



---

# Proposed Kilmallock Local Area Plan 2019-2025

---

**April 2019**



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council



This Proposed local area plan is on public display from 13th April 2019 to 27th May 2019 inclusive.

Submissions to be considered by the Council to the Proposed Kilmallock Local Area Plan shall be made as follows:

- Online at <https://mypoint.limerick.ie>
- Email to [fowardplanning@limerick.ie](mailto:fowardplanning@limerick.ie), and
- In writing to the Forward/Strategic Planning Section, Economic Development Directorate, Corporate Buildings, Limerick City & County Council, Merchants Quay, Limerick City.

A copy of the Proposed Kilmallock Area Plan 2019 – 2025 may be inspected at:

- Civic Offices, Merchant's Quay, Limerick, V94 EH90
- Cappamore-Kilmallock Municipal District Office, Áras Mainchin Seoighe, Millmount, Kilmallock, V35K497
- Kilmallock Library, Millmount, Kilmallock, V35HC98
- Dooradoyle Library, Dooradoyle, Limerick City Library, V94AB03,
- The Granary, Michael Street, Limerick, V94P38C and
- [www.limerick.ie/council](http://www.limerick.ie/council)
- County Hall, Dooradoyle Road, Limerick, V94WV78

## **Preface – Setting the parameters of the Local Area Plan**

Limerick City and County Council is currently preparing a new Local Area Plan (LAP) for Kilmallock town for 2019 – 2025. It is a legal requirement for the Council in planning legislation to make amend or revoke an existing LAP every 6 years under the Planning and Development Act 2000 (Amended). The Kilmallock LAP 2009 – 2015 was extended in 2014 under Section 19 of the Act as objectives of the 2009 LAP remained valid and the scale of development envisaged by the 2009 LAP did not proceed, because of the economic downturn post-2008.

It is time to reflect on the current opportunities and challenges for the sustainable development of the town to ensure Kilmallock continues to support a viable, competitive, sustainable town with opportunities to work, live and visit. The LAP also needs to be updated to align with a number of national policy documents introduced since 2009, including the enactment of the National Planning Framework, which establishes government planning policy to 2040.

Kilmallock maintained population growth despite the post 2008 economic crisis. For the foreseeable future, population growth is expected to continue. This growth requires business and social services, homes, infrastructure, employment and recreational opportunities. How can the Council, state agencies and the local community ensure that future growth is sustainable while protecting Kilmallock's unique characteristics such as its traditional built heritage and streetscape, medieval burgage plots, archaeology, and natural environment including the River Loobagh?

## Contents

<b>Chapter 1</b>	<b>Introduction: The context for the Kilmallock Local Area Plan (LAP) 2019 – 2025.....</b>	<b>1</b>
1.1	What is the Kilmallock Local Area Plan (LAP)? .....	1
1.2	The Review Process.....	2
1.3	Strategic Environmental Assessment.....	2
1.4	Appropriate Assessment (AA).....	3
1.5	Flood Risk Assessment .....	3
1.6	Planning context .....	3
1.7	Kilmallock – location, function and role within the Limerick Settlement Strategy .....	5
1.8	A brief socio-economic profile of Kilmallock .....	6
1.9	Evaluation of the 2009 Kilmallock LAP and SWOT Analysis of the town .....	11
<b>Chapter 2</b>	<b>The Vision and Core Development Strategy .....</b>	<b>15</b>
2.1	The Planning Vision and Goal for Kilmallock.....	15
2.2	Translating the core strategy into the proposed LAP policies and objectives.....	16
2.3	Population targets.....	18
2.4	Land zoning requirements .....	19
<b>Chapter 3</b>	<b>Quality Housing .....</b>	<b>21</b>
3.1	The need for quality housing .....	21
3.2	Residential zoning requirements .....	22
3.3	The objectives for quality housing .....	23
<b>Chapter 4</b>	<b>Kilmallock’s Economy – enterprise, town centre development, retail and tourism.....</b>	<b>27</b>
4.1	The need for a resilient economy .....	27
4.2	Enterprise.....	29
4.3	Town Centre Retail/Business Development .....	31
4.4	Tourism .....	32
4.5	Small-scale businesses in residential areas.....	34
<b>Chapter 5</b>	<b>Transport, movement and infrastructure for Kilmallock’s growth.....</b>	<b>35</b>
5.1	The need for quality transport.....	35
5.2	Public transport.....	36
5.3	The need for quality infrastructure.....	39
<b>Chapter 6</b>	<b>Kilmallock : Appreciating archaeological, built, natural and cultural heritage .....</b>	<b>45</b>
6.1	The importance of archaeological, built, natural and cultural heritage .....	45
6.2	Archaeological significance of Kilmallock .....	47
6.3	Kilmallock’s Town Walls, the Area of Special Control (ASC) and Protected Views.....	49

6.4	Built heritage of Kilmallock .....	52
6.5	Cultural Heritage .....	62
6.6	Natural heritage and Climate Change .....	63
<b>Chapter 7</b>	<b>Community infrastructure, green infrastructure and recreation .....</b>	<b>67</b>
7.1	The importance of community and green infrastructure .....	67
<b>Chapter 8</b>	<b>Public realm, vacancy and opportunities .....</b>	<b>73</b>
8.1	The importance of public realm .....	73
8.2	Kilmallock's Public Realm and general principles of urban design .....	73
8.3	Urban Design .....	75
8.4	Vacancy and dereliction in Kilmallock .....	78
8.5	Key Buildings .....	79
8.6	Key Infill Site .....	81
<b>Chapter 9</b>	<b>Land use zoning .....</b>	<b>83</b>
9.1	Purpose of Land Use Zoning .....	83
<b>Appendix 1</b>	Maps	
	Land Use Zoning Map	
	Flood Map	
	Amenity Map	
	Protected Structures Map	
	National Monuments Map	
<b>Appendix 2</b>	Protected Structures in Kilmallock and general guidance for undertaking works on older buildings	
<b>Appendix 3</b>	Record of Monuments and Places in Kilmallock	
<b>Appendix 4</b>	New Residential and Serviced Sites Matrix	
<b>Appendix 5</b>	Key buildings	
<b>Appendix 6</b>	List of Acronyms	

## **Chapter 1 Introduction: The context for the Kilmallock Local Area Plan (LAP) 2019 – 2025**

### **1.1 What is the Kilmallock Local Area Plan (LAP)?**

Section 19(2) of the Planning and Development Act, requires a local area plan to consist of a written statement and objectives for the future development of the town. Objectives which are obligatory include:

- zoning objectives to guide optimal land use,
- infrastructure,
- conservation/protection of natural and built environment,
- preservation, improvements to amenities and recreational opportunities, and
- facilitation of community services including schools, crèches, other education and childcare facilities, and healthcare services.

Essentially, the LAP guides development to appropriate locations in the town, as planning applications are assessed against the policies and objectives of the proposed LAP. Experience has demonstrated that the LAP plays a critical role in leveraging other supports and funding opportunities for the town. In the case of Kilmallock this would have included, the funding of the Town Wall Conservation Management Plan, public realm improvement works and the new waste water treatment facility.

Importantly, a LAP should not be viewed as a schedule of works for the period, but rather as a framework within which all stakeholders, including public agencies, developers and the local community can operate for the betterment of the town to fulfil its role as an important service centre for its hinterland, South Limerick, and the wider Ballyhoura area.

The Kilmallock Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick City and County Council's planning policies for Kilmallock town. This plan, when adopted by the Cappamore-Kilmallock elected members will replace the Kilmallock LAP 2009-2015 (as extended). The aim of the LAP is to establish a framework of the planned, coordinated and sustainable development of the Kilmallock including the conservation and enhancement of its natural and built environment over the next six years.. The LAP provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required and guidance for development proposed in the plan area.

The plan builds on the review of the Kilmallock LAP 2009-2015 (as extended), taking into account recent key development trends and national, regional and local policy developments.

All development in the Kilmallock area will be assessed against the contents of this LAP and the current Limerick County Development Plan 2010 – 2016 (as Extended).

The Proposed Kilmallock LAP should be read in conjunction with the Limerick County Development Plan 2010-2016 (as extended) and any subsequent variation thereof. Unless otherwise stated, the general development plan policies, objectives and development management standards still apply to the area.

## **1.2 The Review Process**

The review of the Local Area Plan commenced in December 2017, with the publication of an issues paper. Its intention was to prompt discussion on local issues at pre-draft stage. The issues paper was on public display for a period of 6 weeks. Copies of the issues paper and an invitation to make a submission were sent to local community groups and voluntary agencies in the area. Eleven submissions were received in total. The local community in partnership with the Ballyhoura Development Ltd. Limerick Local Enterprise Office and the Kilmallock Traders Association have undertaken a socio-economic plan and a business development plan for the town in late 2018. These local community initiatives have informed this proposed LAP.

At the end of the public consultation period a report was prepared on issues arising during the public consultation period and a number of meetings have been held with internal and external stakeholders.

The current stage involves the Proposed Local Area Plan being placed on public display at; the Civic Offices, Merchant's Quay, Limerick City; Cappamore-Kilmallock Municipal District Office, Kilmallock Library, Dooradoyle Library; Council Offices Dooradoyle, Limerick City Library, and on [www.limerick.ie](http://www.limerick.ie) for a period of six weeks. Again, written submissions are invited. At the end of the public consultation period a Chief Executive's Report on any issues arising during the public consultation phase will be prepared and submitted to the Cappamore – Kilmallock Members of the Council. If, following the elected members consideration of the CE report, the Council decides to materially amend the proposed local area plan, a further period of four weeks public consultation on these material alterations only will take place. A further CE's report on submissions regarding proposed amendments is then prepared for the Elected Members who, having considered the report, may make the new local area plan, with or without the amendments. Responsibility for making a local area plan rests with the elected members of the Planning Authority. It is expected that the Kilmallock Local Area Plan 2019 - 2025 will be made by October 2019.

## **1.3 Strategic Environmental Assessment**

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementation of a plan or programme prior to its adoption. An SEA screening exercise was carried out in line with "Implementation of SEA Directive (2001/42/EC): Assessment of Certain Plans and Programmes on the Environment - Guidelines for Regional Authorities and the Planning Authorities". The screening exercise determined that a full SEA is not required in this instance, given the population sized and zoned area.



#### 1.4 Appropriate Assessment (AA)

In accordance with Articles 6(3) and 6(4) of the Habitats Directive the Planning Authority carried out an Appropriate Assessment Screening and determined that there are no significant effects.

#### 1.5 Flood Risk Assessment

A Stage One Flood Risk Assessment has been undertaken in support of the Kilmallock LAP as part of the plan preparation. The information gathered has informed the Land Use Zoning Map included in this LAP. The LAP has adopted the precautionary approach and lands which have been identified as potentially at risk to flooding have generally been zoned for uses which are not considered vulnerable.

#### 1.6 Planning context

In accordance with the Planning and Development Act 2000(Amended) the LAP has been informed by a hierarchy of national, regional and local spatial planning policies.

A summary of some of the provisions of relevant guidelines and policy documents are outlined below.

**Figure 1.1 : Development Plan – links with other plans**



The NPF establishes central governments priorities for a more equitable balance of social, economic, population growth, infrastructural investment and development between regions.

The Regional Spatial and Economic Strategy (RSES) translates the NPF to the regional level including setting population growth across the Southern Region.<sup>1</sup> The RSES for the Southern Region is currently in draft format.

The County Development Plan translates the population and growth projection of the former Mid-West Regional Authority which was dissolved in 2015 under local government reform measures. Its successor the Southern Assembly was established in 2015. It is now responsible for transcribing the growth projections of NPF to the regional level. Its finalised document is expected to be published in late 2019.

The City and County Development Plans will be reviewed following adoption of the Regional Economic and Spatial Strategy for the Southern Region and is required to be consistent with the higher level plans.

Other plans that inform this proposed LAP include:

Mid West Regional Planning Guidelines 2010 – 2022

Retail Strategy for the Mid West Region, 2010 – 2016

Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and the Clare Local Authorities 2011

Limerick Local Economic and Community Plan (LECP) 2016 – 2021,

Age Friendly Limerick 2015 – 2020,

Limerick City and County Heritage Plan 2017 – 2030,

Limerick Cultural Strategy 2016 – 2030,

Limerick Tourism Strategy,

Limerick Rural Development Strategy 2014 – 2020,

Limerick Digital Strategy,

Limerick Sports Partnership 2016 -2020 Strategic Plan,

Limerick City and County Council Corporate Plan 2015 – 2019,

Mid West Regional Enterprise Plan to 2020,

Limerick 2030 Economic and Spatial Strategy,

Healthy Limerick,

Belonging to Limerick: Connecting People and Communities 2017 – 2021, and the Traveller Accommodation Programme.

The above are available on [www.limerick.ie](http://www.limerick.ie). Other national guidelines issued by Ministers have also informed the proposed LAP. Planning Authorities are required to take account of any policies and guidelines issued by the Minister. For a comprehensive list of other policy documents taken into account in preparing this plan refer to Chapter 1 in the Limerick County Development Plan 2010-2016 (as extended) and the Department of Planning, Housing and Local Government on [www.housing.gov.ie/planning/guidelinesstandards/publications](http://www.housing.gov.ie/planning/guidelinesstandards/publications)

---

<sup>1</sup> Refer to [southernassembly.ie](http://southernassembly.ie)

The proposed LAP is also informed by the 2012 local government reform programme ‘Putting People First’.

Kilmallock has very active community and business development forums including the Kilmallock & District Community Council, Kilmallock Partnership, Kilmallock Tourism Development Ltd. and the Kilmallock Association for Trade and Commerce. Recent initiatives by the voluntary sector include the publication in late 2018 of the Kilmallock Socio Economic Plan and the Kilmallock Sustainable Development Report 2018. Both local plans have been considered in the preparation of the LAP.

This plan has been prepared in accordance with the various provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) and the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011). Screening is the process for deciding whether a particular plan, or variation to a plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. Refer to Sections 1.3 – Section 1.5 above.

## **1.7 Kilmallock – location, function and role within the Limerick Settlement Strategy**

### **Location**

Kilmallock (Cill Mocheallóg) owes its origins to a monastery founded by St. Mocheallóg in the early 7th century. Located approximately 40km from the major urban centres of Limerick and Tipperary, and in close proximity to the N20 (Limerick-Cork), Kilmallock is bisected by the R515 regional road, linking to Charleville and Tipperary, and by the R512, linking to Fermoy and Limerick. It can also be accessed from Bruree by the R518. The town is set in the valley of the River Loobagh, an area of natural beauty, and the original settlement would have been located between the river and a lake (Ash Hill). The Ballyhoura and Galtee mountain ranges are to the south and east of the town. Large tracts of flat agricultural land lie to the west. It is evident that the town occupied a strategic location, guarding the passes between the mountains and as a communications centre between Cork and Limerick in the past.

### **Function**

Kilmallock’s geographic location is central to a productive farming district and the town performs essential functions as a market, service and employment centre for the southern part of the county. The town has a good range of community services that include churches, schools, shops, library, theatre, post office and pubs. There is a strong commercial and professional presence in the town with banks, business advisory services, accounting, mart, Garda station, veterinary services, community care clinics, insurance services and the Kilmallock Business Park. Education provided in the town includes pre-school to post-leaving cert level. Kilmallock is within commuting distance of a number of urban centres including Limerick, Cork, Tipperary, Mitchelstown, Charleville and Mallow. The town is also in close

proximity to Lough Gur, a major recreational resource in County Limerick and one of Ireland's most important archaeological sites. Lough Gur and Kilmallock form part of the 'Tourism Cluster' envisaged in the Ballyhoura Strategy for South-East County Limerick. Administrative services in the town include the District Court, the Cappamore-Kilmallock Municipal District office, Teagasc and an Intreo Centre/social welfare regional office.

### **Kilmallock's role within the Limerick Settlement Strategy**

Kilmallock is a key service centre for South Limerick in the Limerick County Development Plan(CDP) 2010 – 2016 (as extended). The CPD establishes a settlement hierarchy of towns and villages in County Limerick, providing for planned expansion of settlements in the interest of proper planning and sustainability. The hierarchy considers Kilmallock's level of public services and facilities, population, infrastructure, function and locational importance on par with Newcastle West in West Limerick as a Tier 2 settlement. The policies and objectives of the CDP promote the sustainable, appropriate sequential development of the town and the prevention of urban sprawl. The CDP commits to ensuring there is sufficient land zoned in Kilmallock to enable the town to act as the primary focus for investment in infrastructure, housing, transport, employment, education, shopping, health and community facilities.<sup>2</sup> The development plan review will commence after the adoption of the RSES for the Southern Region.

## **1.8 A brief socio-economic profile of Kilmallock**

### **Population, age profile and nationality**

Kilmallock town and its rural hinterland has experienced continuous population growth since the 1996 Census. Refer to Table 1.1 and Figure 1.2 below. Census 2016 shows that the town of Kilmallock recorded a population of 1,668. This represents an increase of 2% (33 persons) since Census 2011, which was higher than the county average (1.6%), but lower than the national average of 3.8% (Table 1. 2). Over the 10 year period 1996 – 2016, the town increased by 437 people representing 35% growth, and the rural ED increased by 336 people representing a 16% population increase.

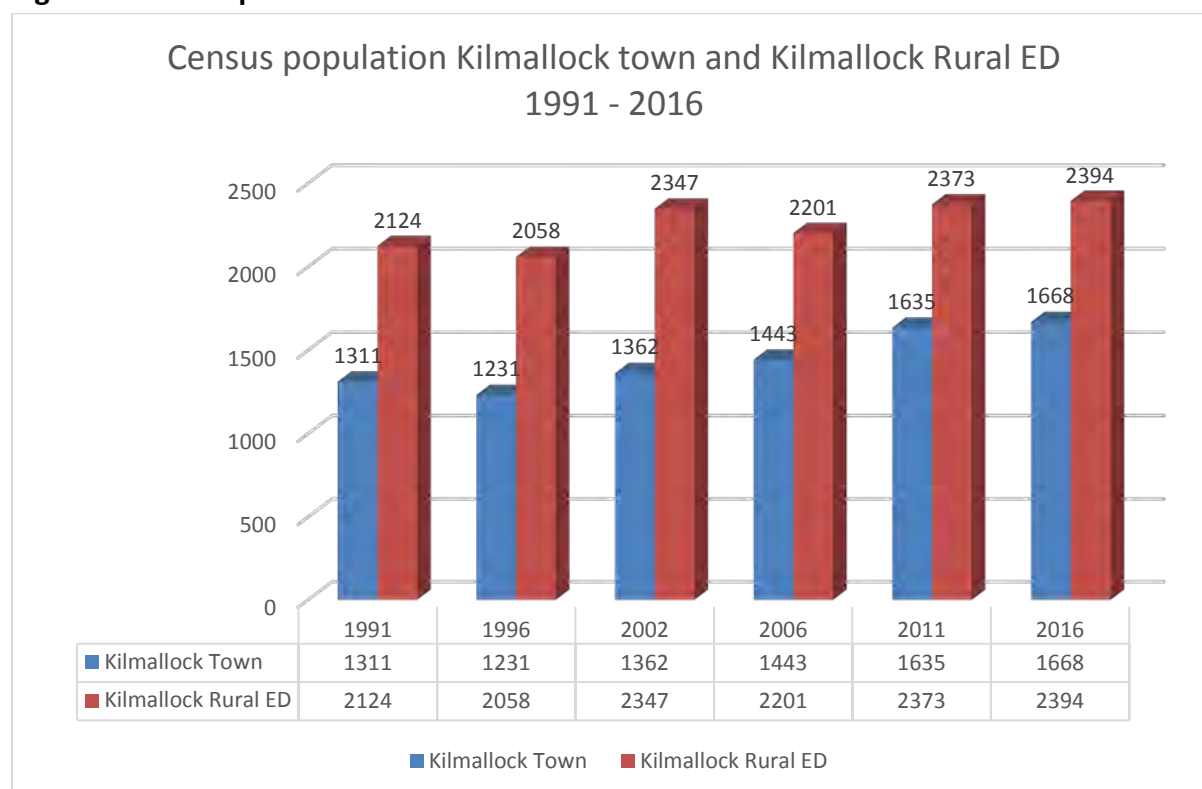
---

<sup>2</sup> Limerick County Development Plan 2010 – 2016 as extended, Volume 1 Written Statement, Section 3.5.2 Tier 2 Key Towns, page 3-8

**Table 1.1 Census population and percentage change for the Kilmallock Town and Kilmallock Rural EDs 1991 – 2016**

Kilmallock Town			Kilmallock Rural ED	
Census	Population	Population change %	Population	Population change %
1991	1311	-	2124	-
1996	1231	-6.1	2058	-3.1
2002	1362	+10.6	2347	+14
2006	1443	+5.9	2201	-6.2
2011	1635	+13.3	2373	+7.8
2016	1668	+2	2394	+0.88

**Figure 1.2 Population Growth**



Source: CSO Census 1991 - 2016

**Table 1.2: Comparative population growth of Kilmallock town 2011-2016 with Limerick and the State**

Comparison	2011 (Number)	2016 (Number)	Actual Change 2011-2016	% Change 2011-2016
Kilmallock	1,635	1,668	33	2.0%
Limerick	191,809	194,899	3,090	1.6%
State	4,588,252	4,761,865	173,613	3.8%

Source: CSO Census 2016

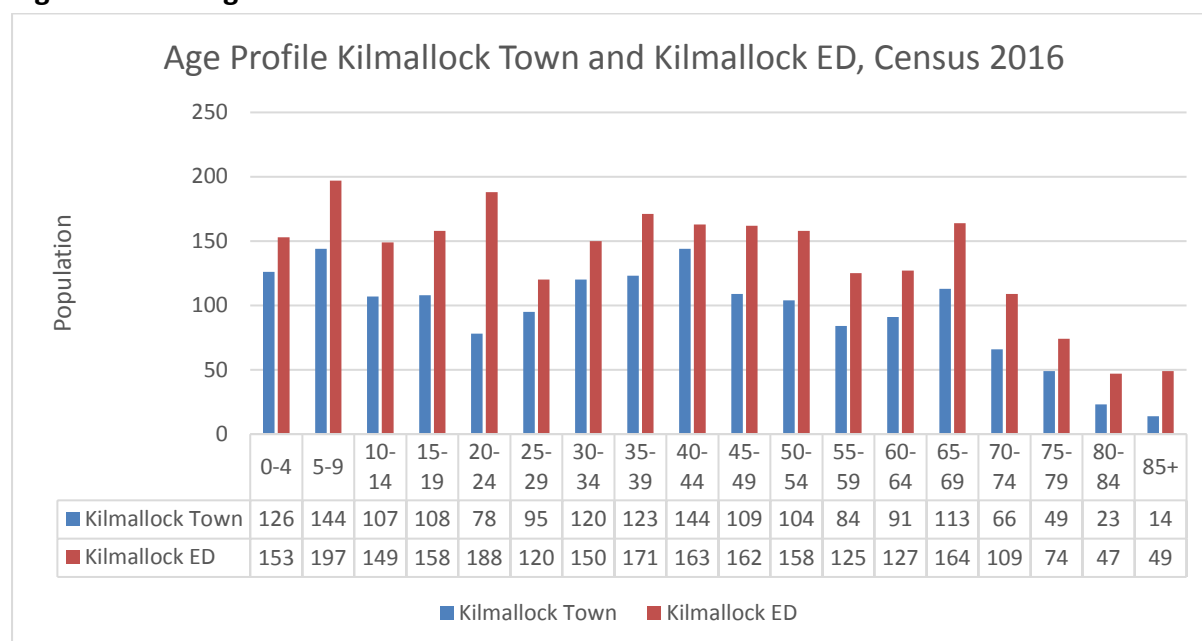
Kilmallock has a young population with 22.6% of the population under 15 years. Refer to Table 1.3 below and Figure 1.3. Eleven percent of Kilmallock's population is aged 15-24 years, which is lower than both the average for Limerick and the State. Similarly, the 25-64 age cohort (50.4%) is below the County and State averages. However, at the other end of the lifecycle 15.9%, of the population aged 65 years. Between the 2011 Census and 2016, the 65+ age cohort increased by 3.65% or 200 people. As with predicated national trends, the 65+ age group in Kilmallock is expected to continue to increase.

**Table 1.3 Comparative population profile of Kilmallock town 2016 with Limerick and State**

Comparision	Under 15 Years	15-24 years	25-64 years	65 years and over
Kilmallock	22.6%	11.2%	50.4%	15.9%
Limerick	20.3%	13.3%	52.4%	14.1%
State	21.1%	12.1%	53.4%	13.4%

Source: CSO Census 2016

**Figure 1.3 Age Profile**



## Nationality

Census 2016 shows that just over 90% of the population are of Irish nationality, which is higher than both the county average (89%) and the national average (87%). Of the non-Irish national population, Polish nationals account for the largest proportion at 4.4% followed by

UK nationals (2%). This is considerably higher than the overall Limerick figures with Polish nationals accounting for 2.9% of the population, which is similar to the national trend (2.6%).

### **Education, Labour Force and Commuting**

Education attainment affects employment opportunities. Nineteen percent of the 15 years + cohort whose education has ceased have only primary level or no formal education. This low attainment level is considerably higher than Limerick County and State levels. Refer to Table 1.4. Twenty one percent of 15 years + did not progress beyond lower secondary level which exceeds both the average for Limerick at 17% and the State at 15%. In terms of third level education, Kilmallock (22.7%) falls considerably below the county (38.5%) and State average (42%).

**Table 1.4: Education Attainment (percentage) 2016 Census**

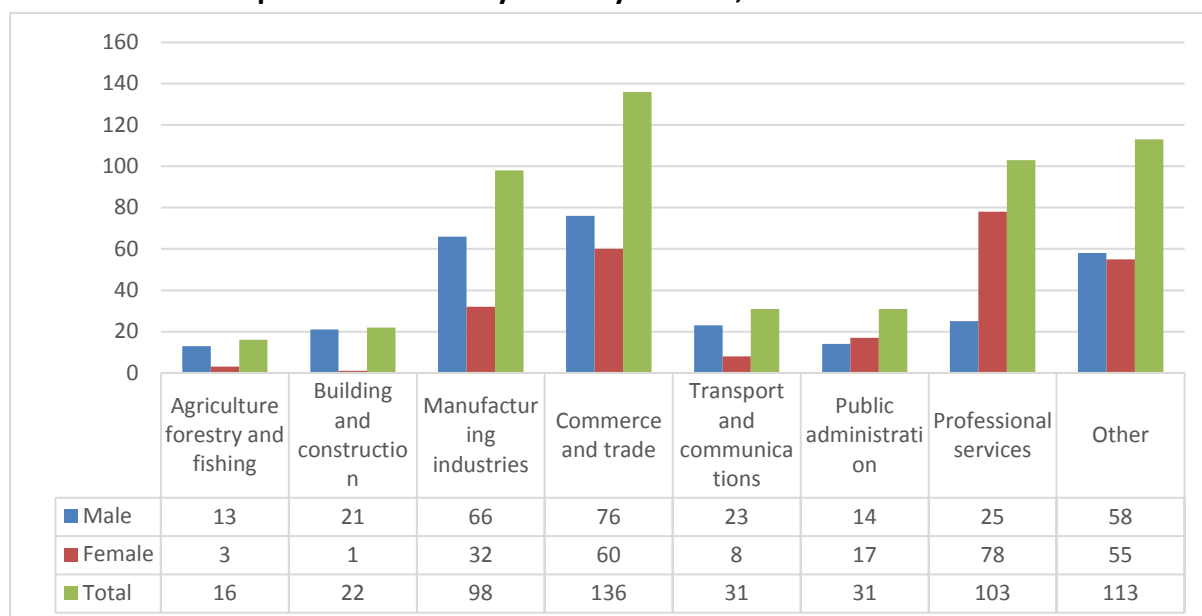
Comparison	Primary/No Formal Education	Lower Secondary	Upper Secondary	Third Level Qualification
Kilmallock	18.9%	21.4%	36.9%	22.7%
Limerick	14.3%	17.2%	30.0%	38.5%
State	13.3%	15.5%	29.2%	42.0%

*Source: CSO Census 2016*

Census 2016 shows that the unemployment rate in Kilmallock was 22.5%, which is considerably higher than the unemployment rate for the county (14.4%) and State (12.9%) at the time.

The labour force participation rate of the population age 15 years + is 55%, which is lower the county average (58%) and national average (61.4%). The lower level of educational attainment in the town impacts the overall labour market performance. The key sector for employment in Kilmallock is Commerce and Trade (24.7%), followed by Manufacturing Industries (17.8%). Refer to Figure 1.4 below.

**Figure 1.4 Number of persons at work by industry and sex, 2016**



Source: CSO Census of Population

The 2016 Census records 546 people commuting into Kilmallock for work, contributing to a daytime working population of 722 in the town. Forty two percent of the town's active labour force participants travel outside the town for employment.

Fifty Eight Percent of the population in Kilmallock have a commuting time of 15 minutes or less to school, college or work, and 74.1% have a commuting time of 30 minutes or less. Refer to Table 1.5 below. This compares very favourably to the county average (37.9%) and the national average (34.9%) for commute times of less than 15 minutes. The main mode of transport is by car or van (60.9%), while 33.7% walk or use a bicycle. The numbers walking/cycling to work, school or college in Kilmallock is significantly higher than both the county (16.7%) and national averages (17.4%) which reflects the compact nature of the town.

**Table 1.5: Commute Times 2016 Census**

Time - minutes	Under 15	15 – 3	30 – 45	45 – 60	60 - 90	90
Kilmallock	58.0%	16.1%	16.1%	5.2%	2.7%	1.9%
Limerick	37.9%	35.5%	17.5%	4.2%	3.3%	1.6%
State	34.9%	31.1%	18.7%	6.4%	6.5%	2.4%

Source: CSO Census 2016

### Housing Tenure

According to the 2016 Census, 59.9% of households in the Kilmallock are owner occupied. In 2011, 60.8% of households were owner occupied. Households rented from the Council accounted for 20% in 2016, which was an increase of 1.31% on the 2011 Census (18.69%). Households rented from the private sector account for 18% of the households in the town, which was an increase of 0.72% on the



2011 Census figure. One and two person households accounted for 60% of total household in 2016 which is a slight increase on 59% of the 2011 Census.

## **1.9 Evaluation of the 2009 Kilmallock LAP and SWOT Analysis of the town**

The goal of the 2009 LAP was:

‘To conserve and enhance the unique historic aspects of Kilmallock to give a quality environment for the continued benefit of the local community and visitors; and  
To realise the potential contribution of tourism and leisure to the economy of Kilmallock, building on the role of the town both as a destination in its own right and also as the regional tourism hub of south-east County Limerick.’

In addition, the town should continue to develop as a good place to live, with high quality housing meeting local needs and with a good quality of life, and where leisure and recreational activities are available to all.’<sup>3</sup>

The 2009 LAP was extended in 2014 for a period of 5 years, having regard to the downturn in the national economy. As the Local Area Plan vision for Kilmallock was determined ten years ago, it is considered necessary to revise the vision and goals for the town, as informed by national policy and guidance since 2009, and the progress of the town in the intervening period.

Critical elements of the Town Wall Conservation and Management Plan (2009), and the Public Realm Plan were incorporated into the 2009 LAP. Since the adoption of the 2009 LAP there has been ongoing progress in relation to the conservation of the town wall and associated public realm, including the walkway by the West Wall.

Since the adoption of the 2009 Kilmallock LAP, there has been significant public investment in the town. The Council has used its own resources, including monies from the Development Contribution Scheme<sup>4</sup> with matching funding from other agencies such as central government departments and the Heritage Council through its Irish Walled Town Network(IWTN) programme, Leader, and Town & Village Renewal programme to develop and enhance Kilmallock. Some of the investments include:

- upgrading of the Kilmallock Fire Station in 2010
- ongoing stabilisation works on the Kilmallock Town Wall,
- the award winning upgrading works to the Kilmallock wastewater treatment plant
- the new footbridge and riverside walk,
- the West Wall Walk, through the IWNT, and the REDZ programme,

---

<sup>3</sup> Kilmallock Local Area Plan 2009 – 2015 (as extended)

<sup>4</sup> Development contributions were introduced in 2000 under planning legislation to empower local authorities to require payment of a financial contribution as a condition of a planning permission. Since their introduction they have assisted in the delivery of much needed investment in essential infrastructure matching funding with central exchequer and local authority own resources. Refer to Development Contribution Guidelines for Planning Authorities, 2013 on [www.housing.gov.ie](http://www.housing.gov.ie)

- the feasibility study into the viability of refurbishment and reuse of the Merchant's House, and
- provision of off-street parking.

Other investment evident in the town includes the redevelopment of the primary school and an extension to the secondary school, the refurbishment of the further education campus, and private investment into the retail experience in the town and a primary healthcare centre. Ballyhoura Development Ltd refurbished the Coote Memorial Hall to provide a community resource centre. The local community continue to invest their resources and volunteerism into community development in the town such as the planting of the urban park and other Tidy Town initiatives. The Council's 2019 budget has allocated funding to progress the Merchant House project as an interpretative/tourism/civic culture hub, and works to the East Wall Walk.

Kilmallock is diverse in character and offers an abundance of opportunities for the future development of the town. However, as with all settlements there are also challenges which may hinder the competitiveness of the town as a desirable place to live, work in, and visit. Some of these are considered in the SWOT analysis below.

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Public investment since the adoption of the 2009 LAP including infrastructure, education, recreation and built heritage;</li> <li>• Population growth in the town since 1996;</li> <li>• Strong performing hinterland with population growth, strong agricultural base supporting employment in the town;</li> <li>• Strong historic, heritage and cultural assets, and very strong sense of place and identity;</li> <li>• Distinctive archaeological and built heritage including medieval, Edwardian, Victorian architecture and contemporary architecture at library and civic offices;</li> <li>• Location of the town on the River Loobagh, in rich agricultural hinterland, close to the Ballyhoura mountain range and Lough Gur;</li> <li>• A wide range of services eg. Fire Service, Teagasc offices, public library, HSE clinics/care centre, hotel, retail, commercial and professional services, Court Service, mart, education campus, schools, childcare, Garda station;</li> <li>• A range of businesses operating in the town including distribution/logistics, engineering, food processing and animal feed processing;</li> <li>• Strong community structures and collaborative engagement and interest in local development;</li> <li>• Local development company – Ballyhoura Development Ltd presence in the town;</li> <li>• Recognised as a tourism hub in Ballyhoura East Limerick region, branding as part of the Munster Vales tourism destination and Ireland's Wild Atlantic Way; and</li> <li>• Hotel accommodation in the town.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Uncertainty regarding funding opportunities for public and voluntary initiatives, changing economic cycles and changing government priorities;</li> <li>• Traffic congestion and the movement of HGVs through the town;</li> <li>• Vacancy, under-used brownfield sites and dereliction;</li> <li>• Competitive disadvantage due to poor broadband capacity;</li> <li>• Relatively low educational attainment in the town effecting employment opportunities and competitiveness to attract new investment to locate modern industry e.g. ICT , agri-tech to the town;</li> <li>• Relatively high unemployment rate in the town including youth employment; and</li> <li>• Lack of retail variety in the town and proximity to larger urban centres such as Charleville and Mitchelstown.</li> </ul>
--	--

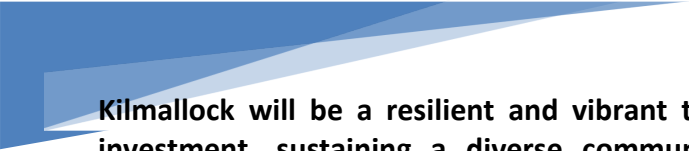
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Economic and employment potential of the town and its rural hinterland, skills development and training potential and the presence of post leaving cert training opportunities in the town;</li> <li>• Unique built heritage, the setting of the town by the River Loobagh, sensitive management of historic walls and Dominican Priory offering recreation and improved pedestrian/cycleway movement around the town, unique townscape, survival of medieval burgage plots;</li> <li>• Tourism potential of the town and innovative ideas such as cycling hub;</li> <li>• Local entrepreneurship;</li> <li>• Presence of a business park on edge of town;</li> <li>• Opportunities to build on partnerships and joint brand approach to development of the town;</li> <li>• Under-use of historic built heritage assets and re-purposing opportunities for older buildings;</li> <li>• Proximity to the N20 Cork- Limerick national road; and</li> <li>• Closed railway station on the Dublin – Cork intercity rail route to south of the town</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Absentee landowners, title issues, under-used properties contributing to vacancy and dereliction;</li> <li>• Modern materials used to repair/restore older structures causing extensive historical fabric/material damage;</li> <li>• Availability of funding, political and economic climates determining access to funds;</li> <li>• Impact of Brexit in business, considering the strong agricultural base of economic activity in the town, and tourism;</li> <li>• Modern trends of e-commerce and changing retail demands, and proximity to other centres with greater retail choice such as Charleville; Limerick, Mitchelstown, Mallow and Cork</li> <li>• Climate change</li> </ul>
---	---

## Chapter 2      The Vision and Core Development Strategy

### 2.1      The Planning Vision and Goal for Kilmallock


Having considered the development of Kilmallock since the adoption of the 2009 LAP, the vision for the town is revised, but is still cognisant of the critical importance of the historic town fabric to Kilmallock's identity and opportunities. It is necessary to capitalise and broaden Kilmallock's opportunities for the betterment of the town, and its competitiveness to sustain a good quality of life, attract business interest, investment and visitors, which will have the effect of creating a better tourism product. The core strategy consists of the long-term vision for the town and will act as an important stepping-stone towards realising that longer-term vision.

**The vision for Kilmallock is as follows:**



**Kilmallock will be a resilient and vibrant town, competitive to attract inward investment, sustaining a diverse community with opportunities for quality housing, education, enterprise and employment, whilst safeguarding Kilmallock's natural and built heritage for future generations. It will continue to function as a key centre of economic, social, cultural activity in South Limerick.**

**The goal of the proposed Kilmallock Plan 2019 – 2025 is to:**

- 
- a) Ensure that the land use zoning and the objectives of the proposed LAP guides development appropriately in terms of scale and location in the town, to sustain a competitive living, business and tourist destination, whilst capitalising on the existing built, natural and cultural heritage of the town, and**
  - b) Capitalise recent infrastructural investments in the town and seek further opportunities for investment to sustain the future development of the town and its hinterland.**

The vision and goal are guided by national planning guidance documents and policy documents, in particular the NPF, and the hierarchy of spatial plans outlined in Figure 1.1. The parent planning document to the proposed Kilmallock Local Area Plan is the Limerick County Development Plan 2010 – 2016(as extended). All objectives of this LAP must align with the core strategy and objectives of the Limerick County Development Plan 2010 – 2016(as extended). The Development Management guidelines for applicants seeking

planning permission in Kilmallock are contained in the current Limerick County Development Plan and any subsequent review of this Plan.

## **2.2 Translating the core strategy into the proposed LAP policies and objectives**

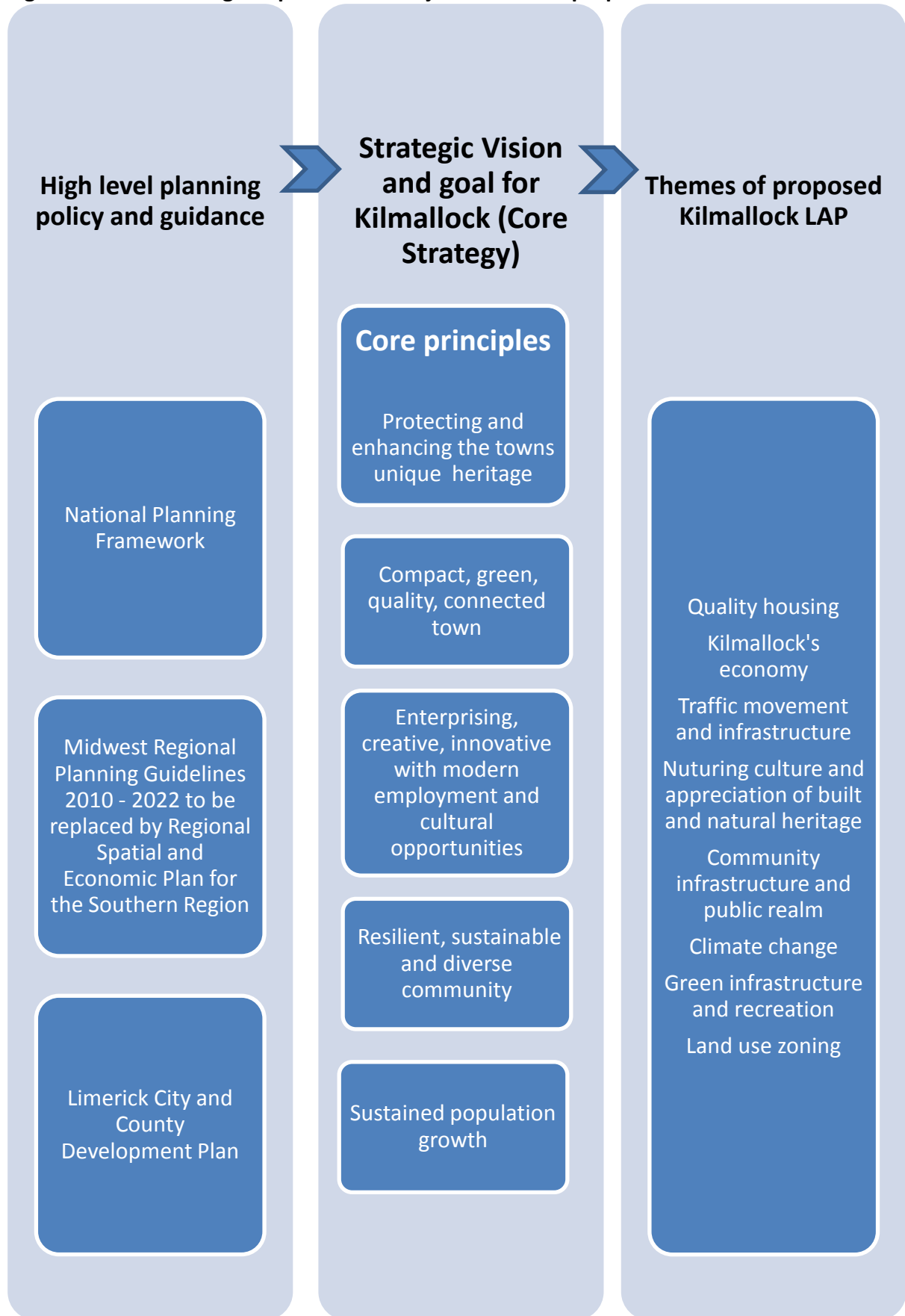
To translate the vision and goal, into a localised plan for Kilmallock's progression in terms of its population, economy, heritage assets, and sustainability, all policies and objectives are underpinned by the core principles of;

- A compact, green, quality, connected town seeking smart solutions such as green travel modes, digital fibre and modern technology
- A prosperous, enterprising, creative, innovative town in terms of modern employment and cultural opportunities, and
- A resilient town with a sustainable and diverse community.
- At town that protects and enhances its heritage resources.

Planning applications for new development proposals will be assessed according to the land use zones and objectives of this plan.

Refer to Figure 2.1 below outlining the process of deriving policy and objectives of the proposed LAP.

**Figure 2.1 Deriving the policies and objectives of the proposed Kilmallock LAP**



### 2.3 Population targets

The National Planning Framework has been published for Ireland (February 2018) and will govern where development takes place in the country until 2040. The plan will be implemented through the Regional Spatial and Economic Strategies and presently, the strategy for the Southern Region is currently being prepared. In the absence of the adopted RSES for the Southern Region, population growth for Limerick has been calculated based on the NPF strategy and Implementation Road Map.

Limerick City & County Council have considered the population growth of the City and County. The anticipated population in Kilmallock expects the town's population to reach 3,169 people by 2040. Applying these targets to the new Kilmallock Plan there is an anticipated growth of an additional 563 persons by 2025. This equates to 62.5 persons per annum over nine years (2016 – 2025).

**Table 2.1 Population growth based on draft RSES of the Southern Region**

Census 2016	Population increase to 2025	Persons per annum	Total population 2025	% change 2016 - 2025
1668	563	62.5	2,231	+33.7

Such a scale of growth is considered appropriate given the towns strategic location relative to Limerick and Cork, the availability of serviced lands and the range of services available to sustain a growing population. It is noteworthy that objective SS01 of the CDP requires the town to grow sequentially from the town centre, maintaining a compact urban settlement and avoiding leap-frogging of development. Proposals for infill development, particularly in town core are encouraged and are necessary given the level of vacancy in the town. The NPF seeks that at least 30% of all new homes nationally are provided within the built-up footprint of existing settlements. Additional population growth in Kilmallock will lead to increased service demand and a critical mass for the provision of additional services. Based on the above the anticipated amount of residentially zoned lands required in the new Local Area Plan is broken down as follows:

1500 population over the next 24 years resulting in:

- 62.5 additional people in Kilmallock per annum
- 563 additional people in Kilmallock over the plan period (2016-2025)
- 321 houses required (on the basis of a household size of 2.5)
- 15.3 hectares of residential lands required for Residential Development Areas(based on a density of 22 units per hectare)
- 6.42 hectares of Serviced Sites lands(based on a density of 10 units per hectare)



- Add headroom of 25% as set out in the National Planning Framework Implementation Road Map 2018 for Limerick = 15.3 hectares for Residential Development Area, and 7.33 hectares for Serviced Sites.

Total amount of land required for residential development 22.63 hectares of land.

Note: It is anticipated that 80% of new residential development will take place in the form of residential estates with the other 20% accounted for as Serviced Sites.

It should be noted that the above figures does not take account of the number of vacant residential units in Kilmallock town and the number of persons on the Social Housing waiting list for this town. This is set out in the Draft RSES for the Southern Region. It states that *“Additional housing will also be required to cater for existing population requirements including social housing demand, renewal/upgrading and replacement of older and poor-quality stock, formation of smaller families, increase ageing population with resultant requirement for additional housing responses.”* Section 2.4 underneath and Tables 2.2 and 2.3 carry out this assessment.

Consideration has been given to the number of people on the waiting list for Social Housing in Kilmallock. The RSES for the Southern Regions requires consideration to be given to the Social Housing waiting list. This figure stands at 322 people and has been incorporated as an additional land zoning requirement for Kilmallock town. This detail is set out in Table 2.2 and 2.3 underneath.

## **2.4 Land zoning requirements**

According to the assessment carried out in Section 2.3, there is a requirement for 22.63 hectares of lands needed for residential use over the plan period. The plan proposes to introduce a phasing programme, which will be supported by an Objective in Chapter 3 Quality Housing, whereby 50% of the lands in Phase 1 must be developed before development can proceed on lands identified in Phase 2.

A detailed serviced lands assessment matrix was compiled as part of the plan preparation process in line with the requirements of the NPF to establish the suitability of the land for development within the plan boundary. This has been included in the plan by way of an Appendix (Appendix 4). All the lands zoned for residential development phase 1 have been zoned on the basis that adequate services are available to facilitate the development of each of the sites. Two further issues for consideration in assessing the land zoning requirements are residential vacancy and the Social Housing waiting list for the town. The assessment of vacancy in the town has identified 33 vacant residential units and these have been included in Table 4 below to calculate zoning requirements in the town.

**Table 2.2 Residential units required to accommodate projected population growth to 2025**

A	B	C	D	E	F	H	I
Pop increase	Persons requiring social housing Jan 2019	Total persons requiring housing (A+B)	GeoDirectory vacant residential units*	Potential persons per Geodirectoy vacant units	Housing units required  C - E/2.5 average household size – vacant units	Total new residential units required  F x 80%	Total Serviced site units required  F x 20%
563	322	885	33	83	321	257	64

**Table 2.3 Residential zoned land requirements based on Table 2.2 above**

A	B	C	D	E	F
Total units required	New residential units required	Hectares for new residential at 22 units per ha + 25% headroom  B/22 + 25%	Serviced Sites required	Hectares for Serviced site units required at 10 per ha + 25% headroom  D/10 units per ha + 25%	Total ha required  C + E
321	257	15	64	7	22

## Chapter 3      Quality Housing

The policy for quality housing is to:

**Ensure that future housing development contributes to sustainable neighbourhoods and communities, demonstrating key consideration given to sequential location and phasing, accessibility and connectivity with the town centre green infrastructure, recreational amenity and community facilities, providing an element of choice and differing unit sizes, mixed-tenure, life adaptable homes, and independent living options.**

**All proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010-2016 (as extended) in relation to housing.**

### **3.1      The need for quality housing**

The proposed Kilmallock LAP promotes quality homes in mixed-tenure neighbourhoods, supporting a good quality of life with access to services, smart travel connectivity to the town centre contributing to a compact town, thereby reducing urban sprawl. Quality housing promotes Kilmallock's competitiveness as a vibrant town, a desirable settlement to live in, given the scale of services and investment in the town. Critical to sustainable housing development is location, accessibility, connectivity, recreational amenity and an element of choice. Different housing unit size accommodates various stages in life, family types, and supports adaptability of homes to diverse modern needs, including social inclusivity, special needs requirements, and independent living options. The provision of quality housing that is suitable for citizens throughout their lives and adaptable to people's changing circumstances is fundamental to creating a compact town with sustainable neighbourhoods. Providing quality homes for all citizens includes the provision of social housing. Census and housing waiting list analysis identifies that all types of housing units are required in Kilmallock to cater for the needs of the population.

The policy and objectives for housing in this plan must align with higher level planning strategies, in particular the NPF<sup>5</sup>, and government guidelines including 'Rebuilding Ireland: Action Plan for Housing and Homelessness'. Rebuilding Ireland seeks to accelerate housing supply, through additional social housing, more private sector residential development, and better use of existing housing stock including vacant houses.<sup>6</sup> The DHPLG's publication of the

---

<sup>5</sup> National Planning Framework, Section 66 Housing, pages 91 -97. Refer to gov.ie/2040

<sup>6</sup> Refer to rebuildingireland.ie

Social Housing Strategy 2020 – Support, Supply and Reform also informs this Proposed LAP. It is also aligned with the principles and key policies of the Housing Strategy.<sup>7</sup>

Residential vacancy is an issue in Kilmallock. The 2016 Census records 127 vacant residences in the town boundary out of the residential building stock of 797 units. This represents a 15.95% residential vacancy rate in the town. GeoDirectory figures for Q4 of 2018, within the LAP boundary record 33 vacant residential units of 642 units which is 5%. GeoDirectory figures for the town centre indicate a residential vacancy rate of 13%, or 22 vacant residences of 172 residential units in the town core. The national residential vacancy rate published by GeoDirectory was 4.8% for the same period<sup>8</sup>. This plan takes into account the level of vacancy when allocating the amount of land zoned for housing to accommodate the population growth as established by Section 2.3 of this plan.

There is no issue regarding unfinished housing estates in Kilmallock at present. However, given the cyclical nature of the economy an objective has been included in this LAP.

Applicants for residential developments are advised to inform themselves of relevant national planning guidance for housing, including the Department of Housing, Planning and Local Government, Rebuilding Ireland, and the Housing Agency prior to designing residential development schemes.

### **3.2 Residential zoning requirements**

Population projections for the town identifies a requirement of 22 hectares to accommodate future growth envisaged to 2025. Refer to Section 2.3 for population projections. This LAP zones 15.93 hectares as Residential Development Phase 1 and 7.1 hectares as Serviced Sites Phase 1 to accommodate the envisaged population growth to 2025. A further 17.38 hectares has been zoned as Phase 2 Residential Development and Phase 2 Serviced Sites for population growth beyond 2025. Phase 2 lands will only be permitted when at least 50% of the housing in Phase 1 has been completed. Objective SS01 of the CDP requires the town to grow sequentially from the town centre, maintaining a compact urban settlement avoiding leap-frogging of development. Future residential development proposals, on lands Residential Development will be requested to justify, as part of the planning application the mix of accommodation types proposed. Proposals must satisfy Part V obligations<sup>9</sup> in terms of social

---

<sup>7</sup> Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare Local Authorities, 2011, page 74

<sup>8</sup> GeoDirectory was established by An Post and Ordnance Survey Ireland (OSi) as a management data base of addresses, including occupancy status based on live postal addresses for buildings in Ireland. Geodirectory publish useful biannual reports GeoView available on [geodirectory.ie](http://geodirectory.ie)

<sup>9</sup> Legal obligations under the Planning and Development Act 2000 (Amended). The Council will engage with developers prior to the formal planning process to negotiate Part V.

housing, and the Housing Strategy 2011, and any subsequent document. Design guidelines for residential developments are outlined in the County Development Plan<sup>10</sup>.

Proposals for infill development, particularly in town core are encouraged, given the level of vacancy in the town. However, considering the archaeological, built heritage and historic significance of the town wall, scope for infill development is limited. The NPF sets a target for at least 40% of all new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites<sup>11</sup>.

### **Key considerations for zoning Residential Development and Serviced Sites**

The population growth outlined in Section 2.3 is a key consideration, when calculating the amount of land required to ensure that there is sufficient land in the town to accommodate the number of residential units needed for a growing population. Refer to Section 2.4. The Council is guided by national planning guidelines in relation to appropriate densities as well as the existing urban pattern, the principles of sustainable development, smarter travel, compact urban centres, optimal use of land to capitalise on local services and community facilities.

### **3.3 The objectives for quality housing**

The objectives quality housing are as follows:

#### **Objective H1: New Housing**

It is the objective of the Council to:

- (a) Ensure that serviced land is zoned for residential use to facilitate residential development in accordance with the principles and guidelines of the Urban Development and Building Heights Guidelines for Planning Authorities (2018), the Design Manual for Urban Roads and Streets (2013), the Sustainable Residential Development in Urban Area (2009), the accompanying Urban Design Manual, Quality Housing for Sustainable Communities (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan 2010-2016 (as extended).
- (b) Promote the provision of community and other facilities such as childcare as an integral part of new developments.

---

<sup>10</sup> Chapter 10 Development Management Standards, Limerick County Development Plan 2010 – 2016 as extended

<sup>11</sup> National Planning Framework – Ireland 2040, page 11

**Objective H2: Residential density, design, mix and phasing and design**

It is an objective of the Council to:

- a) Ensure that proposals for residential development are planned coherently through the use of design briefs, master plans for larger landholdings, where proposals involve the partial development of landholdings if appropriate, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.
- b) Promote the concept of a compact district by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.
- c) Require a minimum net density of 22 units to the hectare on residentially zoned lands.
- d) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- e) Ensure that a variety of building heights is incorporated into residential development proposals to ensure that optimum use is made of residentially zoned lands at appropriate locations.
- f) Ensure compliance with the policies and objectives of the County Development Plan Policy SS P1 and SS P6.
- g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed.
- h) Ensure new residential development provide the necessary charging infrastructure for electric vehicles in all proposed development. Details will be submitted at design stage when seeking planning permission from the Planning Authority.

**Obj R 2 : Serviced Sites**

It is the objective of the Council to require serviced site developments to:

- a) Provide one residential unit on an individual plot of no less than 0.1ha within the serviced sites estate. Larger sites may be considered given size of dwelling and configuration of the site. The density shall be 10 units per hectare.
- b) Require submission of a master plan/design brief when seeking planning permission for all the sites in the development demonstrating layout, infrastructure, services, landscaping and connectivity to the town core and consideration of smarter travel modes.
- c) Demonstrate through design statements and Sustainability Statement & Social Infrastructure Assessment, alignment with most recent and relevant national policy and guidelines on housing, urban design, infrastructure provision, quality of life, accessibility and inclusivity when submitting a planning application.
- d) Demonstrate through design statements and Sustainability Statement & Social Infrastructure Assessment.
- e) Development of Phase 2 Serviced Site lands can only proceed when at least 50% of all development in Serviced Sites Phase 1 land has been completed.

**Obj R3: Infill residential development, vacant and derelict sites**

It is the objective of the Council to:

- a) Promote sensitive high quality design is a key consideration of any proposal. Development proposals shall respect existing traditional streetscape and burgage plots, and any other requirements within the ACA.
- b) Ensure use of suitable traditional materials appropriately, to contribute to the integrity of Kilmallock's traditional streetscape and the town's historical context.
- c) Promote the use and redevelopment of derelict sites and under-used sites in line with the NPF, and consider using powers subject to resources, under the Urban Regeneration and Housing Act 2015 if deemed appropriate.

**Obj R4 : Social and affordable housing, and independent living,**

It is the objective of the Council to;

- a) Ensure that residential development satisfies Part V obligations of the Planning and Development Act 2000(Amended), the Housing Strategy and any guidance from national level such as the Housing Agency, Rebuilding Ireland and the Social Housing Strategy 2020
- b) Facilitate the provision of housing for those with special needs seeking opportunities for independent living, including sheltered housing. Principles of inclusivity, integration with the local community, connectivity with existing community facilities and the town centre will be demonstrated in the design statements and Sustainability Statement & Social Infrastructure Assessment when seeking planning permission.
- c) Require developers to provide social housing on all lands zoned for residential use, in accordance with the “Joint Housing Strategy for the Administrative Areas of Limerick City & County and Clare County Council’ and any subsequent document.

**Obj H5: Joint Traveller Accommodation Programme**

It is the objective of the Council to provide appropriate housing accommodation for the Traveller Community in accordance with the Joint Traveller Accommodation Programme 2014-2018 and any subsequent programme formally adopted by the Council.


**Obj H5 : Estate Names**

It is the objective of the Council that the naming of all new residential development shall reflect local townlands, place names or features and shall be agreed with the Council. The use of the Irish language will be promoted where possible and/or appropriate. Estate names/signs shall be maintenance free and located in suitable places and shall be provided in line with house completions.



## Chapter 4 Kilmallock's Economy – enterprise, town centre development, retail and tourism

The planning policy for economic development in Kilmallock is to;



**Support future business and entrepreneurial development in Kilmallock to enable Kilmallock to sustain a competitive, innovative, dynamic, and sustainable business /entrepreneurial sector; one that makes a contribution to the economy, and to job creation for the town and its hinterland.**

**All proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010 – 2016 (as extended) in relation to economic and business development.**

### 4.1 The need for a resilient economy

Kilmallock needs a competitive, innovative, dynamic and sustainable business /entrepreneurial sector; one that makes its full and proper contribution to the economy, and to job creation. The socio-economic value of a strong, diverse and competitive enterprise/business base in Kilmallock attracts inward investment, and a mixed skilled labour force, including the higher order skilled cohort with higher disposable incomes. Exchequer returns from businesses contribute to the provision of quality public services such as infrastructure, healthcare, education and enhanced quality of life. A thriving business element in the town centre contributes to the attractiveness of the town for retail, food and beverage business, commercial and personal services, the creative/artisan and craft sector, and for healthy aging as services remain accessible to the older population in a compact town. Such vibrancy contributes to place-making, community pride and ownership of the town.

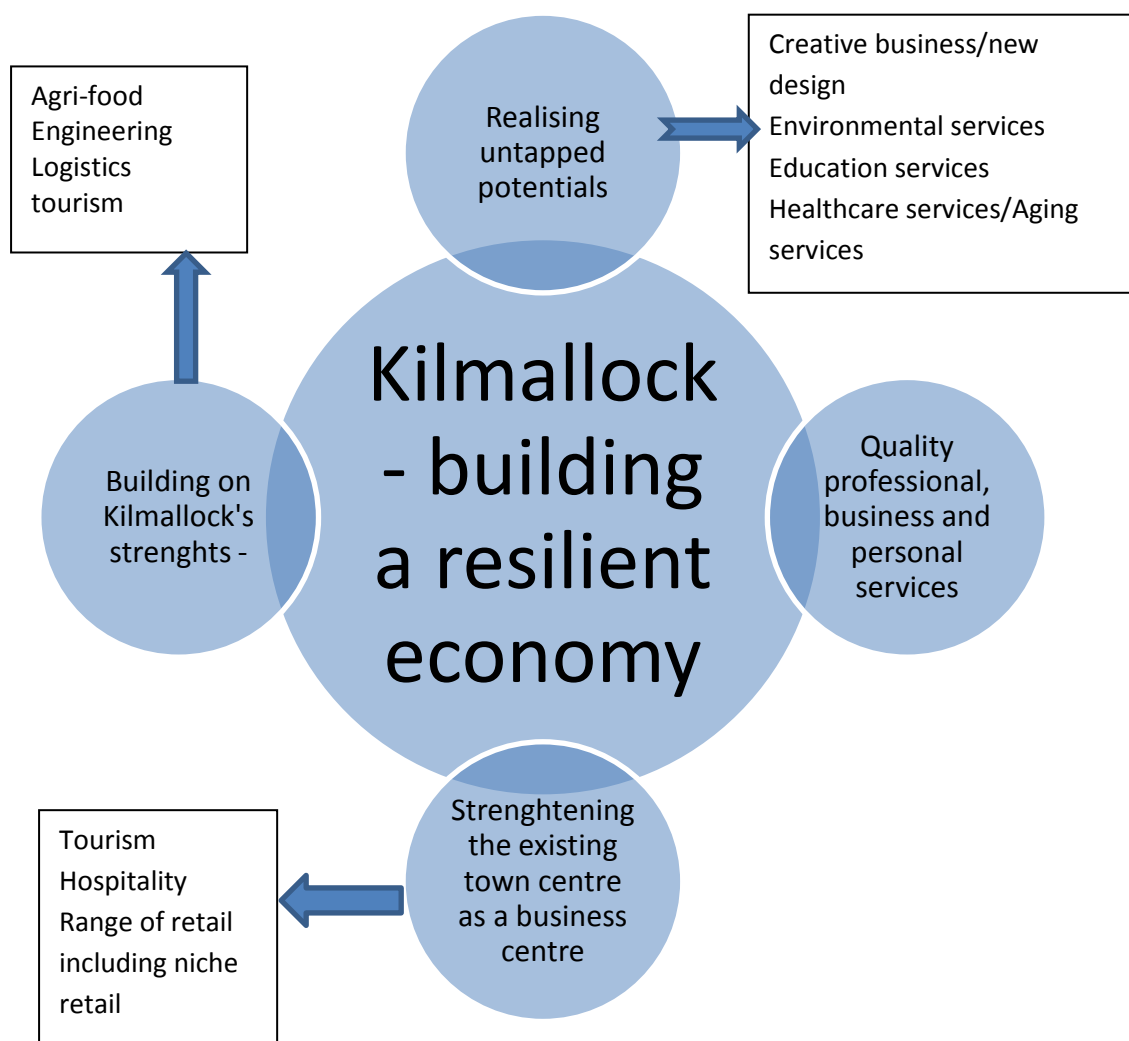
Unfortunately, the only constant for business is change. National policy such as; Enterprise 2025 Innovation, Agile and Connected; and Future Jobs 2019<sup>12</sup> places the economy's resilience to change as central to future employment opportunities. Kilmallock also needs to nurture economic resilience, so that it continues to perform despite the challenges it faces. Kilmallock is well-serviced in terms of professional, personal and business services it offers. However, the town should seek new opportunities and improve its comparative advantage across tourism, retail and new business including artisan/bespoke/creative businesses. The town needs to respond to modern market demands such as e-commerce, agri-tech, or SaaS technology/cloud computing, IoT and other modern digital technologies. Kilmallock should

---

<sup>12</sup> Refer to [dbej.gov.ie](http://dbej.gov.ie)

also realise the potential of creative business and industries, green technology/environmental services. However, Kilmallock should also capitalise on its business strengths and traditional business activity, which includes agri-food, logistics, light engineering and tourism. Such diversification supports resilience of Kilmallock's economy as guided by national policy<sup>13</sup>. Refer to Figure 4.1 below.

**Figure 4.1 Kilmallock – building a resilient economy**



### **The Mid West Regional Enterprise Plan to 2020**

The Mid West Regional Enterprise Plan identifies the Council as a significant stakeholder in the plan delivery. The Council will continue to work in partnership with other agencies and the local community to seek opportunities to promote the economic development of Kilmallock and will continue to support the infrastructure within its remit to support companies to locate or expand their business in the town.

<sup>13</sup> Department of Business, Enterprise and Innovation, Enterprise 2025, refer to dbei.gov.ie

This plan is informed by a number of national policy documents including the NPF, Enterprise 2025; at a regional level the Draft RSES, and at a local level the plans published by the Kilmallock Association of Trade and Commerce and Kilmallock Partnership, Limerick Economic and Community Plan 2016 - 2021, and the Kilmallock Community Plan by Kilmallock and District Community Council.

## **4.2 Enterprise**

Currently, enterprise activity consists of light engineering, agri-processing of food and animal feed, the Mart and logistics. Thirty five hectares of land has been zoned for the purposes of enterprise and employment in this plan. Kilmallock has a business park to the north and lands to the south designated for enterprise and employment use. It is acknowledged that these lands zoned enterprise and employment are presently under – utilised, in particular the business park. In line with national policy, the Council would envisage that Kilmallock realises its optimal potential for a number of sectors to deliver job creation<sup>14</sup>. In doing so Kilmallock will strengthen its resilience having an enterprise mix making a valuable contribution to a diverse economy. Kilmallock should build on its comparative strengths (agri-business, distribution and logistics, and light engineering), and seek to realise the untapped potential of other sectors such as ICT, creative industries and design, digital and data innovation, green technologies, environmental services, logistics/distribution and competitive clusters in key sectors such as light engineering. The Council is guided by the NPF and its National Strategic Outcome 6: A Strong Economy Supported by Enterprise, Innovation and Skills<sup>15</sup>.

Social enterprise is a growing sector offering training and employment opportunities, while supporting a circular economy benefitting local employment generation, societal, environmental improvements and community development. Social enterprises differ from commercial enterprises in that they have a social mission and re-invest surpluses back into the organisation. A proportion of their income comes from trading in goods or services. Under the Action Plan for Rural Development, the Government has committed to developing a national policy on Social Enterprise. National employment policy also commits to this small but growing enterprise base in Ireland.<sup>16</sup>

Business can generate transport in terms of logistical movement of the goods/service, and the commute of employees to the workplace. In 2015,<sup>17</sup> it was estimated that heavy duty vehicles (HDV) road freight accounted for 16% of Ireland's carbon dioxide emissions and light duty vehicles accounted for 7.7% of national emissions. Transport is the second largest

---

<sup>14</sup> ibid

<sup>15</sup> Project Ireland 2040 – National Planning Framework, page 145

<sup>16</sup> Future Jobs Ireland, refer to dbei.gov.ie

<sup>17</sup> National Policy Framework – Alternative Fuel Infrastructure for Transport in Ireland 2017 – 2030, Department of Transport, Tourism and Sport, Table 1 Transport CO2 emissions by mode 2015, page 12

emitter of non-ETS in Ireland<sup>18</sup>. Given recent positive economic growth, it is likely that transport demands have increased with consequent increased emission from these sources. The Council will encourage business and enterprise to consider alternative fuel options for its freight fleet and install infrastructure for low emission employee vehicles. This would assist the national ambition of transition towards a low carbon economy, and national policy on clean air and climate action.

Future applicants for enterprise/business developments that require planning permission are advised to seek pre-planning application discussions with the Council prior to making their submission, and should refer to the development management guidelines of the Development Plan.

The objectives for enterprise and employment are as follows:

**Obj E1      Enterprise and employment**

It is the policy of the Council to:

- a) Ensure enterprise development is located on appropriately zoned lands.
- b) Ensure enterprise proposals do not have adverse effects on transport movement, amenity of adjacent lands, natural and built heritage.
- c) Demonstrate a high standard of design including signage, entrance and boundary treatment, and quality layout with consideration to smarter travel options for employees, and suitable green energy solutions.
- d) Reserve sufficient lands on site boundaries to accommodate landscaping using native hedgerow and tree species, to reduce visual impact and as a mitigation measure towards biodiversity loss.
- e) Ensure that proposals for development on land zoned Enterprise and Employment incorporate active and passive recreational opportunities for employees.
- f) Encourage new enterprise development to provide the necessary infrastructure for alternative fuelled vehicles including on-site electronic vehicle charging infrastructure for employees. Details will be submitted at design stage when seek planning permission from the Planning Authority.
- g) The Council would envisage that future development of enterprise and employment zoned land particularly on Railway Road would serve as a 'landmark', reflecting arrival in the town and would contribute to a 'sense of place' and enforcing a positive image of the town.

<sup>18</sup> EPA 2017, Green House Gas Projection Report , Figure 2, page 4. The **non-ETS** sectors cover those that are outside the EU **Emissions** Trading Scheme and includes the agriculture, transport, residential, commercial, waste and **non-energy** intensive industry.

### **4.3 Town Centre Retail/Business Development**

The town centre has a very important strategic, cultural, economic and societal role in sustainable communities. However, the existing retail services in Kilmallock fall below that envisaged by the County Development Plan designation of Kilmallock as a Tier 2 settlement. Kilmallock is the key settlement for South Limerick, and Newcastle West is the key settlement for West Limerick. In terms of commercial/professional and administrative services the town is performing reasonably well.

Unfortunately, there is an issue of high vacancy of both commercial and residential units in Kilmallock's town centre. GeoDirectory figures for the last quarter (Q4) in 2018 indicate that of the 59 commercial units in the town centre 18 are vacant, representing a commercial vacancy rate of 30% which is high when compared nationally, provincially across Munster, and locally across County Limerick. Refer to Table 8.1 Comparative analysis of Kilmallock's vacancy in Section 8.3 Vacancy and dereliction in this plan.

Since 2014, the Council provides grants through the Local Enterprise Office towards the fit-out costs for re-use of vacant properties in town centres through the Business & Retail Incentive Scheme. The intention is to address vacant property rates, improve streetscapes and support the business community.<sup>19</sup> Uptake in Kilmallock has been low.

Current retail activity has a weak comparison element (car sales and electrical goods only) and has some convenience element (grocery, newsagent and pharmacy), and some hospitality (restaurant, hotel, and take-away). Kilmallock needs a new retail landscape to counteract the challenge of modern retailing including e-commerce. Ideally, some small independent retailer presence would contribute to the vitality and variety to the retail experience of the town (eg. clothing, giftware, furniture, books, boutique/bespoke style business). Creative spaces for artisan/crafts people may also be suitable for the town centre development and reuse of existing vacant units. Local indigenous craftspeople and artisan niche business provide a unique experience in town centres and enhance the resident and visitor experience in the town. While examining the future development potential of the town, one should not lose sight of that the fact that, it is local community that provides the sustainable customer base in the town, which in turn supports a more vibrant town centre.

Given the strong built heritage value of the streetscape, the Council will require proposals to demonstrate adequate consideration is given in the design to conservation, restoration and suitable reconstruction, if required, to units on the unique streetscape, whilst respecting the integrity of traditional plots, street frontage including quality traditional signage.

---

<sup>19</sup> Refer to [limerick.ie](http://limerick.ie)

The Council encourages property owners to consider conversion of the former commercial units to residential subject to compliance with regularity obligations, in the interest of re-use of vacant property in the town centre.

Future applicants for planning permission for business proposals in the town centre are advised to avail of pre-planning application discussions with the Council prior to making their submission.

**Objective TCR 1:      Infill Development – retail/business**

It is an objective of the Council to:

- a)    Emphasise the town centre is the primary retail centre of the town, and ensure retail proposals comply with the Retail Strategy for the Mid West Region, and any subsequent revised document and the Retail Planning Guidelines.
- b)    Encourage new retail development to locate in the town centre by applying a sequential test in the location of such developments.
- c)    Promote sensitive infill developments on sites in the town.
- d)    Ensure that proposals at ground floor level, in the town centre, are restricted to active retail, commercial, service, artisan workspace active use. Storage use is not permitted on ground floor street frontage.
- e)    Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, and the Architectural Conservation Area (ACA), or the integrity of the eighteenth and nineteenth century streetscapes. The burgage plots shall be retained.
- f)    Seek high quality shop front design, with emphasis on traditional shop front design, including appropriate material and scale contributing to the built heritage of the streetscape. Internally illuminated signs will not be permitted.
- g)    Encourage the use of upper floors for commercial or residential use.
- h)    Discourage the use of external, illuminated and/or branded signage, and encourage traditional shop front sign styles.

#### **4.4      Tourism**

The development of the tourism offer is a magnet to promote and support the future development of Kilmallock. Tourism is an established business sector in Kilmallock, and has more potential, given the presence of a hotel in the town, the rich historical built heritage in the town, including medieval plots and structures, the 18/19<sup>th</sup> century vernacular streetscape, Kilmallock's location in the Golden Vale and the River Loobagh, and the town's proximity to the Ballyhoura Mountains, Lough Gur, Bruff, Bruree and Knockainey. Local walking tours in

the town have been successfully developed in recent times, as well as a self-guided app visiting the historic sites in the town.

Nationally tourism is considered vital to both urban and rural regeneration and job creation under the Programme for Government. In terms of branding, Kilmallock is included in the Failte Ireland national marketing initiative – Irelands Wild Atlantic Way. At a regional level, Kilmallock is also marketed as part of the Munster Vales initiative of tourism routes/trails through Limerick, Cork, Tipperary and Waterford. Kilmallock is a cycling hub located close the Ballyhoura's and its mountain cycling trails. Kilmallock also takes its place on the Ballyhoura Country marketing platform by Ballyhoura Development Ltd under the LEADER programme. Kilmallock Tourism Development Ltd. – a local community initiative has progressed a number of tourism projects in Kilmallock over the years.

The Council is guided by the national tourism policy outlined in the Tourism Action Plan 2019 – 2021 by DTTS, and at a local level by the Kilmallock Walled Town Public Realm Plan, 2009, and the Limerick Tourism Strategy 2017 – 2023. The tourism strategy seeks to capture opportunities for tourism development in Limerick City and County. Kilmallock has been identified as a part of the medieval stronghold theme of the Strategy and is part of the cluster titled ' Foundation and Frontier' which includes Lough Gur, Bruff, Bruree and Kilmallock. The importance of tourism to the town is recognised as crucial by the local community in their recent Kilmallock Socio Economic Plan and the Kilmallock Sustainable Development Report 2018. Many cross-sectoral themes of this Plan impact on tourism development: for example, streetscape and shopfront quality, vacancy, public realm, traffic, enterprise development, compact urban form, green infrastructure and walkways, and environmental quality.

Of crucial importance to the development and sustainability of tourism in Kilmallock is safeguarding the natural, archaeological and built environment through; encouraging the re-use of vacant or under used buildings and sites in the town centre; the protection of the integrity and views of many of the historical structures and buildings in the town centre including the town walls and the Dominican Priory. Development management tools including the listing of Protected Structures, the Architectural Conservation Area, Special Areas of Development Control and buffer zones, and the objectives regarding public realm, and shopfront design are mechanisms designed for the protection of the integrity of the aspects of the tourism product the town has to offer.

Potential opportunities for diversification of the tourism product in the town should be explored including the creative and artisan sector establishing a hub in the town, festival opportunities and the Arts.

**Objective T 1: Tourism**

It is the objective of the Council to:

- a) Promote the sustainable development and enhancement of Kilmallock as a tourism centre in County Limerick, and to continue to promote the tourism sector in the town with other agencies and the local community, whilst recognising that there is an interdependency between preserving the character of the natural and historic built heritage and tourism.
- b) Protect the natural, built and cultural heritage features from unwarranted encroachment of unsuitable development.
- c) Promote the development of the medieval Merchant House.

**4.5 Small-scale businesses in residential areas**

The primary location for small-scale business is the town centre as established in Chapter 3. Given changing working trends, there is a demand for small business based at home. Proposals for planning permission for small-scale business from people working in their own homes may be considered on the basis of the scale and nature of the operation. Uses which might negatively impact on residential amenity such as the repair of vehicles will not be permitted in a residential area. The level of customers/callers will also be taken into account. Any proposals for small-scale businesses in residential areas shall comply with Section 10.6.2 of the County Development Plan 2010 – 2016 (as extended).

**Objective R 5 Small-business in residential areas**

It is the objective of the Council to support small-scale self-employed business operating from peoples own home provided that:


- a) The business activity is subsidiary to the use of the dwelling as the applicant's principal home.
- b) Existing residential amenity is not negatively impacted upon in terms of noise, parking and other relevant planning considerations.

Note the conversion of houses for the sole purpose of commercial or retail use shall not be permitted, or the 'retention' of same due to the negative impact on existing residential amenity.




## **Chapter 5      Transport, movement and infrastructure for Kilmallock's growth**

The planning policy for transport is to;

- 
- **improve accessibility; reduce dependency on fossil fueled transport (private car, commercial vehicles and public transport), and encourage the use of energy efficient forms of transport and use of alternatives alternative fuels, and**
  - **promote the principles of smarter travel, support sustainable modes of movement including walking, cycling and public transport, and**

**User safety will not be compromised by development proposals. All proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010- 2016 as extended in relation to transport.**

The planning policy for infrastructure is to:

- 
- **Facilitate relevant agencies in the provision of quality infrastructure to develop and sustain Kilmallock's competitiveness as a town to live in, work, visit and invest in.**

**All proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010-2016 (as extended) in relation to infrastructure.**

### **5.1      The need for quality transport**

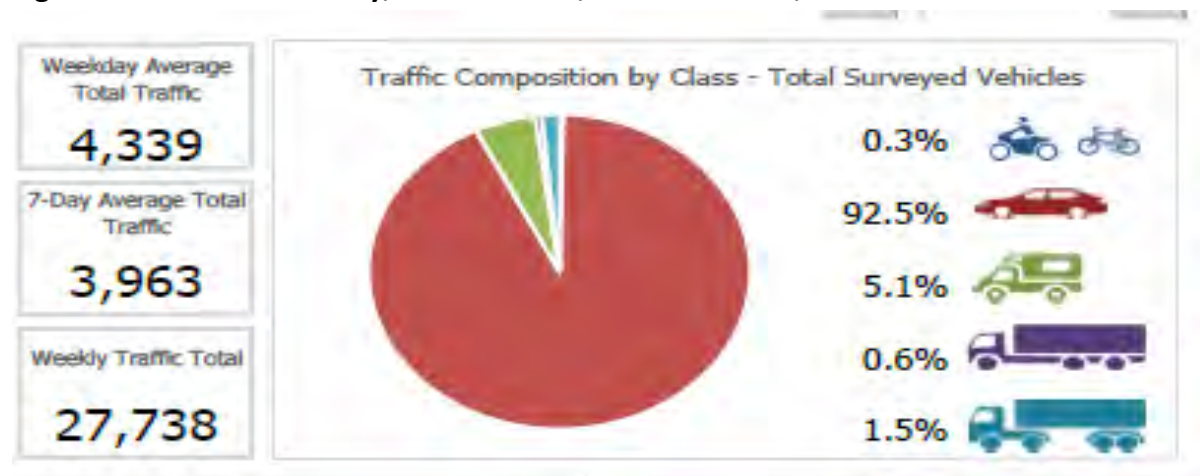
The Government's policy Smarter Travel: A Sustainable Transport Future, the Mid-West Regional Planning Guidelines 2010-2022, and the Limerick County Development Plan 2010-2016 (as extended), seek to improve and capitalise existing transport infrastructure and design for mode sustainable mode of transport support an low-carbon society, for example walking, cycling and public transport including non-fossil fuel transport<sup>20</sup>. National policy also acknowledges the need to improve the alignment of spatial and transport planning.

---

<sup>20</sup> National Policy Framework – Alternative Fuels Infrastructure for Transport in Ireland 2017 – 2020, DTTS

Smarter Travel establishes five key goals for transport in Ireland and this Proposed LAP is just one mechanism to assist in the implementation of the goals and objectives of Government. These goals are: the reduction in traffic demand, maximising the efficiency of the transport network, the reduction for reliance on fossil fuel, the reduction of emission, and to improve accessibility to transport. Achieving these goals would also contribute to Ireland’s climate change/adaptation ambitions. It is estimated that nationally, in 2015, the private car and the road freight accounted for 52% and 24% respectively of transport carbon dioxide emissions.<sup>21</sup> At a national level, Smarter Travel has a target that by 2020 the percentage of those travelling to work by car will decrease from 65% to 45%. The 2016 Census records 60.9% of commuters in Kilmallock town travel by car, and 33.7% of commuters travel by foot or bicycle, which is higher than the national average and reflects the compact form of the town. In 2016, a week long traffic survey commissioned by the Council on Sheare’s Street recorded weekday average total traffic of 4339 vehicles passing through the town, through its main street. 92% of these vehicles were private car, 0.3% were bicycles, and 7.2% were commercial vehicles (vans and HGVs). Refer to Figure 5.1 below. This volume of traffic through the main street of the town has a negative impact in terms of environmental quality, public realm, pedestrian safety, and congestion at times. An indicative route corridor as identified by the 2009 Kilmallock LAP as an alternative road to alleviate the volume of traffic including HGV traffic. The Council provides off-street parking at Sheare’s Street, at the rear of the Supervalu, and at the Court Service/Municipal District Offices/Kilmallock library.

**Figure 5.1 Traffic survey, Sheare Street, 6 Nov – 12 Nov, 2016**



## 5.2 Public transport

In terms of public transport, there is a Local Link service connecting Kilmallock with Charleville and Mitchelstown. Bus Eireann provides a twice-daily service Monday – Friday on the Limerick – Kilfinane route at bus stops on Lord Edward. The Intercity rail (Dublin – Cork – Tralee) line is located to the south of the town. The Kilmallock railway station – a Protected

<sup>21</sup> ibid

Structure closed in 1976. The Council will support any future plans for re-use of the station for public transport.

In order to implement national transport policy, encourage more sustainable means of movement including walking, cycling and public transport, and smarter mobility the Council will work with other agencies to promote and support sustainable travel in the interest of healthier lifestyle, low carbon economy, environmental quality and safety.

This plan supports the principle of a modal shift away from the private car to walking and cycling for journeys within the town, through appropriate land use zoning, and promoting a compact settlement with a complementary range of land uses throughout the town which are easily accessible by walking, cycling and the car. Taking a holistic approach, increasing the use of sustainable transport modes would improve the quality of life, contributing to promoting Kilmallock town as a desirable place to live, work in, and invest in as a settlement of regional importance. Future development proposals for residential development should demonstrate compact walkable /cyclable communities and neighbourhoods with the shortest linkages to community facilities, open space and the town centre making walking and cycling more attractive for local trips. At the design stage, consideration should be given to the national guidance documents including Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DECLG (2009); National Cycle Policy Framework 2009-2020 as part of Smarter Transport – A Sustainable Transport Future DTTS (2009); and Design Manual for Urban Roads and Streets, DTTS and DoECLG, March 2013; and Spatial Planning and National Road Guidelines, DoECLG and DTTS. These should be submitted in the design brief as part of the planning application process. Any proposals on the indicative distributor road should ensure that the frontage of buildings address the road as ‘frontage-free’ roads often result in a hostile environment for both pedestrian and cyclist.

As the electric car market develops, it is imperative that, in tandem with house construction, suitable home charging infrastructure be provided in all new residential development. At present home charging of electrical vehicles is the most effective, economical and eco-friendly means to refuel low emission electric cars in Ireland. In 2015, it was estimated that the private car accounted for 52% of the Irelands transport carbon dioxide emissions<sup>22</sup>. Provision of charging infrastructure in the building of new homes assists implementation of national policy in relation to climate actions, clean air and low carbon economy.

---

<sup>22</sup> National Policy Framework – Alternative Fuel Infrastructure for Transport in Ireland 2017 – 2030, Department of Transport, Tourism and Sport, Table 1 Transport CO2 emissions by mode 2015, page 12

**The objectives for transport are as follows:**

**Objective TI1 Network of pedestrian and cycle facilities**

It is an objective of the Council to encourage walking and cycling as more convenient, popular and safe methods of movement in Kilmallock in accordance with the principles of Smarter Travel and any other subsequent guidelines at national level. Future development proposals for the new residential, serviced sites, community and recreation, and enterprise lands will demonstrate at design stage consideration of Smarter Travel, mobility and connectivity with the town centre and community infrastructure. Combined off-road footpath and cycleway link will be encouraged along the proposed distributor road and the River Loobagh.

**Objective TI2 Measures in support of public transport**

It is an objective of the Council to:

- (a) Facilitate measures to improve public transport infrastructure within Kilmallock, and networks to adjacent settlements including Limerick City, Charleville and Mitchelstown.
- (b) Support the future development of the railway station for public transport, including improved interconnection with Limerick and Charleville.

**Objective TI3 Car parking and traffic management**

It is an objective of the Council to encourage the provision of off-street public parking areas as part of any application for development. New development will provide the charging infrastructure for electric vehicles of a scale appropriate for the proposal as negotiated with the Council. Applicants are advised to avail of pre-planning discussions prior to making a planning application.

**Objective TI4 Safeguard of the capacity of the regional road network in Kilmallock**

It is the objective of the Council to safeguard the capacity of the following regional roads; the R512, R515 and R518, ensuring future developments do not compromise the strategic functions of these roads.

**Objective TI5 Development of Enterprise and Employment land**

It is the objective of the Council that any future development proposal for the lands zoned for Enterprise and Employment shall include a Traffic and Transport Assessment, in accordance with Objective IN O2: Traffic and Transport Assessments of the County Development Plan, to ensure that the local road network and associated junctions with the regional road have sufficient capacity to facilitate the extent of the development planned. Furthermore, the costs of implementing mitigation measures arising from the traffic impact shall be borne by the developer.

**Objective TI7 Movement and accessibility**

It is an objective of the Council to:

- (a) Encourage the development of safe and efficient movement and accessibility networks that will cater for the needs of all users and to encourage priority for walking and cycling, public transport provision and accident reduction;
- (b) Ensure that adequate facilities and access provisions are provided for those less mobile in the community. The Council will strive to ensure that the provision of such facilities will be in line with current good practice in relation to such issues;
- (c) Only permit development where a safe and secure access can be provided;
- (d) Require that roads provided to serve private housing developments are designed to a high standard;
- (e) Improve directional signposting in the town;
- (f) Advertising signage adjacent to the regional roads (R512, R515 and R518) will be prohibited;
- (g) Promote services and infrastructure to increase public transport use, cycling and walking and deliver significant modal shift from private car usage to more sustainable transport modes;
- (h) Provision of clear and unambiguous carriageway markings and associated directional signage indicating directional priorities for traffic;
- (i) Facilitate the improvement of junctions on public roads, including the junction at the R512 and L8576 at Glenfield. Refer to the Land use zoning map in Appendix 1.
- (j) Promote the delivery of a western distributor road to allow for improved accessibility, a more efficient road network, and connectivity to the N20 upgrade to motorway status. Any proposals on the indicative distributor road should ensure that the frontage of buildings address the road in the interest of public realm.

**5.3 The need for quality infrastructure**

A key consideration for the competitiveness of Kilmallock to attract people, business, and inward investment to sustain a diverse, integrated community is the availability and quality of infrastructure. Material infrastructure refers to roads, water supply, waste-water treatment, waste management, flood prevention, telecommunications and fibre optic technology. The Council will continue to work with the various agencies to improve infrastructure in the town.

**(i) Public water supply, sewage treatment, surface water drainage**

The treatment plant in Kilmallock was upgraded in 2011 and there is sufficient capacity for the envisaged growth of the town. The WWTP is designed for 4,000 PE (population

equivalent) and the envisaged population growth will not exceed a total population of 4,000 within the life space of this Plan. Similarly, the future demand for public water supply is sufficient. The Kilmallock River Water Treatment Plant is designed for a maximum throughput of 1850 m<sup>3</sup>/day and can be supplemented from the Jamestown/Effin supply when needed. The current demand requirement is of the order of 1300 m<sup>3</sup>/day. There is over 60 hours storage provided at the reservoir. The Council, as an agent of Irish Water will continue to work with the agency with regard to water supply and sewage treatment.

In terms of surface water drainage, a combined system disposes of foul and storm water in parts of town. This may have implications for the capacity of the existing sewerage network, particularly during periods of high rainfall. Sustainable Urban Drainage Systems (SUDS) should be a consideration in all future development proposal. The extent of paved and other hard surface areas reduces the capacity of the soil to absorb run off and may increase the risk of flash flooding. A sustainable approach to urban drainage encompasses a whole range of approaches to surface water drainage including:

- Source control measures including recycling or re-use of grey water;
- Infiltration devices to allow water to soak into the ground including individual soak aways and communal facilities;
- Permeable surface treatments that in suitable locations allow rainwater and run off to infiltrate into permeable material below ground and provide storage if needed; and
- Water attenuation designs that can hold excess water and that can be emptied gradually and in a controlled manner in drier periods.

The Planning Authority will normally be able to advise of sensitivities on particular sites, that will demand some SUDS measures to be adopted. From the initial design phases to subsequent consideration of planning issues and construction, consideration should be given to the incorporation of the principles of sustainable urban drainage into the new development.

The use of SUDS mechanisms will be one of the responses to climate change issues in that it is through such measures that flooding, currently seen as one of the major effects of climate change, can be alleviated. There will be a need for further adaptation of strategies in the future and the Council will, where necessary and appropriate, put these measures in place.

## **(ii) Flood Risk Management**

The Council is committed to managing flood risk in accordance with the principles set out in Government guidance 'The Planning System and Flood Risk Management' (DEHLG and OPW, Nov, 2009). A stage 1 flood risk assessment has been prepared for Kilmallock Flood risk

assessment maps (FRA) are available for Kilmallock under the OPW's CFRAM study. As a response the LAP designates any lands located in the Flood zone as open space.

The Planning Authority will require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessment should have regard to national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan Studies (CFRAM) when completed by the OPW.

### **(iii) Waste Management**

Limerick City and County Council in collaboration with adjoining local authorities prepared a Southern Regional Waste Management Plan 2014-2020. The plan incorporates policies and objectives for waste management in the region. There is a civic recycling centre provided by the Council in the town.

### **(iv) Broadband, Smart Homes and Buildings**

Smart Homes and Smart Buildings have high-speed connections to the Internet while sensors and data will be used for a better, more sustainable use of energy and increased use of clean, renewable energy sources. The Smart Homes will also facilitate people to live longer, more fulfilling and secure lives in their homes, will enable new services, new channels of communications and entertainment while mundane tasks will be automated and decisions will be made using artificial intelligence. Collective data generated by sensors and IoT devices will lead to better energy use in each of the homes and buildings. District heating or energy storage solutions connected with new forms of transport such as e-mobility solutions and electric car sharing will encouraged to create a smart energy settlement and a digital economy. The Council is guided by national policy in relation to facilitation of improved internet and broadband infrastructure. According to the Dept. of Communications, Climate Action & Environment broadband interactive maps, some areas in Kilmallock have high speed broadband, while other areas are listed as target areas for state intervention through the National Broadband Plan. In general, 30Mbps is available in the town.

### **The objectives for infrastructure are:**

#### **Objective IN 1: Water supply and storage**

It is an objective of the Council working with Irish Water to:

- (a) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population in a sustainable manner.
- (b) Ensure that development proposals provide adequate water infrastructure to facilitate sustainable development of the Kilmallock.

**Objective IN 2: Water Conservation**

It is an objective of the Council to promote awareness of sustainable water use and to encourage water conservation and demand minimisation by:

- (a) Metering and control of leaks in the Water Conservation programme;
- (b) Promoting Sustainable Urban Drainage Systems and grey water recycling in developments, and
- (c) Minimising the potential for wastage through appropriate design and layout of pipe networks.

**Objective IN 3: Sewerage facilities**

It is the objective of the Council to:

- (a) Ensure that adequate and appropriate waste-water infrastructure is provided for further development to avoid any deterioration in the receiving waters. In this regard, account shall be taken of existing outstanding permission in assessing impact.
- (b) Ensure that development proposals provide adequate wastewater infrastructure to facilitate the proposed development. This includes the separation of foul and surface water through the provision of separate sewerage networks.
- (c) Ensure that discharge meets the requirements of the Water Framework Directive.

**Objective IN 4: Surface water disposal**

It is the objective of the Council to:

- a) Require all applications for development demonstrate appropriate Sustainable Drainage System (SUDS) and alternative green infrastructure solutions to the surface water run-off are examined, and where feasible provided.
- b) Require the submission of surface water design calculations as part of planning applications to establish the suitability of the drainage of the site to a suitable outfall to establish if the existing surface water drainage system can accommodate the additional discharge generated by the proposed development.
- c) Require future applicants to investigate the potential for the provision of porous surfaces in buildings and at ground surface level to address surface water disposal in a long-term sustainable manner.
- d) Protect the surface water resources of the plan area, and in planning applications request provision of sediment and grease traps, and/or other pollution control measures deemed necessary to address this issue.
- e) Surface water runoff to be designed to agricultural runoff rates, subject to agreement with the Local Authority.



### **Objective IN 5: Flood Risk Management**

It is an objective of the Council to:

- (a) Implement the recommendations of the Department of the Environment Heritage and Local Government and the Office of Public Works Guidance Documents (November 2009)', and any subsequent guidelines.
- (b) Require any development proposal in a location identified as being subject to flooding to carry out a flood risk/catchment analysis for the development to assess the likely level of flood hazard that may affect the site to the satisfaction of the Council;
- (c) Design the development to avoid flood levels, incorporating building design measures and materials to assist evacuation and minimise damage to property from flood waters;
- (d) Demonstrate that the proposal will not result in increased risk of flooding elsewhere, restrict flow across floodplains, where compensatory storage/storm water retention measures shall be provided on site and will not alter the hydrological regime up stream or downstream or at the development location so as to pose an additional flood risk or to increase flood risk;
- (e) Proposals should have provision to reduce the rate and quantity of run-off i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with flood risk, e.g. sustainable drainage systems.
- (f) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and
- (g) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.
- (h) All flood risk assessment should have regard to national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan Studies (CFRAM) when completed by the OPW and the Shannon International River Basin Management Plan. The 'development management justification test' and the 'plan – making justification test' as detailed in The Planning System and Flood Risk Guidance document will guide Council responses to development proposals in areas at moderate or high risk of flooding.

**Objective IN 6 : Waste efficiency, minimisation, re-use, recycle and recovery of waste**

It is an objective of the Council to;

- a) Ensure developers provide new housing with effective composting facilities by applying suitable planning conditions to new residential developments,
- b) Require commercial and residential developments to be provided with adequate internal and external space for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provide for adequate space for waste to be segregated and stored in an appropriate manner. A multi-occupancy development will require a designated, ventilated waste storage area of sufficient size allowing for the segregation of waste. New and re-designed commercial buildings and apartment complexes should have waste facilities designed in a manner that waste can be collected directly from them and where possible waste and recyclables should not have to be collected on the street or at the front of the premises,
- c) Raise awareness of energy efficiency, waste management and minimisation, recycling, and
- d) Implement the Southern Regional Waste Management Plan.

**Objective IN 7 : Broadband, smart Homes and smart buildings**

It is the objective of the Council to;


- a) Support the principles of Smart Homes and Smart Buildings as established by the Limerick Digital Strategy 2017 – 2020, and
- b) Ensure that new development proposal incorporate modern communications infrastructure such as Broadband including ducting on an open access basis; and
- c) facilitate improved broadband services in accordance with the National Broadband Plan.

**Objective IN8: Telecommunications**

It is the objective of the Council to facilitate proposals for telecommunications masts antennae and ancillary equipment where it is established that there would be no negative impact on the surrounding area and that no other mode or location can be identified which would provide adequate telecommunication cover. When considering proposals for telecommunication masts, antennae and ancillary equipment, the Council will have regards to the DEHLG document 'Telecommunication, Antennae and Supports Structures' (DEHLG 1998) and any subsequent national guidance.

## **Chapter 6      Kilmallock : Appreciating archaeological, built, natural and cultural heritage**

The planning policy for heritage is to:

- 
- a) Use the legislative powers and functions under the Planning and Development Act 2000 (Amended), and other relevant ancillary legislation to protect archaeological, built, natural and cultural heritage to safeguard heritage for future generations, and**
  - b) Support other agencies, and the local community to conserve, protect, preserve or evolve heritage assets so that they can compete with modern challenges and demands.**
  - c) Ensure European directives and national planning legislation are satisfied in determining the effects of the plan on Kilmallock's environment, and having determined whether the plan has significant effects on the environment.**

### **6.1      The importance of archaeological, built, natural and cultural heritage**

According to the Heritage Act 1995, the national heritage of Ireland includes monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways. Heritage can also be less tangible, for example local history, folklore, place names, culture, collective memories, traditions, historic documents, language, rituals, symbolism, fashion, literature, song and music, spiritually and genealogy. It consists of objects, structures, and processes/traditions passed from generation to generation as they have a distinct historic, social, cultural or environmental value.

Heritage is a very important facet of the community, contributing to a sense of identity and place, and it is important that our rich heritage is available for future generations to appreciate. In terms of planning, this LAP is concerned with archaeology, built heritage, natural heritage and cultural/creative space. There are many diverse forms of heritage in Kilmallock, which have unquestionable social and education value, underestimated economic potential, and make an important contribution to community pride and sense of place. The Council and the wider community see heritage as more than a legacy of the past, or of nature, but as a non-renewable asset meriting appreciation, sustaining, evolving with modern contemporary life.<sup>23</sup>

---

<sup>23</sup> Limerick City and County Heritage Plan 2017 – 2030.

This plan informed by a number of national policy documents including NPF, Policy on Architecture 2009 – 2015 – Towards a Sustainable Future: Delivering Quality within the Built Environment, the Architectural Heritage Protection Guidelines for Planning Authorities (2011), and any subsequent document. At a regional level, the plan is informed by the draft Southern RSES for the Southern Region, Heritage Council resources, and at a local level the plans published by the Kilmallock Association of Trade and Commerce and Kilmallock Partnership, Limerick Economic and Community Plan, and the Kilmallock Community Plan, the Kilmallock Walled Town Conservation and Management Plan, the Kilmallock Public Realm Plan and the County Development Plan 2010 – 2016 ( as extended).

Figure 6.1 View of Kilmallock town and landmark buildings taken for the Kilmallock Public Realm Plan



*View of Town and Landmark Buildings*

- |                           |                           |
|---------------------------|---------------------------|
| 1. Catholic Church        | 5. Collegiate Church      |
| 2. King's Castle          | 6. Blossom Gate           |
| 3. Medieval Stone Mansion | 7. Church of Ireland      |
| 4. Dominican Friary       | 8. Mill complex/farmhouse |

## 6.2 Archaeological significance of Kilmallock

The value of archaeological sites and monuments in Kilmallock is recognised by the Council as areas of archaeological importance. Where development proposals coincide with areas of archaeological potential, the planning application will be referred to the National Monuments, Department of Culture, Heritage and the Gaeltacht for their recommendations. Their observations and those of other interested bodies will be considered by the planning authority when assessing the development proposal.

Such is the significance of archaeology in Kilmallock, the centre of the town is designated a Recorded Monument LI047-02 classified as a historic town by the National Monuments Service and is afforded legislative protection under the National Monuments Acts 1930 – 2004<sup>24</sup>. The town defences, the Dominican Priory, King's Castle, the Medieval Merchant's House and the Collegiate Church are also National Monuments. Kilmallock is part of the Irish Walled Towns Network established by the Heritage Council in 1995. Conservation works and management of the town wall is guided by the Kilmallock Town Walls Conservation and Management Plan, published by the Council and the Heritage Council,<sup>25</sup> and National Policy on Town Defences, (DEHLG, 2008). The burgage plots are also an important medieval feature of Kilmallock town. The Kilmallock Walled Town Public Realm Plan 2009 also has a role in the archaeological heritage of Kilmallock town.

Archaeological assessments by a suitably qualified archaeologist will be required as part of the planning application process, and monitoring of works in RMPs, including the town centre. The cost will be borne by the developer. Applicants will be required to define a buffer area or area contiguous to any monument to preserve the setting and visual amenity of the site. The area of the monument and the buffer should not be included as part of open space requirements of residential developments, and should be additional to the minimum open space standards as established by the Development Plan.

Under the National Monuments (Amendment) Act, 1994 exempted development under the Planning and Developments Act 2000 (Amended) does not apply within the area of the Record of Monuments and Places. Under Section 12 (3) of the 1994 Amendment Act, any person who wishes to carry out any work at or in relation to an RMP, including development that does not require planning permission, and general ground disturbance, must seek the agreement of the Commissioners of Public Works, and provide at least two months notice in writing. Viewsheds<sup>26</sup> of National Monuments will be a key consideration when assessing

---

<sup>24</sup> Refer to [archaeology.ie](http://archaeology.ie) and [chg.gov.ie](http://chg.gov.ie)

<sup>25</sup> Refer to [irishwalledtownsnetwork.ie](http://irishwalledtownsnetwork.ie)

\* Environmental Impact Assessment Directive 2011/92/EU and Strategic Environmental Assessment Directive 2001/42/EC and the Planning and Development Regulations 2001 (Amended)

<sup>26</sup> Viewsheds are defined as the view of monuments from different vantage points. Applications for developments will be requested to assess the visual impact on a monument as further information in the planning application process.

planning applications in the town in the interest of protecting the integrity and setting of the monuments.

#### **Objective H1 Archaeological Heritage**

It is the objective of the Council to:

- a) Safeguard the value and setting of archaeological remains and monuments in Kilmallock;
- b) Protect and enhance the town walls and their setting, and implement of the policies and objectives of the Kilmallock Town Wall and Conservation Plan, 2009. A buffer zone prohibits any development within 15m and any standing development within 20m of the town walls, including the interior of the town walls. In the areas to the interior of the wall and where there are existing structures close to the wall, redevelopment proposals will open access to the walls. On the exterior to the east town wall a buffer prohibiting development on the land extending to the river bank;
- c) Support the policies and objectives of the Kilmallock Public Realm Plan, and Kilmallock's membership of the Irish Walled Towns Network and the Walled Towns Friendship Circle;
- d) Refer planning applications within the RMP including all applications within the vicinity of the viewshed of the Dominican Priory, the Collegiate Church, King's Castle, Merchant's House to the National Monuments Service and the Office of Public Works.
- e) Require within the area of the RMP all development proposals requiring planning permission to archaeological impact assessments as further information;
- f) Seek the preservation of archaeological remains in situ or, and only where appropriate, through archaeological excavation;
- g) Provide guidance to property owners and developments regarding the archaeological implications of proposed works or development;
- h) Facilitate pre-planning consultations in relation to archaeology
- i) Promote public awareness of the rich archaeological heritage of the town and
- j) Require archaeological monitoring outside the area of the RMP on development proposals where the scale and nature of such developments may, in the opinion of the planning authority, have a negative impact on previously unknown archaeological remains/artefacts.

Applicants are advised to consult with archaeological maps to ascertain if development proposals are located in areas of archaeological potential. Refer to Appendix 3 of this plan.

- Where a development site coincides with these areas of archaeological potential the planning application will be referred to the DAHG for their recommendations.

- Where it is deemed that the archaeological heritage will be affected by a proposed development (due to location, scale, nature, materials etc.) the planning authority will require an archaeological assessment.
- Archaeological monitoring will be required where the scale/nature of the proposed development, in the opinion of the planning authority, have a negative impact on previously unknown archaeological features/artefacts.
- Applicants will be required to define a buffer area or area contiguous with any monument to preserve the setting and visual integrity of the monument. This buffer will not be included as part of the open space requirements.

### **6.3 Kilmallock's Town Walls, the Area of Special Control (ASC) and Protected Views**

#### **(i) Town Walls**

The town walls are one of Kilmallock's greatest asset from an archaeological perspective - a non-renewable asset and an asset of national and international significance. The medieval walls need to be protected and enhanced for the benefit of future generations. Significant investment has been made on the conservation work to the wall as guided by the Kilmallock Town Walls Conservation and Management Plan. The main objective is to stabilise the walls and to prevent further decay and damage, and to allow research into long-term permanent improvements.

Public realm works have enabled the community to appreciate the historic monument from a new pedestrian walkway from the town centre to the national school. The buffer zone established by the 2002 LAP and the 2009 LAP is intended to:

"Prohibit the construction of a building within 20m of the town wall and any other development within 15m of the wall".

In addition, the buffer will be extended on the exterior of the west wall for 40m from the exterior wall face and on the east wall as far as the River Loobagh. The buffer zone should be managed for both defined access to proposed walks around the walls, for increased provision of managed green space and for habitat development.

## **Objective H2 Kilmallock Town Walls and associated public realm**

It is the objective of the Council to:

- Seek opportunities to continue the progress Kilmallock Walled Town Public Realm Plan (2009) and the Kilmallock Walled Town Conservation and Management Plan (2009) as both remain relevant to the sustainable development of the town walls, and the protection, conservation and appropriate management of this historical heritage asset.
- To improve public awareness and increase knowledge and appreciation of the town walls and their significance at local, regional, national and international levels;
- Promoting a high degree of physical and intellectual access to the town walls and meeting the needs of a broad variety of users;
- Develop interpretation to encourage understanding of the principal features of the walls, and facilitate access to information; and
- Develop the range of educational provision for schools and other groups, as an important element in interpretation and the promotion of access.

### **(ii) Special Control Area**

In recognition of the special character of the open spaces located to the north east of the town, as an important setting to the Collegiate Church and the Priory, and to the west of the town centre between the western walls and the Ash Hill woodlands, the lands are designated as a Special Control Area (SCA). The designated areas will be protected free from development to maintain their open character and visual amenity. It is the objective of the Council to protect the integrity and appearance of the area and to ensure that any development proposals within areas of high natural and historical value shall:

- Have regard to the Town Walls Conservation and Management Plan;
- Contribute to or enhance the environment and character of the SCA;
- Do not include measures that will detract from the overall qualities of the SCA area; and
- Protect any natural features or landscape elements that contribute to the area's special character.

There will be a presumption against development that may detract from the special architectural, archaeological, historical, social, cultural and ecological character of the zoned area and the important amenity that it provides.



**Objective H3 Special Control Area**

It is the objective of the Council not to permit future development in the Special Control Area (SCA), other than leisure/tourism development, which complements the use of the town walls, and the historical buildings and the natural amenities located within these zones. Amenities defined in the Public Realm Plan such as walkways along the town walls will be generally permitted.

**(iii) Protected views/viewsheds**

The approach from the Bruff/Limerick road provides a fine view of the Dominican Priory, the Peter and Paul's Church, and an important glimpse of the medieval core of the town. It signifies a sense of arrival in an historic place. The eastern views over the town walls and the open spaces identified as a Special Control Area, and the view over the western walls, provide an important overview of the general setting of Kilmallock, and highlight its status as a walled town. Such views are mostly associated with the open space pattern of Kilmallock, which provides an appropriate foreground and setting to the many historic buildings and monuments within the town. Eastern and western views over the town walls are of particular importance in terms of appreciating the special landscape and heritage context of the town and its rare walled town characteristic. There will be a presumption against development in these sensitive areas, except that which is required in relation to appropriate tourism and related activities, and where appropriate, the Council will exercise a high level of control (layout, design, siting, materials used, landscaping). In such areas, site-specific designs are required, and in areas outside these delineated areas, high standards of design and subsequent management will be required.

**Objective H4 Kilmallock's Protected Views/Viewsheds**

It is the objective of the Council to safeguard the scenic views and prospects by controlling development proposed within the viewsheds of the town walls and national monuments, particularly across open spaces close that contribute to the settings of these structures. In particular, the Council will seek to maintain views;

- (a)** from the Bruff/Limerick road over the townscape;
- (b)** from the Proonts/Coolroe road over the eastern town walls, the Dominican Priory and the Collegiate Church;
- (c)** from the Wolfe Tone bridge over the open spaces of the Special Control Area; and
- (d)** from the Glenfield Road over the western town walls.

## **6.4 Built heritage of Kilmallock**

Kilmallock has a rich chronology of built heritage, which is generally intact surviving many centuries. This section refers to post-1700 structures. The collective arrangement of the 19<sup>th</sup> and 20<sup>th</sup> buildings of traditional vernacular architecture on Kilmallock's streetscape, is largely intact reflecting Kilmallock's history as an important regional institutional and civic centre. Contemporary architecture is also represented in Kilmallock with the construction of the sensitively designed modern Kilmallock Library, and the recent extension to the post-primary school and the redeveloped national school.

In recognition of the importance of the integrity of Kilmallock's built heritage, there are a number of mechanisms offering legislative protection under the Planning and Development Act 2000 (Amended), and the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. These mechanisms include the list of structures, in the National Inventory of Architectural Heritage<sup>27</sup>, the list of Protected Structures under Part IV of the Planning and Development Act 2000 (as amended), and the designation of an Architectural Conservation Area in the town core by the Council in the Limerick City and County Development Plan 2010 – 2016 (as extended).

### **(i) National Inventory of Architectural Heritage (NIAH)**

The National Inventory of Architectural Heritage (NIAH) is administered by the DCHG and was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently to assist the protection and conservation of the built heritage. The NIAH provides the basis for the recommendations of the Minister for Culture, Heritage and the Gaeltacht to the planning authorities. It is also a research and educational resource, raising public awareness, interpretation and appreciation of post – 1700 architectural heritage. The Council of Europe's definition of architectural heritage allows for the inclusion of structures, groups of structures and sites considered significant in their own right, or are of significance in their local context and environment. Within the LAP boundary there are 58 structures listed on the NIAH. These include cast-iron post boxes, bridges, buildings and memorials.

### **(ii) Record of Protected Structures (RPS)**

The Planning and Development Act 2000 (Amended) requires each planning authority to compile and maintain an RPS in the interest of safeguarding of heritage interest.<sup>28</sup> The RPS is a mechanism for the statutory protection of the built heritage and forms part of each planning authority's development plan. The Minister for the Culture, Heritage and the Gaeltacht may recommend structures to the planning authorities for inclusion on the RPS. There are 68

---

<sup>27</sup> Refer to [buildingsofireland.ie](http://buildingsofireland.ie)

<sup>28</sup> Special categories of interest include architectural, historical, archaeological, artistic, cultural, scientific, social, technical under the Planning and Development Act 2000 - 2018

structures within the LAP boundary listed as Protected Structures in the RPS by the Council. Refer to Appendix 2 of this plan. As the Planning Act allows a Planning Authority to make additions to or deletions from the RPS, the most recent edition of the RPS contained in the CDP should be consulted. Exempted development provisions are not applicable to such structures where proposed development would materially affect the character of the structure, or any element of the structure that contributes to its special interest. Further advice includes the national guidance document *Architectural Heritage Protection - Guidance for Planning Authorities* (2011) and the various publication in the Advice Series which gives practical information on the care of older buildings, and the various elements that constitute their unique, distinctive, traditional fabric.

Those considering works on a Protected Structure or within the curtilage of a Protected Structure should contact the Conservation Officer in the Council for guidance. In the case of a protected structure any works which would materially affect its character will require planning permission. Legal protection also extends to the interior of the building and to other structures and features within the curtilage of a protected structure, such as outbuildings, boundary walls, paving, railings, etc. Owners or occupiers of Protected Structures are strongly advised to apply, in writing, to the Planning Department for a declaration under Section 57 of the Act to identifying works that would, or would not, in the opinion of the planning authority require planning permission. There is an opportunity to appeal the decision of the planning authority to An Bord Pleanála. If an owner or occupier is in any doubt about particular proposed works, the Conservation Officer in the Council should be consulted. If planning permission is required for the proposed works on a protected structure or a proposed protected structure, or within the ACA some additional procedures and detailed information will be required as part of the planning application process. The applicant will be required to submit photographs, plans and particulars to show how the proposed development would affect the character of the structure. Refer to Appendix 2 of this LAP for further guidance.

#### **Objective H4 Protected Structures and listing on National Inventory of Architectural Heritage (NIAH)**

It is the objective of the Council to:

- a) Protect structures listed on the Record of Protected Structures, and structures proposed to be entered onto the RPS,
- b) Encourage the appropriate re-use, conservation/restoration of these structures, and use of appropriate materials in the proposed works,
- c) Require sensitive development proposals within the curtilage of these structures, and protect the viewshed of these structures.
- d) Consider the list of the NIAH when assessing proposed developments.

The Council shall resist:

- (i) Demolition of Protected Structures, in whole or in part;
- (ii) Removal or modification of features of architectural importance; and
- (iii) Development that adversely effects the setting and visually integrity of these structures.

#### **(iii) Architectural Conservation Area**

Part IV of the Planning and Development Act 2000 (Amended) provides for the establishment of Architectural Conservation Areas (ACAs). While provisions for Protected Structures as discussed above are concerned with a structure and its curtilage, and ACA protects the collective impact of a number of structures relative to one and other, and the impact of proposed works, in terms of visual impact, for example a street terrace and its streetscape. As with Protected Structures, the designation of an ACA is not just concerned with the physical preservation of the built heritage and the unique character of an area, it is also concerned about; keeping precious building crafts and knowledge alive; encouraging, in an era where there is increasing awareness of the threats to our environment, a building culture centred on sustainability; and providing insights to earlier ways of life. Research has proven there is an economic value to Ireland's historic environment<sup>29</sup>. Globally, it is recognised that conservation-led regeneration in towns and villages can contribute to investment by retaining businesses and people in the area and by providing an incentive to relocate into it. This builds community and increases business confidence. Effort expended in maintaining and enhancing ACAs can stimulate economic activity, the provision of jobs, training opportunities in skilled traditional crafts and trades.

Designation of Protected Structures and the ACA assists the preservation, enhancement and continuing regeneration of Kilmallock. The protection of individual buildings, their curtilage,

---

<sup>29</sup> Heritage Council, 2011 'Economic Value of Ireland's Historic Environment', refer to [heritagecouncil.ie](http://heritagecouncil.ie)

and the creation of the Architectural Conservation Area in the town centre provide the following benefits:

- (a) Provides a focus for civic pride in the history and architectural heritage of Kilmallock;
- (b) Creates a framework for the protection of the town's tangible cultural heritage and provides guidance for property owners and developers to ensure that future change respects the character of Kilmallock;
- (c) Instils a sense of confidence and awareness among property owners and provides an opportunity to build upon the distinctive character of Kilmallock with potential for increased tourism, trade and employment in the area; and
- (d) Encourages, in practical ways, opportunities for built heritage conservation by making available advice, and funding from the Council's Architectural Conservation Office, for community initiatives aimed at the enhancement of property and public spaces in ACAs.

Works to protected structures and in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas.

#### **(iv) Kilmallock's ACA**

The collective arrangement of buildings on Sheare's Street, Emmet Street, Lord Edward Street, and Wolfe Tone Street are visually impressive on the traditional streetscape, which is largely intact to the present day. Plots are generally narrow with direct front access from the building onto the street. Some distinctive features include classical proportions of windows and doors, natural slate roofs, carved timber traditional shopfronts (Lynch's Pub), cast-iron rainwater goods, rendered walls, quoins and plinths. The architectural diversity of Kilmallock demonstrates a number of genres from Gothic Revival and Elizabethan references on the bank buildings to the simple proportioned cottages on Wolfe Tone Street, to the modern contemporary style of the Kilmallock library.

New developments proposed within the Architectural Conservation Area, should respect the existing building lines and the historic form of those buildings. Proposals for new buildings should not seek to dominate the historic core and should respect the historic fabric of the buildings and the morphology of their plots. Contractors should ensure that the appropriate permissions, consents, and compliance documentation are in place prior to commencing works.

It is considered best practice in the field of architectural conservation that extensions to historic buildings should be contemporary in design- allowing the development history of the structure to be clearly read. This approach should also be considered when preparing

proposals for new build and developments in Kilmallock, having regard to existing building lines and the town's evolved character. The contemporary modern design of the Kilmallock Public Library respecting the historic Kilmallock Court House and the former Kilmallock Workhouse is an exemplary example of well-designed new build complimenting the historic building, and facilitating a purpose/use for a Protected Structure.

Investing in both contemporary and historic built heritage is a driver of physical, social and economic regeneration and requires the development of a culture of 'quality' to permeate all strands of civic society. Limerick City and County Council is guided by national policy as contained in the Government Policy on Architecture 2009 – 2015 – Towards a Sustainable Future: Delivering Quality within the Built Environment, the Architectural Heritage Protection Guidelines for Planning Authorities (2011), and any subsequent document. Property owners and their agents should refer to the listing for their building on the NIAH, and the NIAH Handbook 2017 as they provide succinct records of detail of the structure and highlight distinguishing plan, elevational features and architectural style. Appendix 2 also provides guidance.

#### **Objective H5 Kilmallock's Architectural Conservation Area (ACA)**

It is the objective of the Council to protect, conserve and where appropriate, enhance the ACA as identified in Map 3.

Proposals for development within the ACA shall;

- a) Reflect and respect the scale and form of existing structures within the ACA in proportioning, overall scale and use of materials and finishes, particularly with reference to the street frontages and seek to contribute to or enhance the character and streetscape of the ACA;
- b) Seek to retain/incorporate/replicate exterior features, which contribute or enhance the character and streetscape of the ACA such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork etc;
- c) Ensure priority is given to the pedestrian, to inclusive access, and to facilitating the improvement of the quality of the public realm: the latter will include for consideration of the planting of trees in the wider public open spaces, benches for sitting and the articulation of uses through appropriate paving.

#### **(v) Kilmallock's unique design considerations for infill or replacement buildings in town centre**

Developing knowledge about your historic building is perhaps the best and most important step to successful renovation/restoration works for longevity and long-term investment. Knowing what makes your building special and authentic to Kilmallock is a valuable baseline from which to work. While your building may not be listed, neighbouring buildings may be

listed and their text may provide some insight to your building. This groundwork assists informed decision plans for refurbishment, appropriate repair of damaged or decayed elements, and appointing builders, specialist crafts people, surveyors and architects.

While the majority of buildings in Kilmallock are not designed by architects, but they were built by local builders and craftspeople who were often influenced by architectural styles and incorporated features into Kilmallock's buildings. References to medieval styles, the Victorian, Edwardian, pre-war and post war eras can be found in Kilmallock.

Some features that define a character of a building or collectively buildings on a streetscape include:

- Scale, proportion of windows and doors, roof to wall ratios
- Design of roof, pitches, gables, chimneys, rain water collection system,
- Style original openings such as sash or casement windows, panelled doors, glazing on windows and doors such as stain glass, fanlights,
- Decorate features such as quoins, carved shop fronts, stucco detail
- Distinct craft techniques such as stone masonry, carving, decorative plastering, and rendering, iron-cast rain water goods.

### **Context of buildings**

The insertion of a new building into the traditional Kilmallock townscape, or the replacement of an existing building that is beyond renovation and re-use, requires a very sensitive and skilled approach. Any new development needs to contribute positivity to the character and identity of the town centre. The emphasis in designing and considering new proposals should be on achieving good quality urban development that reinforces the existing compact urban form, makes effective use of prime centrally located land and contributes to a sense of place by strengthening for example the street pattern or creating new streets.

Applicants for an infill or building replacement scheme in the town centre will need to demonstrate clearly and simply a thorough understanding of the site's context.

The most important consideration will be the relationship of the new building to its neighbours and to the pattern of the streetscape.

Figure 6.2 Compact urban form in the town



Appropriate responses need to take full account of historical plot widths, building heights, established building lines, the nature of specific boundary conditions (such as historic walls), door and window openings, roof profiles, materials or other distinctive features. **In all cases, the construction of a new building within 20m of the town wall, and any other development within 15m of the wall, will not be permitted.**

In terms of the context of a building a successful project will:

- Relate well to the history of the place;
- Sit in the pattern of existing development and routes through and around it;
- Respect and where possible enhance important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality as those used in existing buildings; and
- Create new views, juxtapositions and contrast which add to the variety and texture of the setting.

The density of new infill development should respond to the immediate context of the site. As this will vary, and as new development will be likely to include mixed uses, it is not possible to be prescriptive about the level of density to be achieved. For new apartments, reference should also be made to the Design Standards for New Apartments (2018), which are intended to ensure that the design and layout of new apartments provide satisfactory accommodation for a variety of household types and sizes.

### **Plots and archways**

Traditional plot widths in Kilmallock are long and narrow – a legacy of medieval Kilmallock and are known as burgage plots. Burgage plots generally extend from the street to the town wall, or in the case of Sarsfield Street to Orr Street. Consequently, this influences the dominant narrow facades on the streetscape. Larger buildings are difficult to integrate into this historic pattern. Every effort should be made to respect the historic urban plot. Archways provide access to the rear of buildings. Decorative keystones provide distinctive architectural detailing and should be respected in any development proposal.

The following guidance should be part of any redevelopment proposal in the town centre:

- New build/infill should respect the burgage plot.
- In the event of plot amalgamation to accommodate new development the historic plot should be reflected in the design and indicated by a feature of the redesign proposal. A good example is the historical references and demarcation of plot boundaries in the Supervalu store.
- Narrow street frontages should be maintained.
- Access to facilitate parking, storage should be from the main street or through archways and not from rear access routes.
- Surviving historic boundary features should be incorporated into the redevelopment.



- Archways shall remain proportional to the scale of the front façade.

### **Building lines and heights**

Building line refers to the position of a building in relation to the street edge. The traditional building lines of the town centre consistently follow the edge of the footpath away from the road surface. In Kilmallock, they gradually curve with the street alignment which contributes to public realm, streetscape views, and gives a sense of visual enclosure and scale. Where the building line has been interrupted, for example east of King's Castle, the streetscape becomes less coherent. The building lines of the town are generally uniform. This distinctive building line should be adhered to by future development.

Figure 6.3 Traditional building line in Kilmallock



Building height is not consistent in the town centre ranging from 1 to 3 storey buildings. For new development, the proposed building height should reflect those building in the immediate vicinity respecting the historic street facades.

### **Roofs, windows and doors**

The roof is an important element that contributes to the aesthetics of Kilmallock's streetscape. The cumulative visual impact of the design of gables, hips, parapets, roof slates, chimney details contribute to public realm. Loss of natural slate in favour of modern synthetic roof material can radically alter the appearance of old buildings. The roofscape is particularly

important in Kilmallock, as it is viewed at a distance as you approach the town, in particular from the north.

The following are design guidelines for roof works, windows and doors, in the town centre will apply:

- The roof profile (40-45 degree), structure, cladding, and detailing should reflect adjoining buildings.
- The roof profiles will not be interrupted by dormer windows, mansard roof, or the insertion of mechanical plant rooms, or decorative ridge tiles.
- Large areas of glazing or openable roof lights onto prominent roof slopes should be avoided, particularly if the building is part of a terrace.
- Eaves should be flush with walls below, or possibly with a projecting stone or brick course at the head of the all to support eaves gutters.
- Natural slate double pitch roofs should be used – roofs which have a larger span are unlikely to be suitable in Kilmallock.
- Use of steel, aluminium or plaster rainwater goods and associated fittings should be avoided.
- The solid to void relationship on the front façade should be carefully considered and vertically, proportional in terms of wall to roof area,
- Porches, dormers, and bay windows are generally not appropriate to the town centre. Openings should be recessed.
- Window and door frames should generally be of painted timber as the use of uPVC or aluminium frames degenerate the historical fabric of the town.
- Careful consideration of fanlights/overlights can be suitable decorative features providing natural light to buildings.

## **Materials**

Building materials in older structures tended to be sourced locally as much as possible. Consequently, they are a unique indicator the expertise local craftspeople. Traditional techniques using natural materials such as natural slate, wood, limestone blocks and lime mortars were used for their natural ventilation properties and allowed building to ‘breathe’. Loss of traditional materials in favour of modern materials such as cement, synthetic roof tiles, PVC windows, doors, eaves and fascia can radically alter the appearance of an old building, but can also cause longterm material damage in terms of sealings, ventilation and dampness. These artificial materials should be avoided. Attention should also be given to rainwater goods as traditional techniques used such as wrought-iron surface water systems were forged and beaten by hand, and cast iron goods were moulded. Similarly, glazing was prepared by craftspeople and often has unique finishes demonstrating authenticity.

Wherever possible, natural materials that are more sustainable should be used in the town centre and the Council encourages creative use of natural products, appropriately. New materials and techniques should only be used where they have proved themselves over a sufficient period and where the traditional alternative cannot be sourced. Contemporary

buildings should incorporate timber, glass, natural slate, and stone into design but random mixes of stone, cement and brick should be avoided.

The colour finish of buildings should blend with adjoining buildings. Bold, vivid and generally dark colours should be avoided.

Some of the features of merit in Kilmallock, and the appropriate palette of traditional building materials for the town are as follows:

Fabric	Limestone, bound with lime mortars
Roofing	Natural Slate, with certain exceptions found in some instances
Rainwater Goods	Cast iron or galvanised sheet iron
Windows	Primarily rise and fall timber sash windows of varying patterns and designs, with some exceptions
Finishes	Painted lime renders of varying consistencies, often with stucco detailing at returns, along floor lines and roof level, and on window or door opes; Alternatively either well-worked or quality rubble stone, with appropriate joints in both cases were left bare or were or have had multiple layers of lime wash applied over the generations.

### Shopfronts

Original shopfronts and their unique elements such as fascia board, brackets, glazing bars, carved details on wooden frames, doors, glazing add considerably to Kilmallock's architectural heritage. Lynch's pub is a fine example of a traditional shop front with pilasters, timber fascia, cast-iron sill guards, and tripartite window design with carved spandrels.

Where shopfronts are proposed as part of redevelopment they should respond with the traditional style. Shop front elements should have vertical emphasis. Columns or pilasters should be of suitable plaster or timber capable of taking the weight of fascia, and wall above and may have decorative fluting, carved panels or plan surface based on a plinth. Openings should be recessed.

When opportunities arise, the original elements of the shopfront should be incorporated into the new design as a means to sustain local craftsmanship. Where the original shopfront survives the details should be prepared as necessary with specialist knowledge. Where

Figure 6.4 Traditional Shopfront



shopfronts have been altered, badly maintained, or inappropriately altered with unsuitable material every effort should be made to reinstate traditional elements.

### **Advertising on shopfronts**

Signage on shopfronts can detract considerably from the building, and the streetscape. The collective presences of poor signage on a number of businesses on a street give a poor impression of the town. The Council will control advertising signs in relation to their design, purpose, materials particularly in the ACA. The following should be considered with addressing shopfront signage and advertising:

- Advertising signs are not permitted where they obscure road signs, or interfere with public safety and road safety
- Signs should be simple in design and sympathetic to the building and its surroundings.
- They should not obscure architectural details and are not permitted above eaves, parapet or roof level.
- Traditional painted sign writing and solid individual lettering is encouraged, as is traditional or wrought iron hanging signs. The use of neon, plastic, PVC, perspex or flashing lighting, reflectorized or glitter finishes/effects are not permitted on the streetscape.
- Projecting signs, banners and flagpoles are restricted in terms of size and number to avoid clutter
- Freestanding hoardings are not suitable in the interest of pedestrian movement, and the movement of less able people, for example the visually impaired, or those using prams/buggies.

## **6.5 Cultural Heritage**

The characteristic of cultural heritage can permeate architectural heritage and can, in the broadest terms, include aesthetic, historic, scientific, economic or social values of past and present generations. The NIAH includes a cultural interest and artistic interest in their classification of buildings listed of heritage importance.<sup>30</sup>

Kilmallock has a proud, rich history and heritage that has informed its culture. Kilmallock has a rich cultural heritage and is very fortunate to have the cultural presences of the Friar's Gate theatre and the library in the town providing contemporary arts, performance and visual arts, and enhancing the artistic experience for the wider South Limerick area through drama, performances, workshops, outreach programmes, and exhibitions. Kilmallock is also steeped in traditional GAA sports.

Limerick City & County Council published the Limerick Cultural Strategy - A Framework 2016 – 2030 following a public consultation process. This aims to grow Limerick's cultural capacity

---

<sup>30</sup> NIAH Handbook 2017 Edition, Categories of Interest, page 9

by retaining and attracting creative practitioners to live and work in Limerick, to place culture at the heart of the economic growth and regeneration of Limerick; to engage citizens through involvement in culture growth and regeneration of Limerick and to increase and support the role of the creative industries in Limerick. Cultural events are key enablers to promoting and attracting people to the town. At a local level, the Council sees a similar role for cultural opportunities in Kilmallock.

#### **Objective H6 Cultural Heritage**

It is the objective to the Council to:

- a) Seek and support opportunities to implement the aims and objectives of the Limerick Cultural Strategy 2016 – 2030 in Kilmallock.
- b) Recognise the valuable contribution of creative communities and practitioners to economic growth, tourism, creative place-making, community development and well-being for the citizens of Kilmallock and its hinterland.

### **6.6 Natural heritage and Climate Change**

Kilmallock supports a number of urban habitats, including ecosystems associated with the River Loobagh, open field and hedgerows, mature trees, green spaces by the Town Walls, the new Glen Wood, an urban woodland development by the local community, the Famine Memorial Park, and open spaces around the Priory and Collegiate Church. Hard surfaces including the Town Wall also support habitats and ecosystems, as does older buildings, for example structures can provide roosting sites for bats. A number of trees, woodlands and hedgerows are identified by this plan in the interest of rich biodiversity. These features will be incorporated into development proposals and tree/hedgerows surveys will be required when seeking planning permission. Refer to Appendix 1.

There are no European or national designated ecological sites (Special Protection Areas – SPAs, Special Areas of Conservation – SACs, Natural Heritage Areas – NHAs) located within Kilmallock. There are no records of rare or protected species in Kilmallock.

There are a number of impressive tree groups and hedgerow that merit conservation as indicated on the Amenity Map in Appendix 1. These trees and hedgerows include Beech, Ash, Alder, and the trees planted by the local community in Glenfield Wood, and example of an urban woodland development by the local community and the Council.

**Objective H7: Tree Protection and Nature Conservation**

It is the objective of the Council to:

- a) Protect natural stone boundary walls and mature trees/hedgerows. Development that requires the felling or harming of such trees shall not normally be permitted unless otherwise supported by a tree survey report establishing that the subject trees are of no ecological or amenity value. Refer to the Amenity Map in Appendix 1. Such report shall be undertaken by a suitably qualified and competent person.
- b) Future development proposals will be required to demonstrate planting of native deciduous species as part of the planning application.
- c) All development activities governed by the plan shall be carried out in accordance with the provisions of the EU Water Framework Directive and associated regulations and guidance documentation including the Shannon International River Basin Management Plan 2009 – 2015 and any subsequent documents.

Climate change is linked to the production of greenhouse gases, such as carbon dioxide and chlorofluorocarbon, often produced from human sources. While natural variations in climate do occur these have added to by the effects of human activities. Achieving a low carbon producing economy and society requires, where practicable, everybody seeking to efficiently, meet resource requirements from indigenous local resources. Those indigenous resources should be harnessed to optimum potential in order to meet or exceed local needs, having due consideration for national targets and the local planning guidelines. This involves not just the use of local resources where applicable but the adoption of new building techniques and designs which will minimise energy intensive inputs. Development proposals which incorporate these issues will be encouraged by the Council. The Council, in its preparation of plans has a role to play in adaptation for climate change. Small actions, when viewed cumulatively can often make great differences.

**Zoning**

Promoting land use patterns and economic activity that minimises effects on climate change is an objective of Limerick City & County Council. As part of this objective the Council will endeavour to promote responsible development and management of land, drainage systems and natural habitats and the local delivery of energy, efficiency and adaptation to climate change in Kilmallock. The plan, through its zoning template, has tried to include the maximum amount of relevant land use zonings for a town the size of Kilmallock. By trying to accommodate as wide range of land uses as possible within the zoning matrix, this will allow for diverse uses, which can cater for the needs of the town to encourage biodiversity and ecology in the town.

Closely related to zoning is the issue of flooding. To guard against flooding the land around the River Loobagh, which runs through the town, has been designated as green space. This

also has the advantage of preserving the settings of the archaeological monuments in this area. It also has the advantage of ensuring a continuous habitat corridor through the town.

### **Renewable energy**

While changes to planning regulations in 2011 has resulted in new thresholds for the erection of renewable energy technologies on both business and domestic buildings, given the architectural and archaeological significance of Kilmallock, it is essential that advice is sought from the planning authority in relation to the use of such technologies. For buildings outside architectural areas or that are not protected structures, these would be worth examining as a means of reducing energy demand.

### **Electric Charging points**

The provision of such points to facilitate the charging of electric vehicles are encouraged in the plans policy objectives. The provision of these facilities would encourage the more widespread adoption of electric vehicles and help a move towards more sustainable forms of transport. Objective E1 Enterprise and Employment encourages infrastructure for alternative fuelled vehicles in relation to enterprise and employment development. Objective R5 Residential development and alternative fuel for domestic vehicles also supports provision of this infrastructure.

### **Building design**

A key contributor to reducing greenhouse gas emissions in an urban location is reducing energy demand. New applications make a contribution by complying with new building regulations and as discussed above using new design features and building techniques. In new build the adoption of new technologies, building design and techniques to reduce energy consumption and to increase energy conservation will be encouraged.

**Objective H8    Climate Change**

It is the objective of the Council to:

- a) Support the National Adaptation Framework 2018, the National Climate Change Strategy (or any updated/superseding document) including the transition to a low carbon future, taking account of flood risk, the promotion of sustainable transport, soil conservation, the importance of green infrastructure, improved air quality, the use of renewable resource and the re-use of existing resources.
- b) Support the implementation of the Limerick Climate Change Adaptation Strategy 2019-2024 when adopted and any subsequent versions of the Strategy.
- c) Facilitate measures which seek to reduce emissions of greenhouse gases.
- d) Raise awareness and understanding of the impacts of climate change on both the local economy and the communities in Kilmallock.
- e) Promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.



## Chapter 7 Community infrastructure, green infrastructure and recreation

The planning policy for community facilities, and green infrastructure is to:

**Ensure that community infrastructure and a range of open space opportunities for passive and active recreation contribute to a vibrant, prosperous urban settlement. This supports the principles of healthy communities, inclusivity and accessibility to facilities for all abilities, and sustainability to ensure that Kilmallock is a greener, cleaner, more welcoming place to live, work, visit and attract investment.**

### 7.1 The importance of community and green infrastructure

National policy recognises the importance of community infrastructure and recreation opportunities to a vibrant community. The collective well-being of an urban settlement is correlated with the quality of the urban environment. Open spaces assist the Council and the community achieve the wider objectives for biodiversity, health and well-being, place-making and identity. Green spaces contribute to the legibility of an urban settlement assisting ones sense of location, direction and orientation. Open spaces can contribute to the intangible values of a community's sense of pride, civic activities and engagement, and collective ownership. The following policy documents expresses this sentiment at the national level:

- Guidelines for Planning Authorities on Local Area Plans, 2013 and the companion document Manual for Local Area Plans, 2013;
- Framework for Health and Well-being 2013 – 2025 under the Healthy Ireland programme;
- National Youth Strategy 2015-2020;
- Sustainable Residential Development in Urban Areas, 2009;
- Teenspace – National Recreation Policy for Young People 2007;
- Healthy Ireland, and
- Better Outcome Brighter Futures – the National Policy Framework for Children and Young People 2014-2020
- Ready! Steady! Play! – National Play Policy, 2004;
- Quality Housing for Sustainable Communities, 2007;

At a local level policy documents include:

- Limerick and Clare Sports and Physical Recreation Strategy, June 2013;
- Limerick City Council Sports and Recreation Plan 2010 – 2019;

- County Limerick Recreation Strategy and Action Plan 2010 – 2012;
- Healthy Limerick programme launched in 2017;
- The Limerick Cultural Strategy – A Framework 2016-2030;
- Kilmallock Walled Town Public Realm Plan 2009; and
- Limerick Local Economic and Community Plan (LECP) 2016 – 2021;

National planning guidance requires consideration of community facilities and open space when preparing development plans and planning applications. Limerick City and County Council requires developers of housing estates to submit Sustainability Statement and Social Infrastructure (SSSIA) as part of their planning applications. Open space is considered an integral aspect of the local area plan process.

In recent times, the term ‘green infrastructure’ is considered more appropriate when looking at open space provision. This concept is defined as looking at the totality of open space in an urban area, and the opportunities to develop a connected system of the parks, green wedges, green corridors. The connectivity of open space is considered important to address wider sustainable transport/movement goals, and biodiversity principles of the movement of flora, fauna, pollinators and insects. Connected open spaces contribute to a more active and healthy lifestyle providing opportunities to cycle and walk/run at ease with comfort, and safe from traffic. These spaces also have an important role in surface water disposal as they offer a porous, sustainable, and a natural solution to hard surface surface water run-off. Central to Kilmallock’s green infrastructure is the walkway by the East and West Walls, the Famine Memorial Park and the urban park to the north of the town and the riverside park. This proposed LAP zones 23.6 hectare for Open Space and Recreation, and 12.2 hectares for Open Space and Sports Grounds.

Figure 7.1 New pedestrian bridge

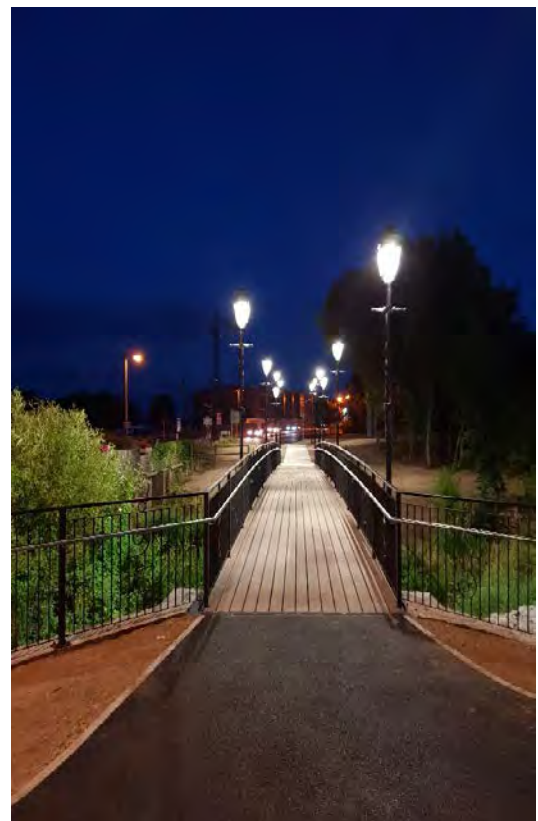


Photo courtesy of Niamh Hayes

The provision of adequate community facilities and green infrastructure are essential elements of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. A key objective of the LAP is to ensure that the education and community needs of residents, both new and existing, can be provided for and that expansion of the town will be accompanied by a corresponding expansion of community facilities. Kilmallock offers a number of community/education facilities and services including pre-schools, national schools, a post-primary school, a further education campus, a HSE clinic and day-care centre, public library, district court house, and the Cappamore-Kilmallock Municipal District office. This plan zones 10 hectares for community and education use.

Figure 7.2 Friar's Gate Theatre – a community cultural space in Kilmallock



Recreational opportunities have been greatly enhanced in the town by public realm works by the town walls, the new footbridge over the River Loobagh and the associated urban park developed by the Council in partnership with the local Tidy Towns since the adoption of the 2009 LAP. There is also the public park on the banks of the Loobagh. This plan zones 23 hectares as public open space and recreation, and 12.6 hectares as open space – sports grounds. The 2009 Kilmallock Plan did not make a distinction between types of Open Space and the zoning assigned related to Open Space and Recreation. It is considered prudent in the review of the plan to separate the zoning types out into Public Open Space and Sports Grounds which give a true reflection of public accessibility or potential accessibility to open space.

In terms of residential development, the Council will require the following:

- Centralised quality open space with adequate natural surveillance as a key consideration of an estate layout when applying for planning permission.
- Ancillary open space due to the configuration of the site shall not be included as the minimum standard of the County Development Plan.
- Archaeological buffers shall not be included in the open space calculation for housing estates when seeking planning permission, and must be additional to designated open space delineated on the layout.

- Attractive natural features should be protected and incorporated into open space and tree planting of native species should be integral in terms of number and location on the space.
- Areas where children may play should be overlooked by fronts of houses to maximise passive surveillance.
- Open space for smaller residential developments such as special needs and age-friendly housing communities will be given more flexibility but subject to high quality design.

Guidance for new residential open space provision is outlined in Table 7.1 below.

**Table 7.1 Open space hierarchy**

<b>Type of Public Open Space</b>	<b>Area (ha)</b>	<b>Accessibility from residential units</b>	<b>Note</b>
Play lot/ pocket park – primarily catering for play for younger children	400sqm – 0.2	Every home within 100m walking distance	To be provided in housing estates, overlooked with passive surveillance by as many houses as is possible. Not permitted to side or rear of dwellings. Developers will be required to provide a minimum of two permanent play features on site.
Small Park	0.2 – 2	Every residential unit within 400m walking distance	To accommodate a small playground with a minimum of 4 play features, kick around space, and passive recreation. Must be overlooked with passive surveillance by as many houses as is possible. Not permitted to side or rear of dwellings.
Local Park	2 – 20 ha	Residences to be within 1km	To accommodate a wide range of uses including playing pitches, passive recreation and biodiversity areas.

To align with the policy for open space above the following are the objectives of the proposed Kilmallock Plan based on the themes of; value, quantity, quality, sustainability, conservation and protection.

The objectives for community facilities and open space/ green infrastructure are:

**Objective C1 Community, education and childcare facilities**

It is the objective of the Council to:

- a) Ensure that there are sufficient educational zoned land to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential development of 5 or more dwellings.
- b) Ensure as practicable and appropriate, that community facilities are located within the town, in the interest of sustainable development. The proposal should demonstrate that the principles of accessibility for all and Ireland's Age-friendly Cities and Counties Programme' were incorporated, and the principles of accessibility for all.
- c) Establish and implement, in partnership with other providers of public services and the local community, strategies to enhance and support the development of existing and new communities.
- d) Ensure that all proposal for educational and childcare facilities comply with the development management standards of the County Development Plan.

**Objective C2 Protection of lands zoned for open space and encourage active and passive use of open space**

It is the objective of the Council to:

- a) Protect existing open space, by not permitting development which encroaches on open space by reducing the recreational value to the public. in the interest of recreational enjoyment, community health and well-being, flood protection and biodiversity.
- b) Seek in partnership with other agencies to develop active and passive recreational opportunities, where the need arises considering demographic profile and future demand.
- c) Lands designated as a buffer for the purposes of archaeological heritage will not be considered as open space requirement of the Development Plan.
- d) Co-operate with sports clubs, schools, cultural groups and community organisations to provide quality sports and recreational facilities to the community. The Council encourages a multi-use and co-use of facilities of a complementary nature to support more diverse range of sport and recreational opportunities. Proposed development shall demonstrate quality pedestrian and cyclist linkage.
- e) Ensure residential development incorporates appropriate provision of quality public open space and playlots in accordance to national guidance and any subsequent guidance within the timeframe of the proposed Plan. Open space provision will be proportional to the scale of the number of residential units proposed, consider access to existing open space and of a quality cogniscent of the principles of national guidance including accessibility, personal and child safety, linkage, place-making, and permeability and the hierarchy of open space.
- f) To ensure that proposals for largescale development on land zoned Enterprise and Employment incorporate active and passive recreational opportunities for employees.

**Objective C3: Open space hierarchy**

It is the objective of the Council to:

- (a) Require residential development to adhere to the requirements regarding open space within housing estates in accordance with Table 7.1 Open Space Hierarchy in Residential Estates.
- (b) Require applications for residential developments to demonstrate clearly that sufficient consideration has been given by the developer to the provision of functional open space as per DEHLG 2009 guidelines on design of urban residential development.
- (c) The Council will seek to ensure that every new residential unit in new housing estates is located within 100m walking distance of a pocket park / play lot, small park, or local park. Such facilities must be clearly delineated on planning application drawings and demarcated in advance of the sale of any of the units.


**Objective C4: New amenity areas/walkways, allotments and community gardens**

It is an objective of the Council to:

- a) Continue to facilitate the development of walkways as indicated on the Amenity Map in Appendix 1 in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways.
- b) Co-operate with other agencies to enhance and provide recreational and amenity facilities in the area, and
- c) Facilitate opportunities for allotments or community gardens at appropriate locations.

## Chapter 8      Public realm, vacancy and opportunities

The planning policy for public realm, vacancy and opportunity buildings and sites is to:



**Seek further opportunities in partnership with other agencies and the local community to; improve Kilmallock's public realm, promote re-use of vacant buildings and development of opportunity sites ensuring Kilmallock is more attractive place to live in, visit, work in, and attract investment without compromising its heritage; and**

**Implement the actions of the Kilmallock Town Realm Plan 2009 subject to funding and resources.**

### 8.1      The importance of public realm

Public realm refers to all areas that the public has access to. It includes roads, streets, lanes, walkways, market squares, public spaces associated with public buildings, informal spaces where people congregate such as bus stops or public seating, or places conducive to social interaction. Many features contribute to the quality of public realm including; quality or absence of street furniture, vacancy, design, quality and maintenance of buildings, quality of spaces created between buildings, hard surface materials such as footpaths or paving, traffic movement, parking, circulation routes for traffic, pedestrians, and cyclists, public lighting, and perceptions of safety. High value public realm in a town demonstrates characteristics such as; promoting human contact and social activities; safety, welcoming and inclusive to all users; visually interesting design and architectural features; promotes community involvement and pride of place; reflects local heritage and history; is well maintained and has a unique and special character that is easily identifiable. Public areas are a key determinant of perception of a town to resident and visitor alike. Public realm determines how people circulate, travel and interact in the town and consequently, has a significant role in how a town functions, and how attractive it is a place to live and visit, or to invest in.

### 8.2      Kilmallock's Public Realm and general principles of urban design

Kilmallock has many strong attributes in terms of its public realm. The town has many fine historic buildings and landmarks, a traditional Irish town streetscape with diverse architectural features - legacies of medieval influences, the Victorian and Gothic Revival era, the 18<sup>th</sup>/early 19<sup>th</sup> vernacular period, and the contemporary design of the schools and the public library. In the 1990s, the wirescape of the town centre was re-routed underground in the interest of visual amenity in the historic town centre. Kilmallock is located on the River Loobagh offering further potential for public realm with two parks on banks of the river

developed by the Council and Kilmallock Tidy Towns. The Famine Memorial Park, is also a positive contributor to Kilmallock's public realm. The opportunities afforded by town wall and its recent walkway development connecting schools and Glenfield to the town centre improving pedestrian and cyclist connectivity in the town. There is further potential to enhance the walk by the East Wall. These features provide a strong base for the heritage-led regeneration in the town.

Unfortunately, Kilmallock is susceptible to threats to the quality of its public realm. For example, high property vacancy rates, lack of property maintenance or inappropriate materials used on works to older buildings, litter, poor maintenance of, or absence of street furniture, and poor quality hard surfaces, and traffic behaviour through Kilmallock's streets. However, Kilmallock has not been complacent. The Kilmallock Town Wall Conservation and Management Plan 2008 and the Kilmallock Public Realm Plan (KPRP) 2009, both collaborative plans with the local community, remain relevant to the town today and have guided public realm improvement in the town since 2009. The primary objective of the Public Realm Plan is to identify specific initiatives, schemes and projects that improve the town's infrastructure, with particular emphasis on its Walled Town status. The initiatives include the possible reopening of Kilmallock Railway Station, the establishment of walking loops and interpretation facilities, improvements to the existing streetscape and open spaces, and the provision of signage and visitor orientation aids (including artwork) at strategic locations within and on the approaches to the Town. The Sustainable Development Report published by the Kilmallock Association for Trade and Commerce is also cognisant of the importance of public realm to business in Kilmallock.

The public realm plan generated an audit and appraisal of built heritage of Kilmallock. It determined which features in town centres are valued by community, established a shared vision for the future, and formulated a long-term strategic plan to realise that vision. Since its inception in 2008 it has guided and prioritised projects during a difficult economic recession. As a result of this determination, there has been considerable progress of the West Wall walkway and town wall conservation, and the Merchant's House has recently secured funding for restoration works to accommodate a tourism/community space.

In 2018, the Council appointed designers to work with architecture students of the University of the Limerick to co-design with the local community to improve the northern approach to the town. The purpose of the Kilmallock Threshold Project was to give the local community an opportunity to improve public realm using temporary public art, on approaching the town, improving the view and impression of the town, and looking at ways to slow traffic at this busy junction at the post-primary school. Three structures were chosen and are constructed by the Kilmallock's Mens Shed and University of Limerick's Fab Lab providing opportunities for local people to learn modern computer generated fabrication techniques. The resultant design is sensitive to the built heritage of the town as it uses the historic North Gate as its



reference, and will be located to complement view of this historic structure. This installation is the temporary (6 – 12 months). It will be monitored for impact on traffic speeds and public perception of the public art, and its contribution to place-making. If successful, the art will be installed permanently.

Figure 8.1 Kilmallock Threshold Project - public co-design session, 2018



### 8.3 Urban Design

This section provides guidance to assist prospective applicants in drawing attention to aspect of planning and design that a Planning Authority will be taking into account when assessing applications for future development. Since adoption of the 2009-2015 Kilmallock Plan (as extended) there has been a number of guidance documents issued which deal with urban design.

- National Building Authority (2002) 'Building for Everyone – Inclusion, Access and Use',
- DEHLG (2007), Quality Housing for Sustainable Communities,
- DEHLG (2009), Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities and the accompanying Urban Design Manual,
- DEHLG (2009), Government Policy on Architecture 2009-2015,
- DEHLG (2009), Towards a Sustainable Future: Delivering Quality within the Built Environment,
- DTTS (2009), Smarter Travel – A Sustainable Transport Future,
- DEHLG (2009), The Planning System and Flood Risk Management,
- DTA Sustainable Transport Future 2009 – 2020,
- DECLG (2013), Design Manual for Urban Roads and Streets, and
- DHPCLG (2018): Sustainable Urban Housing: Design Standards for New Apartments.

The DEHLG also recommends using the UK's 'Manual for Streets' (Dept of Communities and Local Government, 2007) in designing residential streets.

### **Themes and principles of Urban Design**

A successfully designed urban area would generally be governed by the following themes:

1. **A commitment to the achievement of a high design quality.** It is essential that there is a commitment to good design as a sustainable to enhance a local sense of. Design should be both comprehensive in its scope with respect to its brief and thorough in its attention to detail.
2. **Sensitive response to context:** The key questions are how does the development respond to its surroundings? How do proposals create a sense of place?
3. **Accommodation of an appropriate type and variety of uses and tenures:** A key challenge is how to accommodate and facilitate a variety of uses that will nurture a sense of community and vitality to a neighbourhood.
4. **Ensuring connectability and inclusivity:** How well is the new neighbourhood / site connected? How easily can people use and access the development? How will parking be secure and attractive?
5. **Environmental efficiency and responsibility:** How does the development make appropriate use of resources, including land?
6. **Ensuring adequate amenities for private and for public needs:** How does the layout of the development safeguard the privacy of its residents and provide for their amenity needs? How does the proposal create people-friendly streets and spaces? How safe, secure and enjoyable are the public areas?

Kilmallock is fortunate in that there are examples of contemporary modern building design in the town that respect its setting in a historic town, contributing to place-making, place identity, and assisting legibility of the town. For example, the refurbished Court House, and contemporary design of the Council offices and the Kilmallock Library.

On a local level, the Limerick CDP 2010 – 2016(as extended) has placed greater emphasis on appropriate design in its development management guidelines. It is a requirement that a design statement is submitted as part of a planning application for 5 or more dwellings, or commercial / industrial developments over 1,000 sq. metres. A 'Design Statement' is a document, which enables the applicant to explain why a particular design solution is deemed the most suitable proposal for a particular site. The design options considered by the developer should be submitted as part of the design statement. The accompanying Sustainability Statement and Social Infrastructure Assessment should also demonstrate the design considerations, having regard to the transport, energy, ecology, and social quality. Design statements should refer to up-to-date national guidelines, how the site and context is

appraised, how the design meets the objectives and follows the site-specific guidelines of this Plan as relevant to the site.

The objectives for Kilmallock's public realm and urban design are:

**Objective P1 Public Realm and urban design**

It is the objective of Council to:

- a) Continue to seeking funding opportunities to improve public realm in Kilmallock.
- b) Require public realm features, street furniture, shopfronts to make a positive contribution to their surroundings in the historic town.
- c) Encourage the use of traditional shopfront design, material and signs and prohibit the use of plastic, neon-lit shopfronts,
- d) Promote sensitive development of Kilmallock's rich built heritage based on the principles and guidance of Chapter 6 of this plan, and the principles of good design in Section 8.2 above, and
- e) Secure to the objectives of the Kilmallock Public Realm Plan 2009.

**Design at approaches to the town**

High quality urban design which makes a statement in terms of 'distinctiveness', 'landmark feature' and 'sense of place' will be expected at locations of high visibility in the built environment of Kilmallock. The Council will encourage quality innovative modern design in terms of its context with the surrounding urban area.

Any development proposals at Gortboy/Gotoon on the R512 on lands zoned enterprise and employment should be of a high quality design. These proposals should, therefore, demonstrate innovative architectural design principles, contribute to a sense of distinctness, reflect arrival at a town and 'sense of place', and thereby, enforce a positive image of Kilmallock. Landmark/Gateway buildings are essential to creating a sense of place in terms of mental maps that people associate with a certain place. A design brief will be required of any proposal seeking planning permission. The design will have reference to and be sensitive to the Kilmallock Railway Station which is a Protected Structure.

**Objective P2: Landmark locations on the approaches to Kilmallock**

It is the objective of the Council to require development proposals at landmark locations within Kilmallock and on the approach to the town to demonstrate high quality innovative design in and adjacent to these locations. Landmark locations/focal points/gateway buildings i.e. street corners or road junctions should be emphasised by form and massing and/or a complementing detail (i.e. higher density development/an additional storey, design feature etc). In housing developments, in particular, this would also act as a natural method of traffic calming where there is not full visibility around a corner.

#### 8.4 Vacancy and dereliction in Kilmallock

Vacancy rates of residential and commercial properties in the town centre are high. GeoDirectory figures for Q4 of 2018 records 22 residences vacant of 172 units or 12.7% of town centre residences. Eighteen commercial units of 59 commercial units were vacant, or 30% of town centre commercial units were unoccupied. These figures are above national vacancy rates. Refer to Table 8.1 below.

**Table 8.1 Comparative analysis of Kilmallock's vacancy with county levels of vacancy**

	Average Commercial Vacancy % Q4		Average Residential Vacancy % Q4	
	2017	2018	2017	2018
Kilmallock town centre	27*	30*	14.7*	13*
Limerick County**	15	15.2	5.1	4.9

\*Extracted from GeoDirectory – a management database of postal addressees for buildings established by An Post and Ordnance Survey Ireland (OSi), and the figures above are confined to town centre zone of this plan.

\*\*GeoView Commercial and Residential Reports Q4 2017 and 2018 available on [geodirectory.ie](http://geodirectory.ie)

The Council offers grant incentives for the encouragement of re-use of vacant properties in town centres to contribute towards the cost of fit-out through the Business & Retail Incentive Scheme operating since 2014. The intention is to address vacant commercial properties, improve streetscapes and support the business community.<sup>31</sup> Unfortunately, take-up in Kilmallock has been low.

In relation to derelict and vacant sites, the general approach for the Council is to seek timely actions and improvements of sites, through engagement with landowners. The Council also uses powers under the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 only where necessary.

Limerick City and County Council established a Vacant Sites Register (VSR) in 2017 as required by the Urban Regeneration and Housing Act 2015. The purpose of the register is to identify vacant sites. If the site remains idle according the provisions of the Act an annual levy is applied. The Council is required to review the register across the City and County. There are no vacant sites listed on the Vacant Site Register published December 2018, located in Kilmallock.<sup>32</sup>

---

<sup>31</sup> Refer to [limerick.ie](http://limerick.ie)

<sup>32</sup> Refer to [limerick.ie/vacant-sites](http://limerick.ie/vacant-sites)

Under the Derelict Sites Act 1990, the Council maintains a Derelict Sites Register (DSR) and reviews the register regularly. The Act allows the local authority to prosecute owners who do not comply with notices serviced, to acquire the property, or carry out the necessary works and charge to the owners for the cost. There is no site listed on the Derelict Sites Register published December 2018 in Kilmallock.<sup>33</sup> However, the Council has proactively notified landowners of the intention to place their property on the DSR commencing the process of applying an annual levy based on market value of the property.

#### **Objective P2 Obsolescence, vacancy and dereliction**

It is the objective of the Council to:

- Identify and seek the re-purposing of obsolete property, and exercise powers under the Urban Regeneration and Housing Act 2015, and the Derelict Sites 1990 if appropriate, subject to resources and due legislative process, and
- Ensure redevelopment proposals are sensitive to the historic and built heritage of the town.

### **8.5 Key Buildings**

There are a number of buildings in Kilmallock town centre vacant, under-used, and some are poorly maintained. Collectively these buildings contribute to a sense of degeneration which is not the ambition of a town with consistent positive population growth that is expected to continue. The Council has identified nine buildings, that it considers have the potential to be key contributors to urban regeneration in the town, sustaining community vitality, contributing to a positive public realm experience, and having potential for adaptive re-use. Refer to Appendix 5 of this plan. Furthermore, refurbishment of these buildings has the potential to sustain and improve the value of these property assets in terms of rental and selling market value. The physical condition and appearance of a building can be the difference between a potential view, rent or sale of the building, or to disregard Kilmallock town centre as an investment option, and seek a similar property into another town. Refurbishment of these buildings, and population growth would also assist in the sustaining recent public investment in the town. Refer to Appendix 5 of this plan.

Some buildings have more of the attributes below than others identified as having potential refurbishment opportunity. The following criteria was considered when identifying the capability of these building to assist to reverse the sense of town centre decline.

- Location/geographical spread across the town centre, on the main thoroughfare of the town.

---

<sup>33</sup> Refer to [limerick.ie/derelict-sites](http://limerick.ie/derelict-sites)

- Visual prominence due to their location on corners, end of terraces, at junctions, and in some cases the scale of the building with longer street frontages, eg. Baalbec House, or the former Cahill's Hardware store.
- Easily identifiable, having a strong local connection to the local community and contributing to a sense of place.
- Architectural, historic and heritage significance of local and national status as recognised by designations as Protected Structures, NIAH buildings and in the Architectural Conservation Area.
- Much of the original built fabric has been maintained, and in some cases efforts made to sustain/improve the appearance of the building.
- The potential of refurbishment of the building to 'lift' adjoining properties, encouraging or acting as a catalyst to improve the appearance or refurbishment of neighbouring properties, thereby depleting the contagion effect of poor maintenance and vacancy.
- Potential to contribute to the development areas of the Kilmallock Public Realm Plan.

A key infill opportunity site identified in the 2009 LAP was the site adjacent to the Merchant's House. The Council has recently secured funding to amalgamate this land with a redevelopment project of the Merchant's House to accommodate an interpretative centre for tourism/culture activities. The future development will have a considerable uplifting role addressing vacancy, and public realm supporting revitalisation of Sarsfield Street, encouraging people to visit the town. The Merchant's House remains a key opportunity/development site in Kilmallock.

**Figure 8.2 Artists impression of the proposed Kilmallock Interpretative Centre**



## 8.6 Key Infill Site

The purpose of an opportunity site is to encourage the restoration, consolidation and improvement of these sites. The appropriate development of this site could provide for significant improvements in the town and would counter-balance the positive development of the Merchant's House on Sarsfield Street in terms of urban renewal and public realm.

### Development of backlands Orr Street and Wolfe Tone Street

These backlands are in the heart of the town centre between Orr Street, Sarsfield Street and Wolfe Tone Street. The site area is 0.27 ha. There are potential opportunities if site amalgamation includes the Mortello Bros. building, a disused 19<sup>th</sup> century warehouse building no.5 as identified as a key building. Refer to Appendix 5. The Mortello building is in reasonable condition and is a fine example of past industrial built heritage in Kilmallock from the 1830s. Much of its original built fabric has survived, including dressed limestone walls, slate roof, limestone sills, piers and boundary walls, and brick detail around openings. This is a substantial attractive large, three storey building, 30m from the main junction in the town centre.

Figure 8.3 Mortello Bros. building



These lands overlook the Collegiate Church. This area is very sensitive in terms of archaeology, its location in an ACA, the location in the town centre – a national monument, and there are a number of Protected Structures in the area. Some of these structures are so on the NIAH listing.

The objectives for the site are:

- Achieve a high quality, sensitive, mixed use, infill development that establishes a new building line on Orr Street.
- Seek creative design with reference to this historic, sensitive setting with reference to the disused warehouse and the Collegiate Church. The redevelopment of this area could consider creative space/ art craft workshops and living accommodation.

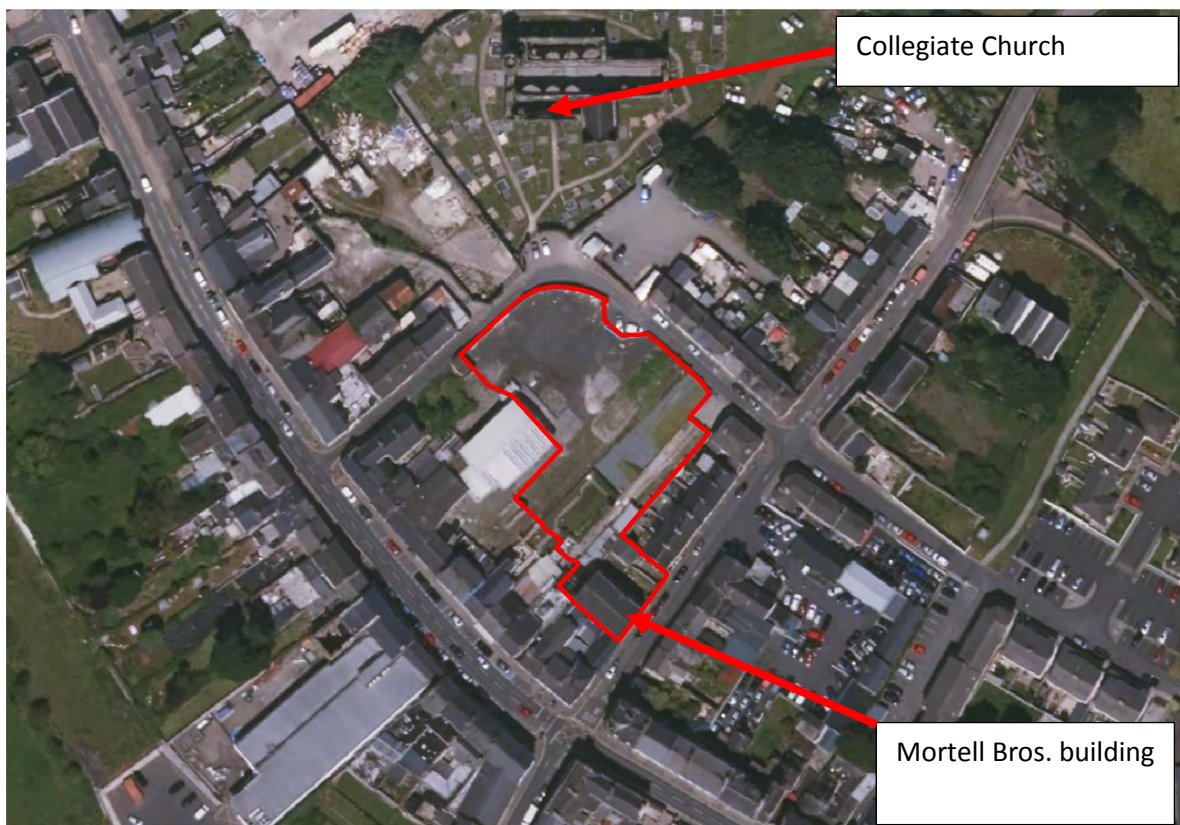


Main features of the proposed development could include:

1. Two-storey terraced frontage around Orr Street, rising to 3-storey on corner opposite the Church to accentuate important location;
2. Ground floor shop to corner with offices above, apartments or offices to west end;
3. Terraced houses to east end opposite existing;
4. Short row of terraced houses extending into the site;
5. Internal parking court with vehicle access via archway.
6. High quality connecting pedestrian way to the Mortell Bros. warehouse

The palette of materials will be sensitive with reference to the ACA and the Protected Structure. Viewshed analysis, architectural and archaeological survey/assessment will be required as part of a planning application.


Figure 8.4 Map of town centre key infill site





## Chapter 9 Land use zoning

**The planning policy for land use is to:**



Ensure that the land use zoning and the objectives of the proposed LAP guides development appropriately in terms of scale and location in the town, to sustain a competitive living, business and recreation destination whilst capitalising on public investment, and the existing built, natural and cultural heritage of the town.

### 9.1 Purpose of Land Use Zoning

This plan promotes land use management through zoning and objectives and is informed by evidence-based analysis of the profile of the town. The objective is to sustain Kilmallock as a compact town and key settlement in South Limerick and the wider Ballyhoura region. The continued, sustainable management of land zoned in the town is a central element of the strategy of this plan which envisages continue population growth to 2025 and beyond. The land use zoning map guides development to appropriate locations and should be read in conjunction with both the zoning matrix in Section 9.2 of this LAP, and the Limerick County Development Plan 2010 – 2016 (as extended), Chapter 10: Development Management Guidelines. The land use zones avoid competing and incompatible land uses effecting quality of life as planning applications are assessed against the objectives of the LAP. The land use zone allow developers to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the Plan. The land-use zoning matrix is a general guide to assess the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. The various zones have been determined by the following principles:

- Ensuring that land use designations will accommodate the potential population and growth needs of Kilmallock within and beyond the lifetime of the Plan;
- Encouraging the development of Kilmallock as a compact and coherent settlement;
- Ensuring an acceptable balance of land uses in proximity to one another;
- Supporting the principles of proper planning and sustainable development of the town and its hinterland; and
- Identifying the characteristics of various primary land use categories in order to provide a broad planning framework, which guides development to appropriate locations.

The purpose of land use zoning is to:

- indicate the land use objectives for the lands within the LAP boundary, seeking to progress the vision and goal for Kilmallock town as established in section 2.1,
- promote the orderly development of the town by eliminating potential conflicts between incompatible uses,

- protect the natural, archaeological and built heritage of the town, and
- provide an evidence-based assessment, and a strategy having proceeded through a public consultation process, supporting future investment in the town.

Objectives which are obligatory include zoning objectives to guide optimal land use, infrastructure, conservation/protection of natural and built environments/preservation, improvements to amenities and recreational opportunities, and facilitation of community services including schools, crèches, other education and childcare facilities, and healthcare services.

Land use zoning must have regard to the strategic policies and objectives of the CDP, and higher level spatial plans such as the NPF, and the principles of sustainable development, consolidation of towns, integration of land use and transportation planning to achieve a better quality of life.

The matrix indicates uses permitted in each zone, uses not permitted, and uses open for consideration.

The following table sets out the total zoned land for the various zoning categories in this plan compared with the totals designated in the 2009 LAP.

**Table 9.1 Total Zoned Lands**

<b>Zoning</b>	<b>Area designated 2019 LAP (ha)</b>	<b>Area designated 2009 LAP (ha)</b>
<b>Agriculture</b>	40.3	40.39
<b>Education and Community Facilities</b>	10	8.68
<b>Existing Residential</b>	31.06	44.31
<b>Enterprise &amp; Employment</b>	34.27	38.66 (i)
<b>Open space and recreation</b>	23.1	39.41 (ii)
<b>Open space and sports Grounds</b>	12.6	19.2 (iii)
<b>Residential Development Area Phase 1</b>	15.93	24.85
<b>Residential Development Area Phase 2</b>	10.84	0 (iv)
<b>Serviced sites Phase 1</b>	7.1	5.4
<b>Serviced sites Phase 2</b>	6.06	0 (iv)
<b>Special Control Area</b>	18.38	17.29
<b>Utility</b>	3.41	2.26
<b>Town Centre</b>	9.3	8.06 (v)

(i) Industrial in 2009 Kilmallock LAP

- (ii) Natural Open Space in 2009 LAP
- (iii) Park, Leisure and Sport Areas in 2009 LAP
- (iv) No phasing of new residential or serviced sites zoned lands in 2009 LAP
- (v) Town Centre/Mixed Use in the 2009 LAP

### **Non-conforming Uses**

Throughout the County, there are uses, which do not conform to the zoning objective of the area. These include uses, which were in existence on 1<sup>st</sup> October 1964, or which have valid planning permissions. Reasonable extensions to and improvement of premises accommodating these uses will generally be permitted within the existing curtilage of the development and subject to normal planning criteria.

## **9.2 Land Use Zoning Categories**

The various categories of zoning incorporated on the Land Use Zoning Map and the Zoning Matrix are defined below.

### **Existing Residential**

The purpose of this zoning is to ensure that new development is compatible with adjoining uses and to protect the amenity of existing residential areas.

### **Residential Development Area**

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone in limited circumstances, subject to the preservation of residential amenity, traffic considerations.

### **Special Control Area**

This zoning recognises the importance of recorded monuments including the town defences, and the Dominican Priory. The designated area will be protected from development in order to maintain the archaeological heritage of the site in the interest of protecting views of these national monuments.

### **Open Space and Recreation**

The purpose of this zoning is to protect, improve and maintain public open space and recreational areas.

### **Sports Grounds**

This zoning refers to open space used by sports clubs.

### **Education and Community Facilities**

The purpose of this zoning is to facilitate the necessary development of these facilities without compromising built, natural and archaeological heritage within the town boundary.

### **Enterprise & Employment**

It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding uses and scale.

### **Agriculture**

The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Dwellings will only be considered for the long-term habitation of farmers and their sons and daughters on this zoning.

### **Utilities**

The purpose of this zoning is to provide for essential public services, existing and planned, such as waste-water treatment plants.

### **Town Centre**

The purpose of this zoning is to protect and enhance the character of Kilmallock's town centre to provide for, and improve retailing, residential, commercial, office, tourism related development, cultural and other appropriate uses. The Council seeks to:

- Enhance and support the development of the town centre as the principal location for retail, residential development and commercial uses;
- Improve the quality of the public realm in any proposals for the redevelopment of the town centre, including hard and soft landscaping; and
- Promote improved pedestrian accessibility, permeability and safety within any proposed redevelopment of the town centre.

## **9.3 Land use matrix**

The approach of the Council to land use is determined by the zoning objective for the area in which they fall. This is depicted in the following land use matrix which should be cross-referenced with the Land Use Zoning Map (Appendix One)

The following use classes apply in the Land Use Zoning Matrix:

/ = Generally Permitted

A use which is generally permitted is one which the Council accepts in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O = Open for Consideration

An Open for Consideration use is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and conforms with the proper planning and sustainable development in the area.

X = Generally Not Permitted

A use Generally Not Permitted is one which would be incompatible with the policies and objectives for the zone, would conflict with the permitted uses and would be contrary to the proper planning and sustainable development of the area.

<b>Table 9.2 Kilmallock Land Use Zoning Matrix</b>								
<b>Development</b>	<b>Residential</b>	<b>Enterprise &amp; Employment</b>	<b>Public Open Space</b>	<b>Sports Grounds</b>	<b>Education/Community Facilities</b>	<b>Agriculture</b>	<b>Special Control Area</b>	<b>Town Centre</b>
Dwelling /Residential/apartments	/	X	X	X	X	X**	X	O
Hotel/Hostel/Guesthouses	O	X	X	X	X	X	X	/
Local Shops	O	O	X	X	X	X	X	/
Retail Warehousing	X	O	X	X	X	X	X	X
Supermarket >900 sq.m /Regional Shop	X	X	X	X	X	X	X	O
Take Away	X	X	X	X	X	X	X	O
Pub	X	X	X	X	X	X	X	O
Restaurant/Café	O	O	X	X	X	X	X	/
Cinema/Theatre /Dance Hall	X	O	X	O	X	X	X	O
Community Hall	O	O	O	O	/	X	X	O
Nursing Home / Nursing home integrated with retirement homes	O	O	X	X	X	X	X	O
Health Centre/Clinic	O	O	X	X	O	X	X	O
Church	/	/	X	X	/	X	X	O
School	/	X	X	X	/	X	X	O
Open space/Recreational/Leisure	O	O	/	/	/	X	X	O
Office	/	/	X	X	X	X	X	O
Car Repair/Sales	X	O	X	X	X	X	X	O
Petrol Station	X	O	X	X	X	X	X	X
Industry – Light - workshop	X	/	X	X	X	X	X	O
Wholesale/Warehouse	X	/	X	X	X	X	X	X
Logistics	X	O	X	X	X	X	X	X
Agricultural Machinery	X	O	X	X	X	X	X	X

Development	Residential	Enterprise & Employment	Public Open Space	Sports Grounds	Education/Community Facilities	Agriculture	Special Control Area	Town Centre
Garden Centre	X	O	X	X	X	X	X	O
Amusement Arcade	X	X	X	X	X	X	X	O
Advertising Panel	X	O	X	X	X	X	X	X
Hair Dressing Salon/beautician	O	O	X	X	X	X	X	O
Bank	O	O	X	X	X	X	X	O
Group Housing, Halting Sites & Transient sites for Travellers	O	O	X	X	X	X	X	X
Childcare Facilities	/	/	X	X	O	X	X	O
Bring Centre/Bank (e.g. Bottle Banks)	/	/	/	O	/	/	X	/
Burial Ground	O	O	O	O	/	/	X	X
Allotments	O	O	O	O	O	O	X	X

**Key**

/ Generally permitted

O Open for consideration

X Generally not permitted

\*\* Except for farmer, son or daughter of landowner and applicant demonstrates rural housing need in accordance with the rural housing policy as set out in the Limerick County Development Plan 2010 – 2016 (as extended)





## **Appendix 1 – Maps**

- |              |   |
|--------------|---|
| <b>No. 1</b> | <b>Land use zoning</b>                    |
| <b>No. 2</b> | <b>Flood Map</b>                          |
| <b>No. 3</b> | <b>Amenity Map</b>                        |
| <b>No. 4</b> | <b>Record of Protected Structures Map</b> |
| <b>No. 5</b> | <b>National Monuments Map</b>             |














# Draft Kilmallock Local Area Plan 2019 -2025

## Zoning Map

### Legend

-  Agriculture
-  Existing Residential
-  Residential Development Area-Phase 1
-  Residential Development Area-Phase 2
-  Residential Service Sites Phase 1
-  Residential Service Sites Phase 2
-  Education & Community Facilities
-  Enterprise & Employment
-  Town Centre
-  Open Space & Recreation
-  Open Space Sports Grounds
-  Special Control Area
-  Utility
-  LAP Boundary
-  Proposed Distributor Road
-  Proposed Junctions

Forward Planning  
Economic Development Directorate

A Senior Planner  
Maria Woods  
Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

SCALE	NA	DWG. NO.	Kil-19/25-01
DRAWN BY	C.O'Keefe	CHECKED BY	B. Collins
DATE	April'19		
<small>OSI LICENCE NO. © Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/OCMA/Limerick City &amp; County Council</small>			



# Draft Kilmallock Local Area Plan 2019 -2025

## Flood Map

### Legend

-  Agriculture
-  Existing Residential
-  Residential Development Area-Phase 1
-  Residential Development Area-Phase 2
-  Residential Service Sites Phase 1
-  Residential Service Sites Phase 2
-  Education & Community Facilities
-  Enterprise & Employment
-  Town Centre
-  Open Space & Recreation
-  Open Space Sports Grounds
-  Special Control Area
-  Utility
-  CFRAMS Flood Extents
-  LAP Boundary
-  Proposed Distributor Road
-  Proposed Junctions

Forward Planning  
Economic Development Directorate

A Senior Planner  
Maria Woods  
Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

SCALE	NA	DWG. NO.	Kil-19/25-02
DRAWN BY	C.O'Keefe	CHECKED BY	B. Collins
DATE	April'19		
ISS. LICENCE NO.	© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council		



**Proposed Kilmallock  
Local Area Plan 2019  
-2025**

**Amenity Map**

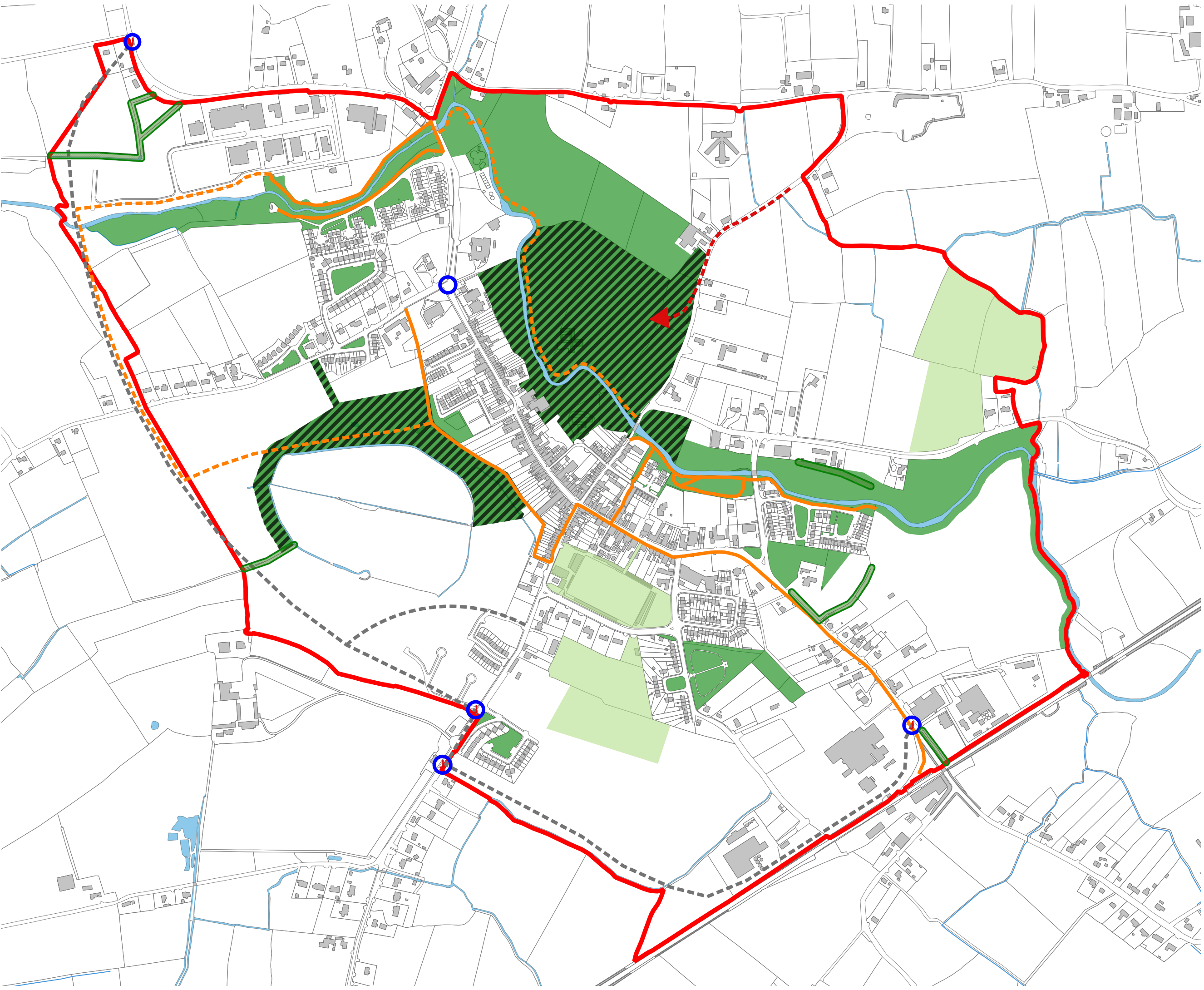
**Legend**

- Agriculture
- Open Space & Recreation
- Open Space Sports Grounds
- Special Control Area
- Protected Trees and Hedgerows
- Existing Walkways
- Proposed Walkways
- Protected view
- LAP Boundary
- Proposed Distributor Road
- Proposed Junctions

**Forward Planning  
Economic Development Directorate**

A Senior Planner Maria Woods	Merchants Quay, Limerick Tel: (061) 556600 E-mail: forwardplanning@limerick.ie
---------------------------------	--

SCALE NA		DWG. NO. Kil-19/25-03	
DRAWN BY C.O'Keeffe	CHECKED BY B. Collins	DATE April'19	
OSI LICENCE NO. © Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/COMA/Limerick City & County Council			





Proposed Kilmallock  
Local Area Plan  
2019 -2025

Protected Structures Map

Legend

- Protected Structures
- Kilmallock Architectural Conservation Area
- LAP Boundary

Forward Planning  
Economic Development Directorate

A Senior Planner  
Maire Wines  
Merchants Quay, Limerick  
Tel: (061) 554444  
E-mail: forwardplanning@limerick.ie

SCALE	NA	DATE	Kil-19/25-04
DRAWN BY	C.O'Keeffe	CHECKED BY	B. Collins
DATE	April '19		
© Ordnance Survey Ireland. All rights reserved. Limerick No. 2017/09/CD/AA/Limerick City & County Council			



# Proposed Kilmallock Local Area Plan 2019 -2025

## National Monuments Map

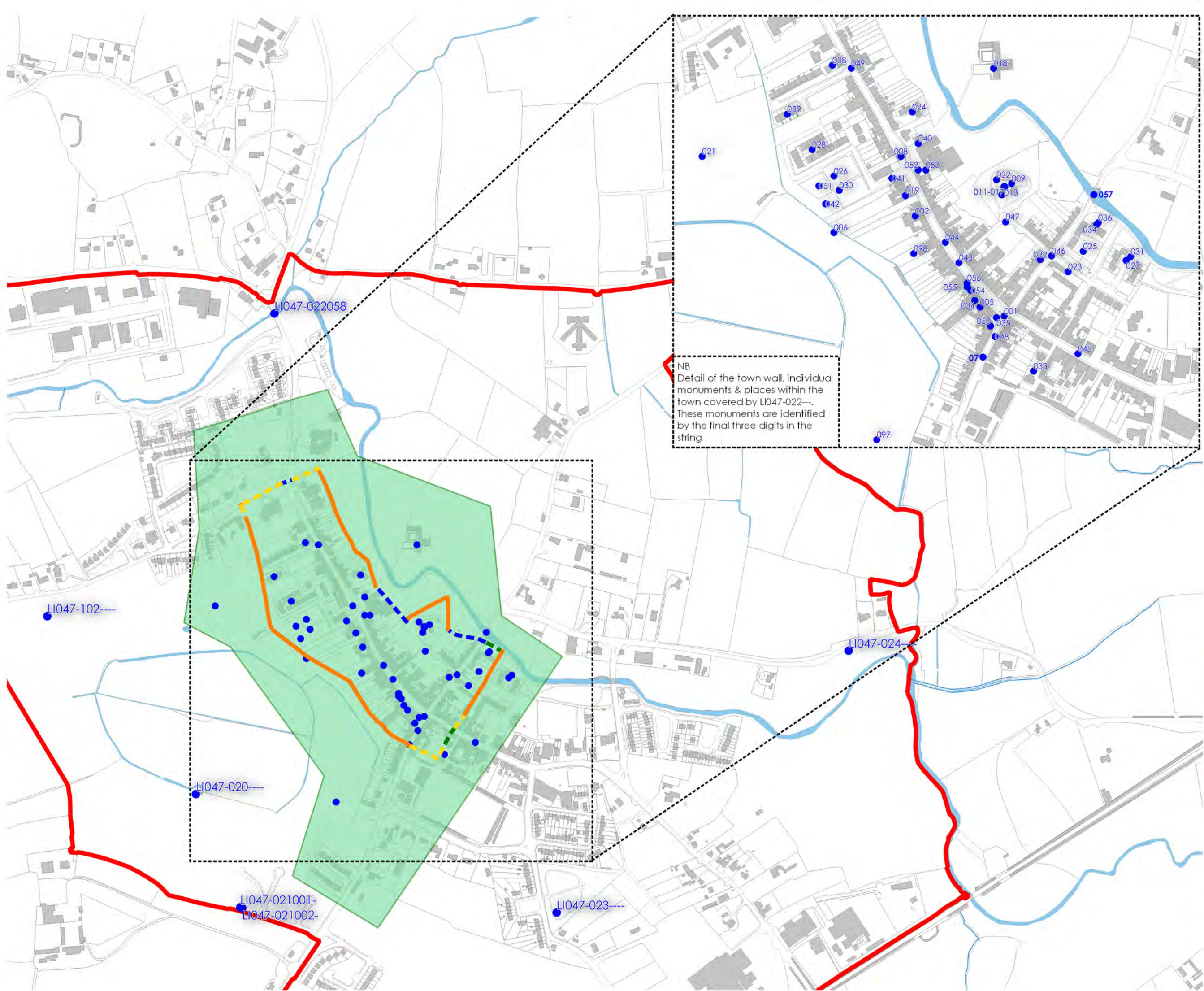
### Legend

- Wall not Identified
- Wall Represented by Existing Boundary
- Upstanding Wall
- Wall Identified below ground
- National Monuments
- Zone of Notification
- LAP Boundary 2019

Forward Planning  
Economic Development Directorate

A Senior Planner  
Maria Woods  
Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

SCALE	NA	DWG. NO.	Kil-19/25-05
DRAWN BY	C.O'Keefe	CHECKED BY	B. Collins
DATE	April '19		
ISS. LICENCE NO.	© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/OCMA/Limerick City & County Council		









## Appendix 2

### Protected Structures in Kilmallock Local Area Plan, and general guidance for undertaking works on older buildings

A Protected Structure is a structure that is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority that contains buildings considered to be of special interest in its operational area.

Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the Record shall include every structure that is, in the opinion of the Planning Authority, of special interest. Refer to [limerick.ie](http://limerick.ie) and Section 6.4 of this plan.

#### (I) Record of Protected Structures

Ref:	Building/ Structure	Location/ Townland	Description/ Comments and category of interest	Picture
1350	Town Wall	Kilmallock	Medieval town defences refer to Kilmallock Town Wall Conservation and Management Plan	 Courtesy of Sarah McCutcheon
1351	Scoil Iosef – post primary school	Abbeyfarm	Designed by the Cork born architect, Dominic Mary O'Connor, constructed 1931 NIAH ref: 2181307	 ©copyright NIAH

1352	Abbeyview	Abbeyfarm	Parochial House built 1870 NAIH 21813016	 <p><i>@copyright NIAH</i></p>
1353	St Peter & Paul's RC Church	Kilmallock	Gothic Revival Roman Catholic church, built between 1878-79, designed by architect J.J. McCarthy NAIH 21813015	 <p><i>@copyright NIAH</i></p>
1355	24 Sheares Street	Kilmallock	End of terrace, two-bay, two storey house built c.1830  NAIH 21813018	 <p><i>@copyright NIAH</i></p>
1356	Avida Hairdressers Sheare Street	Kilmallock	Two storey house built c.1830, later ground floor retail use.  NAIH 21813013	 <p><i>@copyright NIAH</i></p>

1357	Dominican Abbey	Abbeyfarm	National Monument LI047-022018	 <p>Extracted from Kilmallock Town Wall Conservation and Management Plan</p>
1358	Sheare Street	Kilmallock	Terraced, two-bay, two storey house built c.1830  NIAH 21813012 Architectural value, retaining most of its original fabric	 <p><i>©copyright NIAH</i></p>
1359	Sheare Street	Kilmallock	Two-bay, two storey, terraced house built c.1830	
1360	Kilmallock Museum	Chapel Lane	Detached, three-bay, two storey, house built c.1830	

1361	Sheare Street	Kilmallock	Terraced, three-bay, two-storey house built c.1830  NIAH 21813011	 <p>©copyright NIAH</p>
1362	Kings Castle	Sheare Street/ Sarsfield Street	National Monument LI047-022008	
1363	Merchant's House	Sarsfield Street	National Monument LI047-022019	 <p>©copyright NIAH</p>
1364	Collegiate Church	Orr Street	National Monument LI047-022009	
1365	Sarsfield Street	Kilmallock	Attached two-bay, two-storey house built c.1810 NIAH 21813006	

1366	Sarsfield Street	Kilmallock	Attached two-bay, two-storey house built c.1810 NIAH 21813005	
1367	M.J.Feore Sarsfield Street	Kilmallock	Terraced two-storey house built c.1820 - 40 NIAH 21813023	 ©copyright NIAH
1368	Friar's Gate Theatre Sarsfield Street	Kilmallock	Former cinema, art nouveau style	 ©copyright NIAH
1369	Sarsfield Street	Kilmallock	Remains of 17 <sup>th</sup> century Sarsfield House seen in the masonry walls on either sides of the cinema/theatre	 ©copyright NIAH



1370	Sarsfield Street	Kilmallock	Terraced three-storey, two-bay house built c.1840 NIAH 21813024	 <p><i>©copyright NIAH</i></p>
1371	Sarsfield Street	Kilmallock	Terraced two-storey, four-bay building built c.1830 NIAH 21813004	 <p><i>©copyright NIAH</i></p>
1372	Abbey Launderette Sarsfield Street	Kilmallock	Terraced three-storey, two-bay house built c.1810 NIAH 21813003	 <p><i>©copyright NIAH</i></p>
1373	Bridge Wolfe Tone Street	Kilmallock	Four-arch humpback road bridge over the River Loobagh with overflow arch, built c. 1800, original bridge circa.1290 NIAH 21813031	 <p><i>©copyright NIAH</i></p>

1374	Wolfe Tone Street	Kilmallock		 <p><i>@copyright Google Maps</i></p>
1375	Cottage	Wolfe Tone Street		
1376	Cottage	Wolfe Tone Street		
1377	Ivy Cottage	Wolfe Tone Street	<p>Built 1709 – 1810</p> <p>NIAH 21813030</p>	 <p><i>@copyright NIAH</i></p>
1378	Cottage	Wolfe Tone Street	NIAH 21813029	 <p><i>@copyright NIAH</i></p>

1379	Church of Ireland	Deebert	<p>Romanesque Revival style Church of Ireland church, built in 1938.</p> <p>NIAH 21813059</p>	 <p>©copyright NIAH</p>
1380	Coote Memorial Hall	Deebert	<p>Built 1905</p> <p>NIAH 21813058</p>	 <p>©copyright NIAH</p>
1381	Deebert House	Deebert	<p>Built c.1804</p> <p>NIAH 21813060</p>	 <p>©copyright NIAH</p>
1382	Creamery	Deebert	<p>Social/historic value – part of historic mill complex</p>	



1383	Wolfe Tone Street	Kilmallock		
1385	Wolfe Tone Street	Kilmallock		
1387	Sarsfield Street	Kilmallock	Built circa. 1820 NIAH 21813003	 ©copyright NIAH
1388	Sarsfield Street	Kilmallock	NIAH 21813003	 ©copyright NIAH
1389	O'Sullivan Sarsfield Street	Kilmallock	NIAH 21813027	 ©copyright NIAH

1390	Baalbec House Wolfe Tone Street/ Lord Edward Street	Kilmallock	NIAH 21813033	
1391	Lynch's Sarsfield Street	Kilmallock	Built circa. 1820  NIAH 21813003	 ©copyright NIAH
1392	Lee Solicitor Lord Edward Street	Kilmallock	Kilmallock	 ©copyright NIAH
1393	AIB Lord Edward Street	Kilmallock	NIAH 21813034	 ©copyright NIAH


1394	FDC Lord Edward Street	Kilmallock	NIAH 21813037	 <p><i>©copyright NIAH</i></p>
1395	O Cearbhaill Lord Edward Street	Kilmallock	NIAH 21813038	 <p><i>©copyright NIAH</i></p>
1396	Cahills Lord Edward Street		NIAH 21813047	
1397	Cahills Lord Edward Street	Kilmallock	Eastern frontage of the building	
1398	Former Post Office Lord Edward Street	Kilmallock	NIAH 21813046	

1399	Power Lord Edward Street	Kilmallock	NIAH 21813044, and 21813045 Built 1871-73	 <p><i>©copyright NIAH</i></p>
1400	Fitzgerald's Lounge/Bar Lord Edward Street	Kilmallock	Note adjacent stone arch NIAH 21813043 – architectural and artistic value circa.1871	 <p><i>©copyright NIAH</i></p>
1401	Blossom Gate Emmet Street	Kilmallock	Part of town defences – archaeological, technical, historical value – National Monument status on Record of National Monument and Places	
1402	Peoples Hall Railway Road	Deebert		
1403	Lord Edward Street	Kilmallock	NIAH 21813043 – Stone arch circa.1871	 <p><i>©copyright NIAH</i></p>



1405	Lord Edward Street	Kilmallock	NIAH 21813043  circa.1870	 <p><i>©copyright NIAH</i></p>
1406	Millmount	Millmount	Gate pier associated with workhouse	
1407	Kilmallock District Court House – former Union Workhouse	Millmount	NIAH 21813040 Gothic Revival style architectural and artistic value circa.1841  Recent refurbishment	
1408	Remains of workhouse laundry Railway Road	Millmount		
1409	Former convent, former Parochial House Railway Road	Railway Road	NIAH 21813039 circa.1870	 <p><i>©copyright NIAH</i></p>
1410	Dwelling	Railway Road	Late Victorian and Edwardian style house	

1411	Dwelling	Railway Road	Art and Craft style house	
1412	Dwelling	Railway Road	Late Victorian and Edwardian style house  NIAH 21813057	
1413	Dwelling – Clonan House	Railway Road	Victorian style house, built circa 1870  NIAH 21813053	
1414	Railway Station	Gortboy	NIAH 21813039– circa.1840	
1415	Charleville Road Gortboy	Gortboy	NIAH 21813050 Built circa 1790 -1810	 ©copyright NIAH
1416	Charleville Road Gortboy	Charleville Road Gortboy	NIAH 21813048 Built circa 1790 -1810	 ©copyright NIAH

1417	Charleville Road Gortboy	Charleville Road Gortboy	NIAH 21813049 Built circa 1790 -1810	 <p>©copyright NIAH</p>
------	-----------------------------	--------------------------------	---	--

## General guidance for undertaking works on older buildings

To ensure that works undertaken on older traditional buildings, it is important that these works do not damage the special qualities of the building itself or the traditional streetscape. Many of these buildings have been in existence for generations and the owners have a responsibility to pass on these buildings as part of Kilmallocks history and heritage. When carrying out maintenance or repair works consider the following:

- Avoid renovation works that compromises the visual appeal of the original façade and the ACA. Do as little work to the building as is possible to maintain the historical integrity of the building
- Use experts in the area of conservation and engage the services of accredited professionals such as the conservation architects accredited by the Royal Institute of Architects of Ireland. Similarly, the Society of Chartered Surveyors has a register of conservation surveyors.
- Do your research, establish and understand reasons for the building or the feature of the building not being fit-for-purpose before undertaking the works.
- Ensure that the appropriate materials and methods are used during the works and pay attention to detail.
- Record all repairs works for the benefit of future owners.
- Avoid looking at problems in isolation, no matter how minor they seem. Consider problems in the context of the building as whole and adjoining buildings on the streetscape.
- Be careful when sourcing materials through architectural salvage. Be sure that your materials are from reliable sources and have not been taken at the expense of other buildings through theft.

In undertaking repairs or maintenance works to buildings in the Kilmallock ACA, property owners and their contractors should be aware of the materials traditionally used in the county, and more specifically, in the town itself and its immediate surrounds.

Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas. Where original or early surviving elements, such as windows and doors,

rainwater goods of rolled mild steel or cast iron (or a combination of both), natural slate roofing and lime renders, and so forth, then these should be repaired sensitively. The guidance here is to “do as much as necessary, as little as possible”. If replacement proves necessary, then they must be replaced on a “like-for-like” basis.

In replacing elements that were installed as replacements in recent decades, such as aluminium windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original materials, such as timber windows and natural slate. These reasons include the compatibility of traditional materials with one another and the fact that the historic material allows the building to breathe, thereby providing a healthier internal atmosphere for those using the buildings.

It is critical that interventions made retain original or early surviving material and fabric. These are limited resources that are virtually impossible to replace. Quite often, new material (though acceptable) is of a distinctively different character and if it proves necessary to take this route, then it should be positioned in as discrete a location as possible, with the original material placed in the most visible spots.

Historic building materials, and the techniques used to assemble them, meant that the structures erected are porous. They have an ability to breathe, shedding accumulated moisture from within the building and from its fabric. Any proposals to replace the renders should recognize this and ensure that new plasters, whether internal or external, are mixed using the correct proportions of sharp sands, aggregates and building lime. Similar measures should be adopted when replacing failing pointing.

The use of paints or other materials of modern composition, which seal the surfaces to which they are applied, should be avoided as they have a deleterious impact on lime based materials, whether used in renders or other finishes. The use of garish colours on walls or details of structures (such as quoins), which clash with the traditional range of pigments must be avoided as they impact negatively on the cohesiveness of the streetscape. If individuality is sought, it can be imparted to a building through highlighting the timberwork of doors and their frames, windows and gates - features which are recessed slightly and out of direct view of those looking along the length of the conservation area. Joinery and ironmongery should also be painted with breathable finishes. Micro-porous paints do not dry to a high-gloss but have a skin which allows any moisture that may penetrate through to the material below to evaporate, thereby preventing it from causing serious damage through decay or rusting.

Internal works, such as insulation, should ensure that the materials selected are compatible with the historic materials from which the building is constructed. Double-glazing as replacement for original windows is generally not acceptable. However, other interventions, such as the reinstatement of roller blinds and the installation of secondary glazing with



polycarbonate panels held in place with magnetic mounts, can achieve significant improvements at a significantly lower cost than the wholesale replacement of historic windows.

Other works, such as the improvements/replacement of electrical supply and distribution systems, mechanical services, heating systems, equipment such as air conditioning units, may have implications for the external appearance of buildings within the ACAs, and the plots on which they stand. Compliance with other regulatory bodies, such as the Fire Department, may also raise issues. Consequently, interventions which may impact existing fabric, places and spaces should be carefully planned. Consultations should be undertaken at the earliest opportunity with the planning authority to ensure that the character and ambience of the ACA is not harmed.

For general advice on planning issues relating to architectural heritage refer to Architectural Heritage Protection Guidelines for Planning Authorities (2011) is available to download from the website of the Department of Culture, Heritage & the Gaeltacht. These statutory guidelines set out the mechanisms for protecting architectural heritage, and the principles of conservation that should apply to any proposed alterations to the building. Appendix B (Architectural Heritage Impact Assessments) of that document sets out the type of information that the owner should prepare when lodging a planning application. By preparing such an assessment before finalising the plans, the owner and their professional advisors are in a better position to mitigate any negative effects and generally to consider how the development can best maintain and enhance the character of the structure.

The Department of Culture, Heritage and the Gaeltacht also publishes a series of booklets, the Advice Series, for owners and custodians of historic buildings. The booklets offer detailed guidance on how best to repair, maintain and adapt such properties. Further information on an individual building may be available on the website of the National Inventory of Architectural Heritage: [www.buildingsofireland.ie](http://www.buildingsofireland.ie).



## Appendix 3

### Record of Monuments and Places in Kilmallock

RMP No.	Classification	Townland
LI047-20	Enclosure	Ash Hill
LI047-021001	Enclosure	Ash Hill
LI047-021002	Castle (unclassified)	Ash Hill
LI047-022001	HISTORIC TOWN	Kilmallock
LI047-022002	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022003	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022004	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022005	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022006	TOWN DEFENCES	Kilmallock
LI047-022007	Gatehouse (Blossom Gate)	Kilmallock
LI047-022008	Castle-Tower House (King's Castle)	Kilmallock
LI047-022009	Church	Kilmallock
LI047-022010	Graveyard	Kilmallock
LI047-022011	Tomb unclassified	Kilmallock
LI047-022012	Tomb unclassified	Kilmallock
LI047-022013	Tomb unclassified	Kilmallock
LI047-022014	Memorial stone	Kilmallock
LI047-022015	Memorial stone	Kilmallock
LI047-022016	Memorial stone	Kilmallock
LI047-022017	Memorial stone	Kilmallock
LI047-022018	Religious House Dominican Priory	Abbeyfarm
LI047-022019	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022021	Megalithic Structure	Ash Hill
LI047-022022	Round tower	Kilmallock
LI047-022023	Excavation- miscellaneous	Kilmallock
LI047-022024	Excavation- miscellaneous	Kilmallock
LI047-022025	Excavation- miscellaneous	Kilmallock
LI047-022026	Excavation- miscellaneous	Kilmallock
LI047-022027	Excavation- miscellaneous	Kilmallock
LI047-022028	Excavation- miscellaneous	Kilmallock
LI047-022029	Excavation- miscellaneous	Kilmallock
LI047-022030	Excavation- miscellaneous	Kilmallock
LI047-022031	Excavation- miscellaneous	Kilmallock
LI047-022032	Excavation- miscellaneous	Kilmallock
LI047-022033	Excavation- miscellaneous	Kilmallock
LI047-022034	Excavation- miscellaneous	Kilmallock
LI047-022035	Excavation- miscellaneous	Kilmallock
LI047-022036	Excavation- miscellaneous	Kilmallock
LI047-022037	Excavation- miscellaneous	Kilmallock

LI047-022038	Excavation- miscellaneous	Kilmallock
LI047-022039	Excavation- miscellaneous	Kilmallock
LI047-022040	Excavation- miscellaneous	Kilmallock
LI047-022041	Excavation- miscellaneous	Kilmallock
LI047-022042	Excavation- miscellaneous	Kilmallock
LI047-022043	Well	Kilmallock
LI047-022044	Excavation- miscellaneous	Kilmallock
LI047-022045	Excavation- miscellaneous	Kilmallock
LI047-022046	Excavation- miscellaneous	Kilmallock
LI047-022047	Excavation- miscellaneous	Kilmallock
LI047-022048	Excavation- miscellaneous	Kilmallock
LI047-022049	Excavation- miscellaneous	Kilmallock
LI047-022050	House - medieval	Kilmallock
LI047-022051	Excavation- miscellaneous	Kilmallock
LI047-022052	House – 16 <sup>th</sup> century	Kilmallock
LI047-022053	Excavation- miscellaneous	Kilmallock
LI047-022054	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022055	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022056	House 16 <sup>th</sup> /17 <sup>th</sup> century	Kilmallock
LI047-022057	Bridge	Abbeyfarm, Deebert, Kilmallock
LI047-022058	Bridge	Abbeyfarm, Ardyoul, Kilmallock Hill, Glenfield,
LI047-023	Burial Ground	Millmount
LI047-024	Holy Well	Deebert
LI047-097	Excavation- miscellaneous	Ash Hill
LI047-102	Ring barrow	Ash Hill

Refer to [archaeology.ie](http://archaeology.ie)

**Appendix 4**

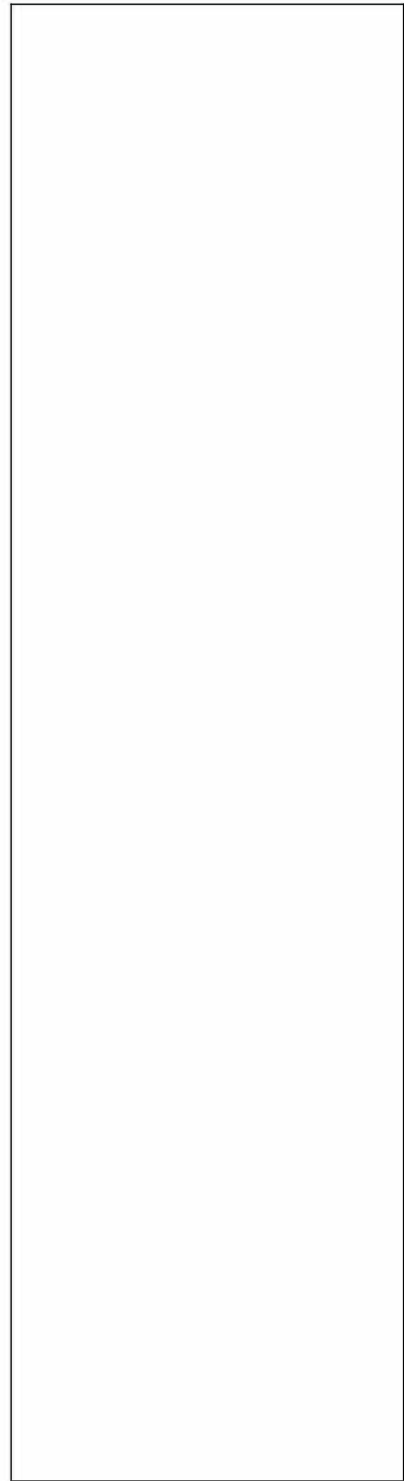
**New Residential and Serviced Sites Service Matrix**





Proposed Kilmallock  
Local Area Plan  
2019 -2025

Serviced Land Assessment



Forward Planning  
Economic Development Directorate

A Senior Planner Maire Wexler	Merchants Quay, Limerick Tel: (061) 555860 E-mail: forwardplanning@limerick.ie
----------------------------------	--

SCALE: NA	DRAWN BY: C.O'Keeffe	CHECKED BY: B. Collins	DATE: April '19
SULLIVAN: NA © Ordnance Survey Ireland. All rights reserved. Limerick No. 2017/09/00/AA/Limerick City & County Council			





# New Residential and Service Sites Matrix - Serviced Land Assessment

Site No - townland	Hectare	Roads	Footpath	Water	Foul	Surface	Public Transport	Broadband	Phase	Comments
1 Glenfield	3.88	✓	✓	✓	✓	✓	✗	✓	1	800m to town centre, 300m to NS, has gravity flow, Ref:081019 for 87 houses lapsed on 3ha,1km to bus stop
2 Glenfield	3.79	✓	✓	✓	✓	✓	✗	✓	1	800m to town centre, 300m to NS, has gravity flow, 800m to town centre, 300m to town centre, 1km to bus stop
3 Deebert	0.86	✓	✓	✓	✓	✓	✓	✓	1	200m to town centre, 500m to bus stop, 150m to community centre
4 Deebert	5.71	✓	✓	✓	✗	✓	✓	✓	1	200m to town centre, 500m to bus stop, 150m to community centre
5 Deebert	2.42	✓	✓	✓	✗	✓	✓	✓	1	500m to town centre, 600m to bus stop,
6 Millmount	6.64	✗	✗	✓	✗	✗	✓	✗	2	300m from town centre, 400m from bus stop
7 Millmount	5.11	✗	✗	✓	✓	✓	✓	✗	1	500m to town centre, 600m to bus stop
8 Gortboy	7.48	✓	✓	✓	✓	✓	✓	✓	1	300m to town centre, 400m to bus stop
9 Ash Hill	4.54	✓	✓	✓	✓	✓	✓	✓	1	200m to town centre, 300m to bus stop



## **Appendix 5**

### **Key Buildings**





No. 8  
Merchants House  
This Medieval structure is proposed to be developed for culture & tourism

The building is on the record of protected structures and within the ACA



No. 9  
This building could complement areas within the Kilmallock public realm plan. It may support the working space or living accommodation for creatives or tourism/cultural role

The building is on the record of protected structures and within the ACA



No. 5  
Former Mortello Bros. warehouse with substantial building fabric still intact. May support living accommodation, creative space, craft workshops opportunities to 'meet the maker'.

The building is on the record of protected structures and within the ACA



No. 4  
Baalbec House is a high quality prominent building on a crossroad within the town centre. Works have recently been carried out to improve the appearance of the building

The building is on the record of protected structures

No. 7  
These two structures could complement areas within the Kilmallock public realm plan. They may support the working space or living accommodation for creatives or tourism/cultural role

The building is on the record of protected structures and within the ACA



No. 3  
The former O'Ruairc's pub is a large building with potential to improve Lord Edward St., the pedestrian backlands to the town park in the Kilmallock public realm plan

Building is on the record of protected structures

No. 6  
The former garage/bicycle shop has a large traditional street frontage with many original features  
It could complement areas within the Kilmallock public realm plan.  
It may support the working space or living accommodation for creatives or tourism/cultural role

The building is on the record of protected structures and within the ACA



No. 2  
The former Cahill's hardware store has a large traditional street frontage with many original features including limestone fontage & red brick window surrounds.

Along with building No. 1 & 3, these could collectively improve the Edward St. public realm



No. 1  
Corner building between Lord Edward St. & Gerard rd. on a busy junction and at the entrance to the town centre

Sensitive refurbishment would improve public realm as you approach town centre

© Ordnance Survey Ireland. All rights reserved.  
Licence No. 2017/09/CCMA/Limerick City & County Council



Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council





## Appendix 6      List of Acronyms

AA	Appropriate Assessment
ACA	Architectural Conservation Area
DCCE	Department of Communications, Climate Action and Environment
DGHC	Department of Culture, Heritage and Gaeltacht
DHPCLG	Department of Housing, Planning, Community and Local Government
DSR	Derelict Sites Register
DTTS	Department of Tourism, Transport and Sport
HDV	Heavy Duty Vehicles
IWTN	Irish Walled Towns Network
KPRP	Kilmallock Public Realm Plan 2009
LAP	Local Area Plan
LECP	Local Economic and Community Plan
Non-ETS	Non-Emission Trading Scheme
NIAH	National Inventory of Architectural Heritage
NPF	National Planning Framework
SAC	Special Area of Control
SEA	Strategic Environmental Assessment
SWOT	Strengths, Weaknesses, Opportunities, and Threats
VCR	Vacant Sites Register