café	/	/	X	X	X	O	O	O	X	O	X	X	X
Retail	/	O ⁴	X	X	X	X	X	X	X	O	X	X	X
Retail - Warehouse	X	X	X	X	X	X	X	O	X	O	X	X	X
Scrap Yard	X	X	X	X	X	X	X	O	X	O	X	X	X
Sports Facility	O	O	/	/	/	/	X	O	/	O	X	X	X
Telecommunications Structures	/	/	X	X	X	/	X	/	O	O	X	/	/
Vehicle Sales Outlet	X	X	X	X	X	X	X	/	X	O	X	X	X
Vehicle Servicing/ Maintenance/ Repairs	X	X	X	X	X	X	X	/	X	O	X	X	X

^{3,4} Subject to the Retail Strategy, Limerick Development Plan 2023 – 2029. Petrol station shops shall not exceed 100sqm net as per Retail Planning Guidelines

Land Use Zone	Town Centre	Local Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Tourism related development	Enterprise and Employment	Open Space and Recreation	Mixed Use	Semi- Natural Open Space	Utilities	Agriculture
Veterinary Clinic	/	/	X	X	X	X	X	O	X	O	X	X	/ ⁵
Warehousing	X	X	X	X	X	X	X	/	X	O	X	X	X
Waste Disposal & Recover Facility	X	X	X	X	X	X	X	/	X	O	X	/	X
Wholesale - Cash and Carry	X	X	X	X	X	X	X	/	X	O	X	X	X

~~*Comparison~~ – Goods including Comparison Goods: – clothing and footwear; – furniture, furnishings and household equipment (excluding non-durable household goods); – medical and pharmaceutical products, therapeutic appliances and equipment; – educational and recreation equipment and accessories; – books, newspapers and magazines; – goods for personal care; – goods not elsewhere classified; – bulky goods;

~~*Convenience~~ – Goods including food; – alcoholic and non-alcoholic beverages; – tobacco; – non-durable household goods;


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

*Professional Services - Including for example accountants, architects, solicitors etc.

⁵ Only where the need to locate in a rural environment has been demonstrated because of the nature of the clinic required

⁶ [Subject to compliance with the Rural Housing Policy, Limerick Development Plan 2023 - 2029](#)

AMENDMENTS TO APPENDIX 2 – RECORD OF PROTECTED STRUCTURES AND RECORD OF MONUMENTS AND PLACES

1480	21837007	A.C.C.	The Square, Newcastle West	Three-storey former bank, built c. 1870 <u>(Note: The former bank building is known locally as 'The Red Door Gallery')</u>	
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AMENDMENTS TO MAPS

3.5.1 Zoning Changes Map

- To amend the draft plan to restrict the indicative link road to active travel measures only - Cllr. Michael Collins – Municipal Meeting 6th September 2023.

- To include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 - Cllr. Michael Collins, Cllr. Jerome Scanlan, Cllr. Tom Ruddle – Municipal Meeting 6th September 2023.

- To change the zoning of the “New Residential” and “Residential Services Sites” zoned lands shown in the attached map to “Agriculture” zoning – Cllr. Michael Collins, Cllr. Jerome Scanlan, Cllr. Tom Ruddle – Municipal Meeting 6th September 2023.

- To provide a “New Residential” zoning on the subject lands, where a residential zoning currently exists in the current Newcastle West Local Area Plan 2014-2020, as shown in the attached map - Cllr. Michael Collins, Cllr. Jerome Scanlan, Cllr. Tom Ruddle – Municipal Meeting 6th September 2023.

- Change the zoning of the site, outlined in yellow from open space and recreation to existing residential – Cllr. Tom Ruddle – Municipal Meeting 6th September 2023.

- To change the zoning of the subject site in the Draft Newcastle West Local Area Plan from Enterprise and Employment to New Residential - Cllr. Tom Ruddle – Municipal Meeting 6th September 2023.

3.5.3 Updated Land Use Zoning Map

3.5.4 Updated Flood Map

3.5.5 Updated Amenity and Sustainable Transport Map

3.5.6 Updated Settlement Capacity Audit Map

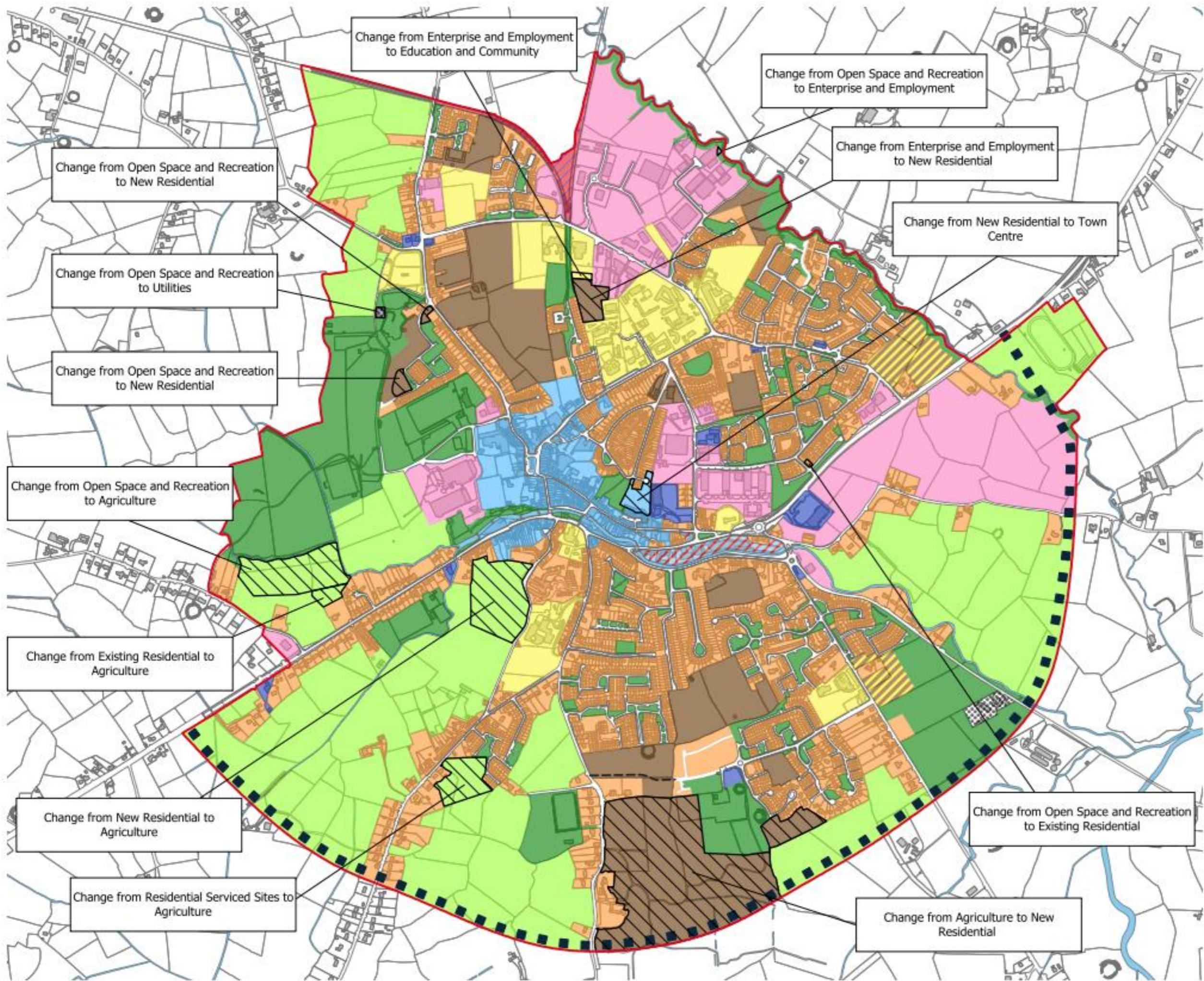
**Draft Newcastle West
Local Area Plan
2023-2029**

Zoning Changes Map

Material Alterations

Legend

- ZONING CHANGES
- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- Local Centre
- Mixed Use
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Tourism Related Development
- Town Centre
- Utilities
- Active Travel Route
- Proposed Distributor Road (Indicative)
- LAP Boundary

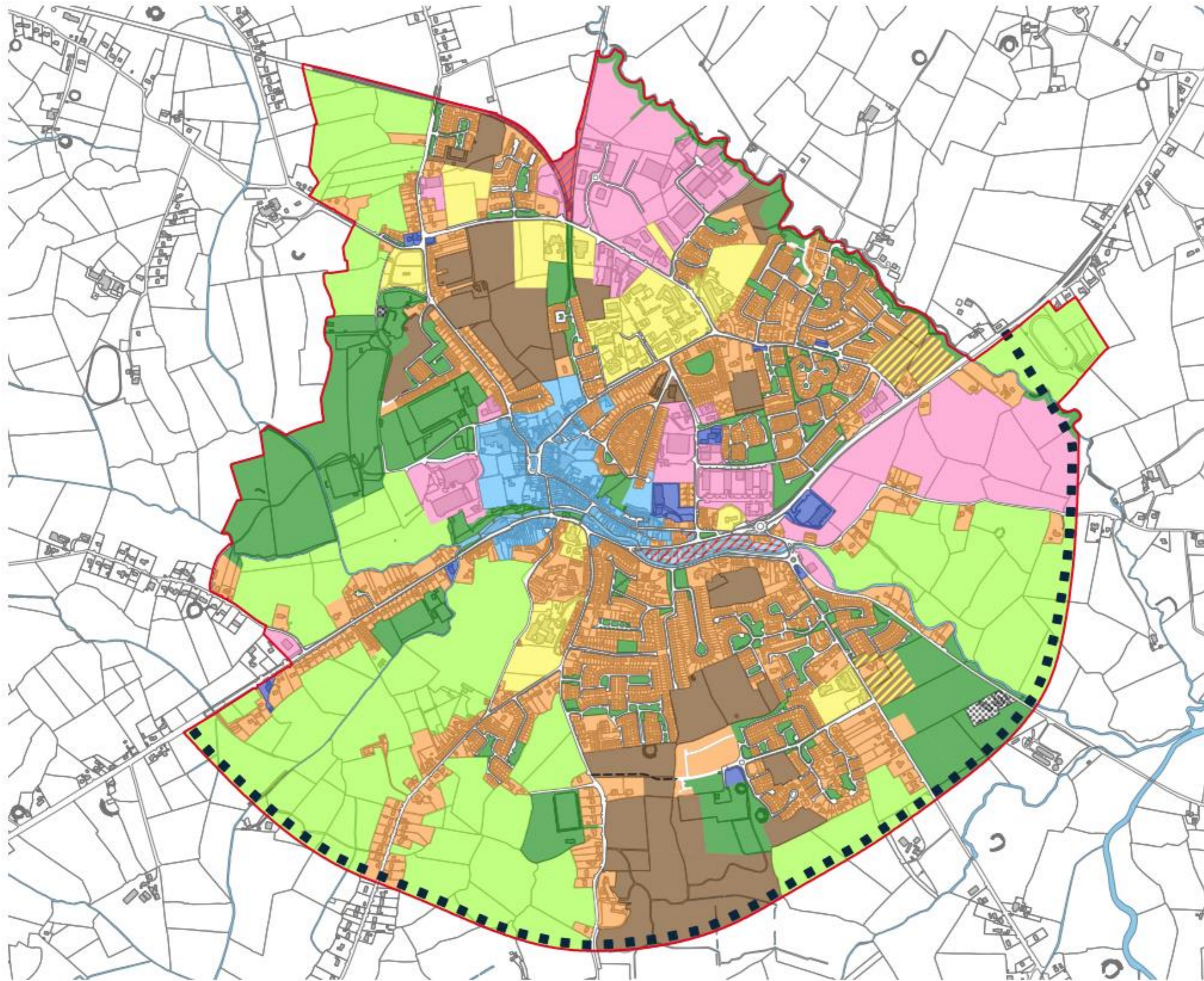


Forward Planning
Planning, Environment and
Place-making Directorate

Herberts Quay, Limerick
Tel: (011) 56600
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September 2023	ZNCH/23-29/R6
J. D.	S.F.
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**Draft Newcastle West
Local Area Plan
2023-2029**

Zoning Map

Material Alterations

- Legend**
- Agriculture
 - Education and Community
 - Enterprise and Employment
 - Existing Residential
 - Local Centre
 - Mixed Use
 - New Residential
 - Open Space and Recreation
 - Residential Serviced Sites
 - Tourism Related Development
 - Town Centre
 - Utilities
 - Active Travel Route
 - Proposed Distributor Road (Indicative)
 - LAP Boundary

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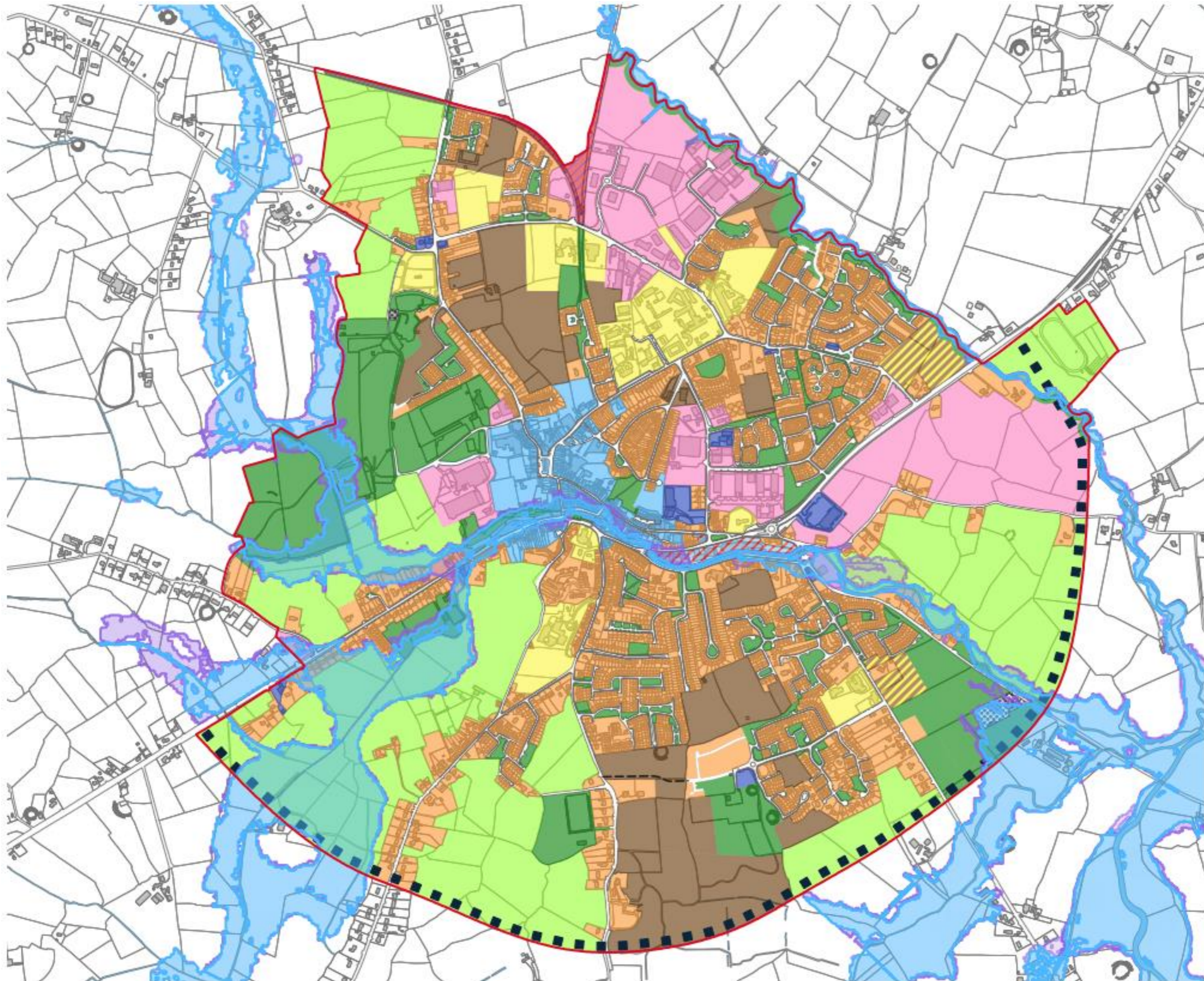
**Draft Newcastle West
Local Area Plan
2023-2029**

Flood Map

Material Alterations

Legend

- Flood Zone A
- Flood Zone B
- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- Local Centre
- Mixed Use
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Tourism Related Development
- Town Centre
- Utilities
- LAP Boundary
- Active Travel Route
- Proposed Distributor Road (Indicative)

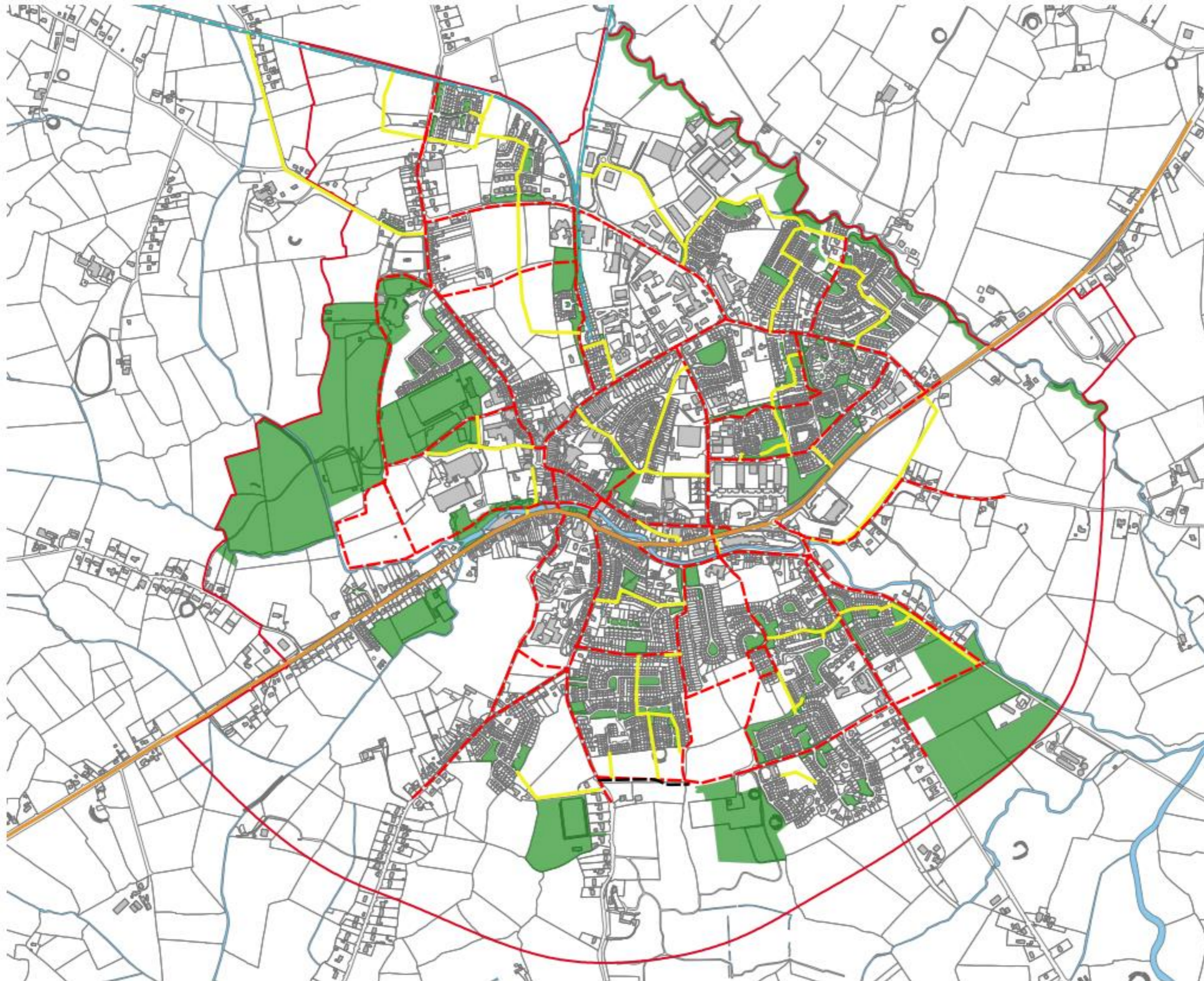


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**Amenity and Sustainable
Transport Map**

Material Alterations

- Legend**
- Existing N21
 - - - New Connectivity Link
 - Potential Neighbourhood Linkages
 - - - Limerick Greenway
 - - - Active Travel Route
 - Open Space and Recreation
 - LAP Boundary

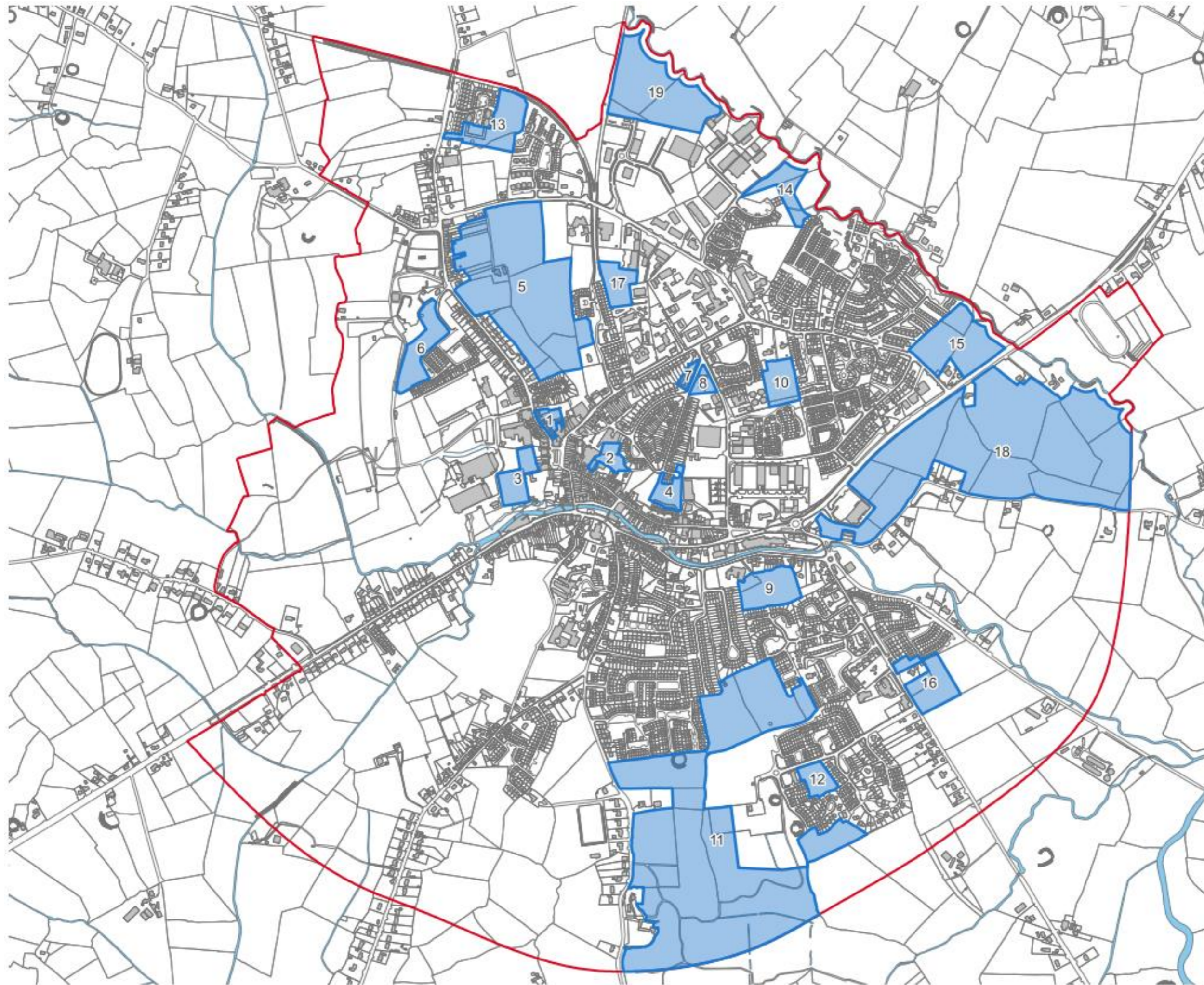
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**Settlement Capacity
Audit**

Material Alterations

Legend

- Settlement Capacity Audit Sites
- LAP Boundary

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Planning, Environment and
Place-making Directorate

Map drawn by: Garry Limerick
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PART C – AMENDMENTS TO LOCAL TRANSPORT PLAN

- 1.** The name of the Local Transport Plan has been updated to Newcastle West [Local Transport Plan](#). ~~ABTA~~
- 2.** A section on the NTA's Rapid Build Active Travel Facilities Advice Note has been added to the Local Transport Plan.
- 3.** Action CI8 in Table 4.2 has been updated to incorporate the N21.
- 4.** A Section on Key transport interventions to facilitate walking/cycling to schools has been added to the Local Transport Plan.
- 5.** An additional drawing has been added to the Local Transport Plan, which shows the priority interventions for the short, medium and long terms.
- 6.** Road Measures RN11, RN16 and RN18 have been removed from Table 4.3 (Road intervention/actions) in the Local Transport Plan.
- 7.** An additional section on spatial planning and national roads has been added the Local Transport Plan.
- 8.** Figure 4.11 (Junction options for E&E zoning) in the Local Transport Plan has been updated.
- 9.** A Section on TII stakeholder engagement/consultation has been added to the Local Transport Plan.
- 10.** A Section on Coach/Bus parking has been added to the Local Transport Plan.

The following amendments were made by the Elected Members at the Newcastle West Municipal Meeting on the 6th of September 2023:

- To amend the draft plan to restrict the indicative link road to active travel measures only - Cllr. Michael Collins – Municipal Meeting 6th September 2023.
- To include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 - Cllr. Michael Collins, Cllr. Jerome Scanlan, Cllr. Tom Ruddle – Municipal Meeting 6th September 2023.

The above amendments resulted in the following additional amendments to the Newcastle West Local Transport Plan.

- 11.** Action/intervention WN16 and Action/intervention CL14 have been removed /reduced in terms of intervention type.
- 12.** Road action/interventions RN11, RN12, RN16 and RN18 have been removed.
- 13.** Commentary on the N21 NCW Bypass has been included.

14. Southern distributor roadway commentary has been removed.

15. Zoning linkages/Bypass layout NCW-MHL-ZBP-D01 is now included

PART D – AMENDMENTS TO STRATEGIC FLOOD RISK ASSESSMENT

- 1.** The SFRA has been updated to remove references to an unmapped watercourse.
- 2.** Section 4.6 of the SFRA has been updated to include a sensitivity study for the existing residential zoning.
- 3.** Section 8 of the SFRA report has been updated to specifically mention the approach in Agriculture zoned lands.
- 4.** Section 8 (Settlement Zoning Review) of the SFRA has been updated to promote nature based solution methods for opportunity sites and the wider area, where possible.
- 5.** The objective reference letters in the SFRA have been updated to be consistent with the Draft LAP.
- 6.** The specific application of the JT for the following areas of Newcastle West has been removed:
 - Knockane (Appendix A.2)
 - Clooneyscrehane (Appendix A.5)
 - Clooneyscrehane South (Appendix A.6)
 - Gortroe (appendix A.7).

The recommendations from the application of the JT remain the same and generally seek to limit development in Flood Zone A/B in any case (as per Section 5.28). Section 8 of the report has been updated to reflect this change in approach.

- 7.** The SFRA has been updated to include the residential area in Rathenane East within Appendix A.4.1. The updating of the zoning maps in the settlement review section and appendices has taken place as needed. Regarding A.3.3 this has been removed and reference to mixed use removed from Section 8.4