

Amendments to the Limerick County Development Plan 2010-2016 following the adoption of variation No. 3 on the 25th May 2015.

The following amendments have been made to the Limerick County Development Plan 2010-2016 following the adoption of variation No. 3 on the 25th May 2015.

Note: Policy/objective numbers of those existing maybe re-numbered where necessary

Chapter 1

- New paragraph page 1-19:

1.8.1.8 Strategic Integrated Framework Plan for the Shannon Estuary. The Strategic Integrated Framework Plan for the Shannon Estuary is an inter jurisdictional land and marine based framework plan to guide future development and management of the estuary. It was commissioned by Clare County Council, Kerry County Council and Limerick City and County Councils, Shannon Development and the Shannon Foynes Port Company - see volume 7.

Chapter 5

- page 5-5 - amend policy ED P7:

Policy ED P7: Integrated Planning of the Shannon Estuary

Facilitate integrated planning to develop the capacity of the Shannon Estuary as a prime transport and tourist asset. Limerick City and County Council will promote overall environmental sustainable development within the Shannon Estuary and support all legislative environmental commitments provided in the Strategic Integrated Framework Plan for the Shannon Estuary, inter alia The EU Habitats Directive, The EU Birds Directive, The Floods Directive and the Water Framework Directive.

- Table 5.2 on page 5-8 in the County Development Plan to be replaced with the table below

Table 5.2 Main sites zoned, developed and undeveloped for industrial use and marine related industry.

| Position in settlement hierarchy | Area | Total (ha) | Developed (ha) | Undeveloped (ha) |
|--|------------------------|-------------------|-----------------------|-------------------------|
| Sites zoned industrial in Gateway | Castletroy/Ballysimon | 263.17 | 109.27 | 153.90 |
| | Raheen Mungret | 686.50 | 327.30 | 359.20 |
| | Annacotty ² | 42.37 | 24.37 | 18.00 |
| Key towns (zoned industrial) | | 109.98 | 53.89 | 56.09 |

| | | | | |
|---|-----------|----------------|---------------|----------------|
| Centres on transport corridors (zoned industrial) | | 112.44 | 44.36 | 68.08 |
| Askeaton Industrial zoned lands | | 97.7 | 12.31 | 85.34 |
| Foynes (zoned Marine Related Industry) | | 186.21 | 61.33 | 124.88 |
| Foynes Island (zoned Marine Related Industry) | | 40.47 | 0 | 40.47 |
| Aughinish (zoned Marine Related Industry) | | 433 | 305.12 | 127.88 |
| Large One off sites (unzoned) | Gouldings | 7.60 | 7.60 | |
| TOTAL | | 1979.44 | 945.55 | 1033.84 |

- New Objective: page 5-11, after ED 03

Objective ED 04: Safeguard Strategic Development locations along the estuary

It is the objective of the Council to safeguard the Strategic Development Locations at Foynes Port, Foynes Island and Aughinish Island for the sustainable growth and development of marine related industry and industrial development at Askeaton.

All proposed developments shall be in accordance with regional and national priorities and the SEA Directive, Birds and Habitats Directive, Water Framework Directive, Shellfish Waters Directive, Floods Directive and EIA Directive.

Buffer zones shall be incorporated into proposals for developments where necessary to preserve potentially valuable habitats, for example, areas of estuary, shallow bays and inlets, mudflats, lagoon, salt marsh and woodland habitat which occur at or surrounding these Strategic Development Locations. The extent of such buffer distances shall be established in consultation with relevant statutory bodies. Detailed botanical, faunal and ornithological surveys should be undertaken in relation to proposed developments at these Strategic Development Locations to fully consider the potential effects of the development and inform how to best avoid significant ecological effects.

- Page 5-11, amend existing objective ED 04 and re-number:

Safeguarding Askeaton industrial park. It is the objective of the council to ensure that the 97.76 hectare site at Askeaton, which is owned by Shannon Development, is safeguarded for the accommodation of large establishments of regional importance (see Map 5.1). The application of appropriate mitigation measures for this zone as detailed in SIFP Vol 2 appendices C and D, the Environmental Report and Natura Impact Report of the variation to this plan to incorporate the SIFP will apply for proposed developments within this zone. An overall masterplan for the site outlining

the proposed infrastructural provision, including the provision of SUDs, shall be provided.

- Page 5-11, amend objective ED 05 and re-number:

Objective ED 05: Appropriate marine related industrial development of Foynes and deep water facilities in the Shannon Estuary.

(a) It is the objective of the Council to ensure that the marine related industrial zoned land in Foynes is safeguarded for the accommodation of port related uses and other industrial activities (see map A2 in Appendix 1). The lands indicated in the Shannon Integrated Framework Plan are also included in this zoning. The application of appropriate mitigation measures for this zone as detailed in SIFP Vol 2 appendices C and D, the Environmental Report and Natura Impact Report of the variation to this plan to incorporate the SIFP will apply for proposed developments within this zone.

(b) Support the expansion of the Port at Foynes and promote the economic and industrial development of the Shannon Estuary as a strategic transport, energy and logistics Hub serving the County and wider region by utilising naturally occurring deep water characteristics and by identifying and safeguarding existing and future strategic transportation links, subject to fulfilling the requirements of the Habitats Directive and the conservation objectives of the Lower River Shannon SAC site.

(c) Support the consideration of new deep water berthage within the estuary to enhance the strategic economic function of the Port subject to compliance with the ecological objectives of the Lower River Shannon SAC site and other policies of the County Development Plan.

- New objective 'Marine Related Industry' to be inserted after Objective ED 05 on page 5-11

Marine Related Industry

Land zoned for Marine Related Industry, shall provide for marine related industry and large scale uses that create a synergy with the marine use. Marine related industry shall be taken to include the use of land for industry that, by its nature, requires a location adjacent to estuarine/deep water including a dependency on marine transport, transshipment, bulk cargo or where the industrial process benefit from a location adjacent to the marine area.

- Amendments to Policy ED P7 on page 5-5 in Chapter 5

Policy ED P7: Integrated Planning of the Shannon Estuary.

Facilitate integrated planning to develop the capacity of the Shannon Estuary as a prime transport, industrial development and tourist asset. Limerick City and County Council will promote overall sustainable development within the Shannon Estuary and support all legislative environmental commitments provided in the Strategic Integrated Framework Plan for the Shannon Estuary, inter alia The EU Habitats Directive, The EU Birds Directive, The Floods Directive and the Water Framework Directive.

- Page 5-22 - New Objective after ED 013

Objective ED 014 Tourism in the Shannon Estuary

It is the objective of the Council to promote tourism in the estuary subject to the requirements of the Habitats Directive but also in line with good tourism and planning practice in order to ensure that the attraction of the estuary is not compromised by overdevelopment or unsuitable development.

Chapter 7

- Page 7-12, Objective EH 012 - additional bullet at end of objective:

(j) development identified under the SIFP will adhere to the mitigation measures for landscape management as appropriate.

The following to be inserted at various points into Chapter 7

- Insert at end of second paragraph in section 7.5.1 Background in section 7.5 Limerick's Archaeological Heritage on page 7-22

Archaeological remains are also to be found in riverine, lacustrine and in estuarine and marine- foreshore, inter-tidal, and underwater environments. Limerick is particularly rich in these environments which include, *inter alia*, the River Shannon, its estuary and its tributaries, as well as the lakes and other watercourses around the county. There is the potential for previously unknown and unrecorded underwater archaeological sites to exist. These could include sites such as wharves, jetties, quays, piers, fish traps, anchorages, bridges, fording points, rock-cut steps or caves. In addition, there is a potential for artefact remains, such as boats, from all periods of history and prehistory to exist. Section 3 of The National Monuments (Amendment) Act, 1987 provides for the protection of sites of historic wrecks and lists of known wrecks are available on the website <http://data.gov.ie/dataset/national-monuments-service-shipwreck-inventory-of-ireland>

- Insert in last paragraph just before the final sentence in section 7.5.1 Background in section 7.5 Limerick's Archaeological Heritage on page 7-23

In regard to Underwater archaeology, the Local Authority will require a licensed Underwater Archaeological Impact Assessment that includes, *inter alia*, detailed desk-top studies with all relevant documentary research including the catographic sources and geophysical/bathymetric studies that may inform on discoveries or known sites in an area, a detailed coastal and foreshore/intertidal archaeological assessment undertaken at the lowest mean tides, and, if appropriate, an archaeological diver assessment. The results to be amalgamated with the terrestrial assessment to provide the overall archaeological heritage of the particular study area.

- Insert new objective EH027A after Objective EH27

Objective EH027A: Preservation of the Underwater Archaeological Heritage

It is the objective of the Council to seek the preservation (in situ, or at a minimum,

preservation by record) of all known and all previously unrecorded sites and features of historical and archaeological record in riverine, lacustrine, estuarine and or marine environments.

Chapter 8

- page 8-22, Policy IN P12 - additional bullet point at end of policy:

(e) the Strategic Integrated Framework Plan for the Shannon Estuary.

- Addition to Objective ED038 on page 8-25

D) Require any development proposal in a location identified as being subject to flooding to:

1. 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;
2. Design the development to avoid flood levels, incorporating building design measures and materials to assist evacuation and minimize damage to property from flood waters;
3. 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 down stream or at the development location so as to pose an additional flood risk or to increase flood risk;
4. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.

e) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and

f) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.

All flood risk assessments 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.

Chapter 9

- page 9-2 , section 9.1:

Include new text after first paragraph:

The Strategic Integrated Framework Plan (SIFP), which is included as Volume 7 of this Development Plan is an important document concerning the future of the estuary. This covers the estuary and the functional areas of the local authorities along it, these being Clare, Limerick and Kerry.

The SIFP identifies areas for marine related industrial development and also contains additional recommendations on tourism and other land uses that fall under the remit of planning. The content of the SIFP in relation to issues that are governed by planning will inform planning policy and guidance for the lifetime of the plan.

Limerick City County Council will continue to support the SIFP and its implementation through the SIFP steering group, marketing and environmental sub groups.

- Page 9-2 - new Policy after text in section 9.1:

Policy SE 01: Strategic Integrated Framework Plan for the Shannon Estuary

It is a Policy of Limerick City and County Council to support and implement the inter-jurisdictional Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary in conjunction with the other relevant local authorities and agencies. All proposed developments shall be in accordance with regional and national priorities and the SEA Directive, Birds and Habitats Directive, Water Framework Directive, Shellfish Waters Directive, Floods Directive and EIA Directive. All proposed developments shall be informed by the mitigation measures for ensuring the integrity of the Natura 2000 network outlined within the Limerick County Development Plan 2010-2016 (as varied).

- Page 9-3, amend Objective SE 01

The Council will seek to promote the economic and industrial development of the Shannon Estuary in order to capitalise on its location in the Mid West Industrial and Business Region. Sufficient land will be zoned or identified for industrial and business use through the medium of Local Area Plans or zoning within this Plan including zonings in the Strategic Integrated Framework Plan for the Shannon Estuary.

- page 9-3 , section 9.2.2:

Amendment to heading 9.2.2 'Marine related Industrial Development of Foynes'

- Additional text included in chapter 9 after paragraph 9.2.2 and before objective SE O2 on page 9-4.

'See also objectives in chapter 5 relating to the Shannon Estuary.'

- Page 9-4, amend Objective SE 02

The council will support efforts to expand and upgrade the port facilities available in the Foynes Harbour in line with the Strategic Integrated Framework Plan for the Shannon Estuary and the Vision 2041 Shannon Foynes Port Company Masterplan.

- Page 9-7, amendment to Objective SE 09

The Council will support sustainable tourism development in the estuary area provided that there will be no adverse impact on landscape, residential amenity, heritage or conservation interest. The recommendations and objectives contained in the SIFP will be a consideration by the Council in this regard.

Appendix 1

- Page APP1 -7, Section 3, amendment to Objective F1

Development shall be directed inside the development boundary of the town as indicated on Map A-2. All development proposals will have regard to the content of the Shannon Integrated Framework Plan and the Foynes Theme Plan.

- Amendment to objective F8 on page APP1-8

Marine related industry_and flooding: Prior to any development taking place on marine related industrial zoned sites full details of any flood mitigation measures shall be furnished. These are to include appropriate design both of buildings and also measures such as attenuation areas and possible flood storage areas within the development.

- Amendment to Table APP 1.1 Zoning Matrix in Appendix 1 on page APP 1-17

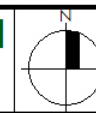
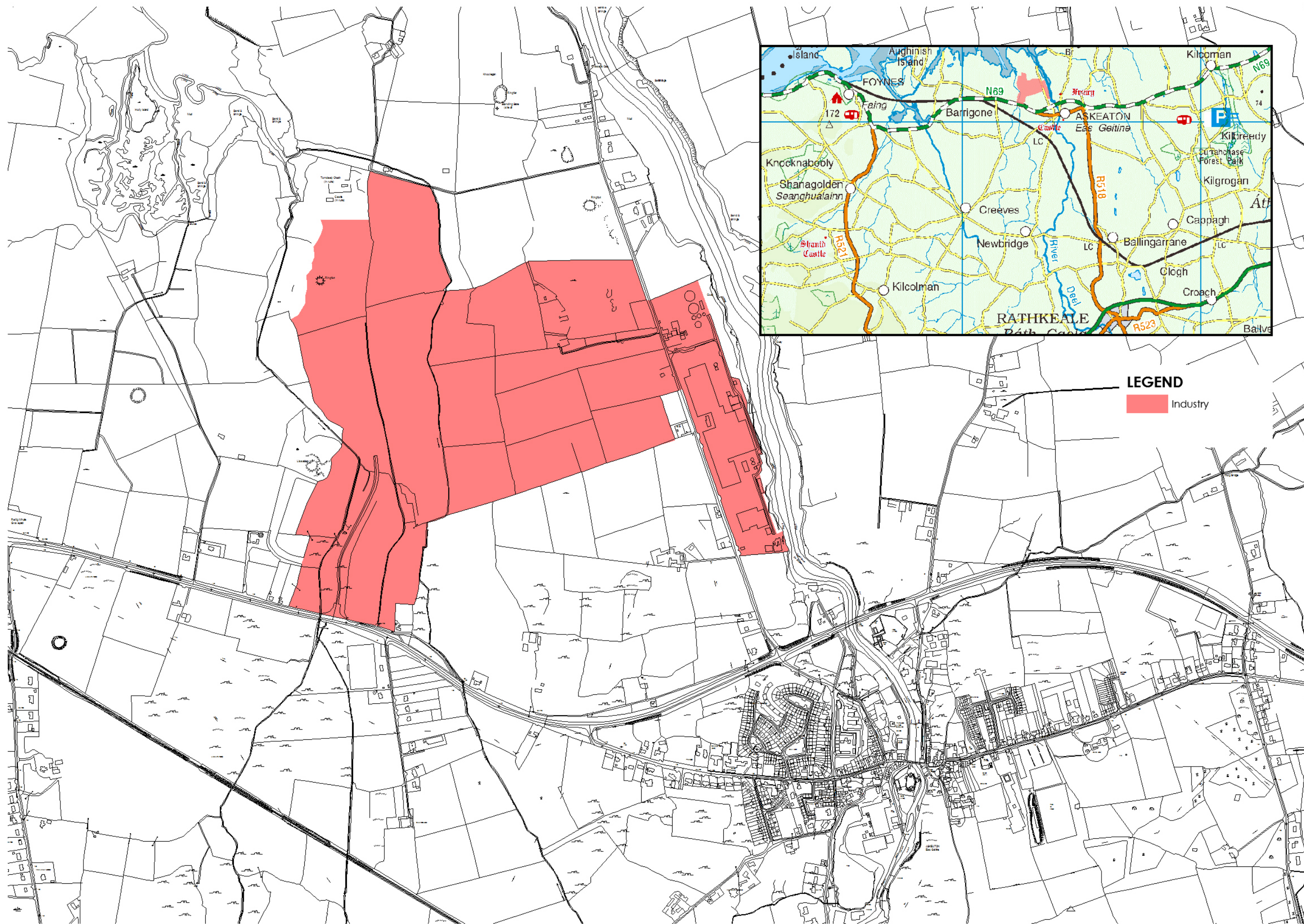
Table APP 1.1 Zoning Matrix

| Development/ Zone | New Residential / Established Residential | Industry | Marine Related Industry | Amenity / Open Space | Agriculture | Education/ Communit y | Mixed Use |
|---------------------------------|--|----------|-------------------------------|----------------------------|-------------|-----------------------------|--------------|
| Dwelling | / | X | X | X | X* | X | O |
| Apartment / Duplex | / | X | X | X | X | X | / |
| Guesthouse | O | X | X | X | X | X | / |
| Hotel | O | X | X | X | X | X | / |
| Local Shops | O | X | X | X | X | X | / |
| Regional Shops | X | X | X | X | X | X | / |
| Take Away | X | X | X | X | X | X | / |
| Pub | X | X | X | X | X | X | / |
| Restaurant | X | X | X | X | X | X | / |
| Cinema, Dance Hall | X | X | X | O | X | X | / |
| Community Hall -Recreational | O | X | X | O | X | O | O |
| Community Hall - Functions | O | X | X | O | X | O | / |
| Nursing Home | O | X | X | X | X | X | O |
| Health Centre/ Clinic | O | X | X | X | X | X | O |
| Hospital | X | X | X | X | X | X | O |
| Church/ School | / | X | X | O | X | / | O |
| Office | O | O | O | X | X | X | / |
| Car Repair/Sales | X | / | X | X | X | X | O |
| Crèche / Childcare Facility | / | X | X | X | X | / | / |
| Petrol Station | X | X | X | X | X | X | O |
| Industry | | | | | | | |

| | | | | | | | |
|--|---|---|---|---|---|---|---|
| Warehousing | X | / | / | X | X | X | X |
| Light | X | / | / | X | X | X | O |
| Heavy | X | / | / | X | X | X | X |
| Wholesale | X | / | / | X | X | X | O |
| Agricultural Machinery | X | O | X | X | X | X | O |
| Garden Centre | O | X | X | X | X | X | O |
| Amusement Arcade | X | X | X | X | X | X | / |
| Advertising Panel | X | X | X | X | X | X | O |
| Hair dressing Salon | O | X | X | X | X | X | / |
| Bank | X | X | X | X | X | X | / |
| Group Housing, Permanent Halting Sites & Transient Sites for Travellers | O | X | X | X | X | X | O |
| Recycle Centre | / | / | O | O | O | / | / |
| Open space /sports grounds | O | O | X | / | O | O | O |

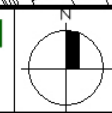
Key / Generally Permitted **O** Open For Consideration **X** Generally Not Permitted.

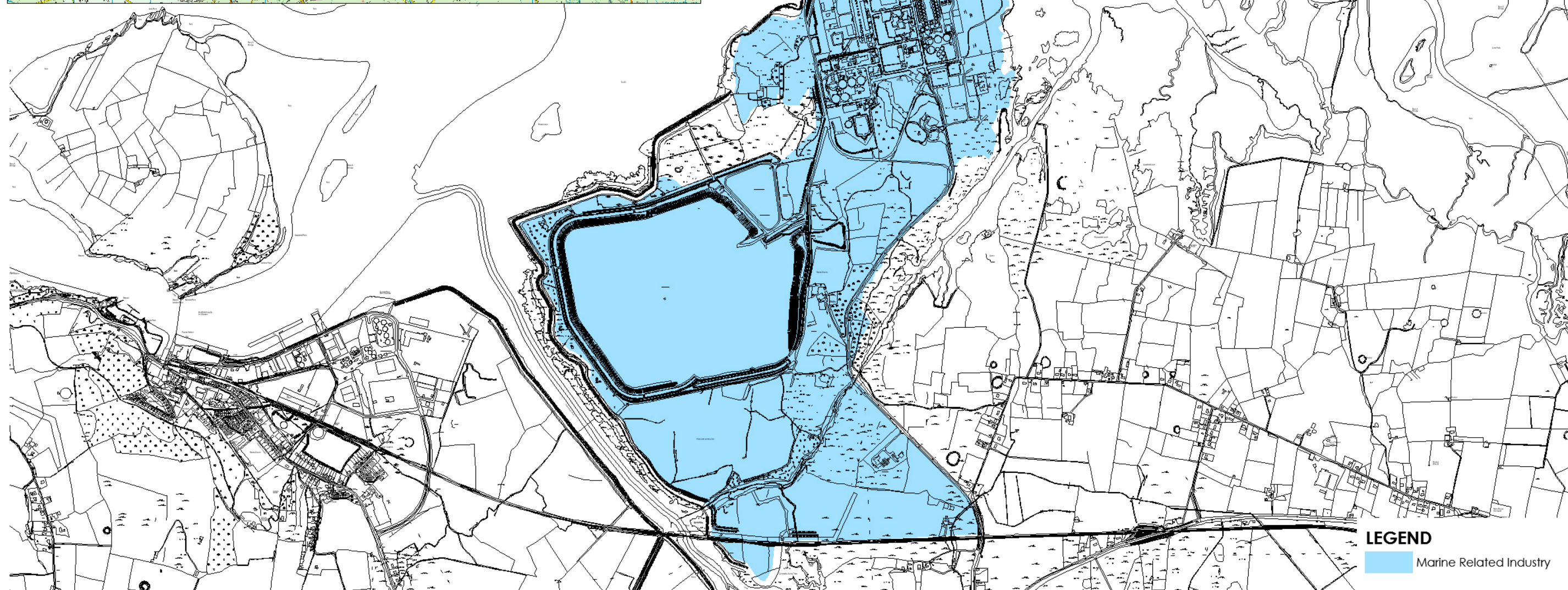
* Except where compliance can be demonstrated in accordance with rural housing policies set out in chapter 3.



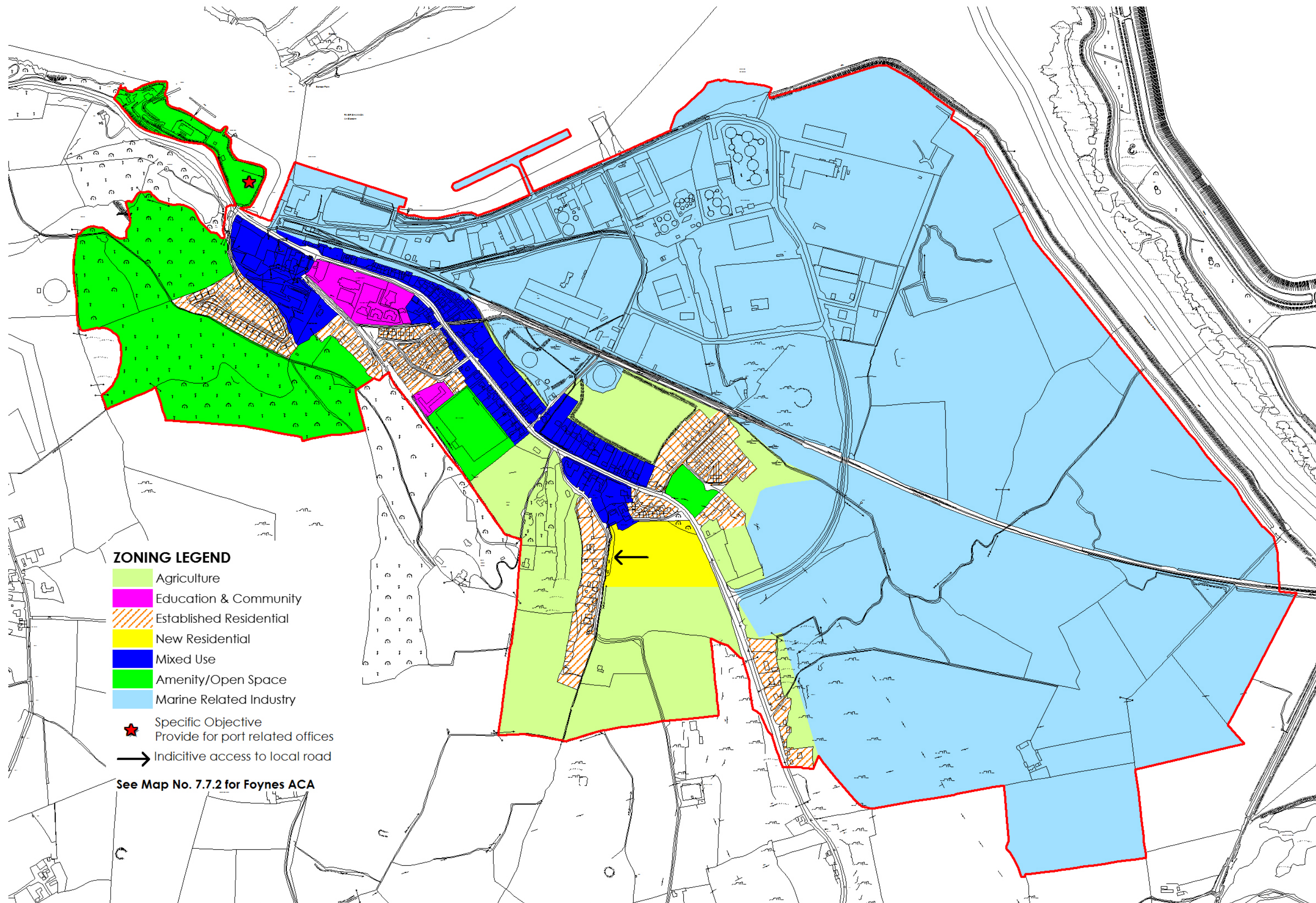


LEGEND
 Marine Related Industry





LEGEND
 Marine Related Industry



ZONING LEGEND

- Agriculture
- Education & Community
- Established Residential
- New Residential
- Mixed Use
- Amenity/Open Space
- Marine Related Industry
- ★ Specific Objective
Provide for port related offices
- Indicative access to local road

See Map No. 7.7.2 for Foynes ACA

