

20<sup>th</sup> April 2017

**To: The Mayor and Each Member of Limerick City and County Council**

**Re: Proposed Variation No. 6(a) to the extended Limerick City Development Plan 2010-2016 to incorporate the objectives of the Limerick Regeneration Framework Implementation Plan**

-----  
**A Chomhairleoir, a chara,**

I enclose herewith a copy of the Chief Executive's Report on the Proposed Variation No. 6(a) to the extended Limerick City Development Plan 2010-2016 for your consideration. The proposed variation comprises of the incorporation of the objectives of the Limerick Regeneration Framework Implementation Plan.

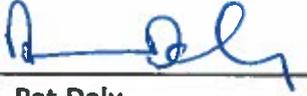
The proposed variation was placed on public display for a period of not less than 4 weeks from Saturday 25<sup>th</sup> February 2017 to Monday 27<sup>th</sup> March 2017 inclusive. A total of 18 written submissions were received within the statutory time frame. A report consisting of a summary of the submissions received, together with the Chief Executive's recommendations are attached as required by Section 13 of the Planning and Development Act, 2000 (as amended). The submissions can be inspected in the Forward Planning Section during normal office hours and copies of the original submissions will be available for inspection at the Full Council meeting in May.

You are invited to attend a briefing meeting on the 16<sup>th</sup> May 2017 at 10.00 am in the Absolute Hotel. Lunch will be provided.

The Members of Limerick City and County Council, at their May meeting shall consider the Chief Executive's Report and decide whether to accept or amend proposed variation No. 6(a) to the extended Limerick City Development Plan 2010-2016. Any proposed amendments will be put on public display for a further 4 weeks.

If you have any queries on the report please contact Maria Woods, A/Senior Planner, on 061-407228.

Mise le meas,



**Dr. Pat Daly,**  
**Director of Services,**  
**Economic Development Directorate**

Section 13 (4) (a)  
Chief Executive's Report to Members

**On Submissions to Proposed Variation  
No.6 (a) to Limerick City Development  
Plan 2010 – 2016 as Extended**

To incorporate the objectives of the Limerick Regeneration  
Framework Implementation Plan

20<sup>th</sup> April 2017



Comhairle Cathrach  
& Contae **Luimnigh**

---

**Limerick City**  
& County Council

Forward Planning  
Limerick City and County Council,  
Economic Development and Planning Department,  
7/8 Patrick Street,  
Limerick



## **1.1 Introduction**

This report presents the submissions and observations made following publication of the proposed Variation No.6 (a) to the Limerick City Development Plan, 2010-2016 (Extended), and sets out the Chief Executive's responses to the issues raised. The report forms part of the statutory procedure for preparing a variation to a Development Plan set out in Section 13 of the Planning and Development Act, 2000 as amended.

Under the Planning and Development Act 2000, as amended, the Chief Executive is required to prepare a report on the submissions and observations received in respect of the proposed variation, including submissions made by the Minister and the Regional Authority, to respond to the issues raised and to make recommendations in relation to the proposed variation, taking into account the proper planning and sustainable development of the area, the statutory obligations of the Local Authority and relevant policies or objectives of the Government or any Minister of Government.

The proposed variation will ensure that the objectives of the Limerick Regeneration Framework Implementation Plan forms part of the statutory plan for the City, which is fundamental to the entire regeneration process and will build on the considerable work carried out to date. The variation will set the scene for the physical, social and economic regeneration of the area, focus the objectives and interventions, and will drive the regeneration project forward over the coming years.

The proposed variation consists of changes as follows:

1. Update chapters 1, 2, 3, 4, 6, 8, 11, 15
2. Replace Chapter 7, Regeneration, (to take into account the changes in regeneration following the consolidation of the Regeneration Agencies in 2012)
3. Amend the Zoning Map - Map No. 1
4. Replace Map 1C to correct the regeneration boundaries
5. Amendments to Map No. 3

## **1.2 Public consultation and public display period**

The proposed variation was placed on public display for a period of not less than 4 weeks from Saturday 25<sup>th</sup> February 2017 to Monday 27<sup>th</sup> March inclusive. Eighteen written submissions were received within the statutory public display period. The Local Authority engaged elected members through the Economic Development, Enterprise and Planning Strategic Policy Committee and with the Regeneration Committees in each of the regeneration areas, prior to the variation going on display, (with the exception of St Mary's Park Committee, due to a rescheduled meeting). Details of the meetings are listed below in Table 1.

**Table 1 – Meetings held with Regeneration Committees**

Meeting	Date	Venue
Presentation to the Economic Development, Enterprise & Planning Strategic Policy Committee	13/02/2017	City Hall, Merchant's Quay
Presentation to the Ballincurra Weston Regeneration Committee	15/02/2017	Southside Regeneration Office, Roxboro
Presentation to Moyross Regeneration Committee	20/02/17	Northside Regeneration Office, Watch House Cross
Presentation to Southill Regeneration Committee	23/02/17	Southside Regeneration Office, Roxboro
Presentation to St. Mary's Park Regeneration Committee	01/03/17	St. Mary's Community Centre, King's Island

### 1.3 Structure of the Report

Part A addresses each of the 18 no. written submissions received within the statutory public display period. It includes the names and addresses of persons or bodies that made submissions, a summary of the issues raised and the response and recommendations of the Chief Executive on each submission and SEA/AA comments, where relevant.

Part B outlines the proposed amendments recommended to the text and/or maps of the proposed LAP in response to the Chief Executive's recommendations on the submissions received, SEA/AA comments, where relevant. Any paragraph, policy or objective to be amended in the proposed LAP is reproduced in full with deleted text shown ~~struck through~~ and additional text shown underlined.

### 1.4 Next Step

Following receipt of the Chief Executive's Report, the Members of the Council have up to 6 weeks in which to consider the contents of the report and the proposed variation. Members may then accept the proposed variation with or without amendments. Should amendments be proposed which would constitute material alterations to the variation, there is a further public display period (4 weeks) giving the public an opportunity to comment on the proposed amendments only. This is followed by the preparation of a second Chief Executive's Report to the Members on any submissions or observations received on the proposed amendments.

Members may then decide to make the variation with or without the proposed amendments or with modifications to the proposed amendments, as they consider appropriate and subject to the provisions of the Planning and Development Act, 2000 as amended. The formal making of the variation is by resolution of the Council. During the variation process the Council must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

## 2.0 Persons / Bodies who made Submissions within the Statutory Timeframe

Sub. No.	Submission Received From
1	Department of Housing, Planning, Community and Local Government
2	Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3	Environmental Protection Agency
4	Transport Infrastructure Ireland
5	Southern Regional Authority
6	Irish Water
7	Chris Duhig, Delmege Park
8	Catherine O'Halloran, Northside Community Development Forum
9	Tracey McElligott, Moyross Residents Forum
10	Ray O'Halloran, Speedline Engineering Ltd.
11	Patrick Brown, Aire Training Ltd. and Culhane Training Ltd.
12	Dan Hegarty, Corbally
13	Kieran McSweeney, Limerick City Build ( Regen) Ltd
14	Councillor Joe Leddin
15	Niall Lawlor, Mid West Composting Ltd.
16	Gerry Clancy
17	Raphael McEvoy, Glan Power Ltd
18	Mark O'Connell, W2 Consulting

## **Part A**

### **Submissions, Responses and Chief Executive's Recommendations**

<b>Ref.</b>	<b>Name/Group:</b>	Department of Housing, Planning, Community and Local Government
<b>1</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	<p>a) DoHPCLG commends significant work which has taken place in the formulation of the Limerick Regeneration Framework Plans.</p> <p>b) The variation has been subject to SEA, SFRA and AA in accordance with Circular PL2/2014 and the <i>Planning System and Flood Risk – Guidance for Local Authorities 2009</i>, published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended). The Department notes no further development will be undertaken in Flood Zone A and B in St. Mary's Park until such time as the King's Island flood relief scheme is complete.</p> <p>c) The Planning Authority is reminded to have regard to issues raised separately by the Southern Regional Assembly, office of Public Works, Transport Infrastructure Ireland, Department of Arts, Heritage and the Gaeltacht, National Parks and Wildlife Service, Environmental Protection Agency and Irish Water especially in relation to Statutory Section 28 Guidelines.</p>	<p>a) Noted</p> <p>b) No further development will be undertaken in Flood Zone A or B in St. Mary's Park until such time as the King's Island flood relief scheme is complete.</p> <p>c) Noted</p>
	<b>Chief Executive's Recommendations:</b>	No Change
	<b>Implications for SEA/AA</b>	N/A

<b>Ref.</b>	<b>Name/Group:</b>	Department of Arts, Heritage, Regional, Rural and Gaeltacht
<b>2</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	<p>a) The Strategic Environmental Assessment (SEA) does not address the potential for previously unrecorded cultural heritage nor the cultural heritage potential associated with the watercourse. There is enormous potential for</p>	<p>a) Policies in relation to Cultural Heritage, Terrestrial and Underwater Archaeology have been included in the City Development Plan 2010 -2016 (Extended). <b>Chapter 10 – Policy BHA. 10 Underwater</b></p>

	<p>underway and terrestrial cultural heritage for early settlements including Limerick which was a Viking settlement. The potential was evident during the Limerick Main Drainage Scheme, which focused on the Abbey River, which uncovered many archaeological features. The submission recommends the cultural heritage section of the SEA be updated to address the potential of Limerick City's watercourse to retain underwater cultural heritage. This potential must be taken into account by future appropriate assessments for any proposed designations, developments, flood schemes, planning applications and variations to statutory plans. The DAHRRGA refers to the policy document '<i>Framework and Principles for the Protection of Archaeological Heritage</i>'. Terrestrial and underwater archaeological heritage should be considered in any appropriate assessment to inform the Development Plan and any subsequent variations. Any proposed developments due to their location by a watercourse should be subject to archaeological assessment and this should be included in the Plan.</p> <p>b) The submission refers to the Northern Distributor Road and Objective 3 of the Moyross Framework Strategy stating that the retention of the text as presented in the variation, an Appropriate Assessment (AA) is recommended, as the proposed road transverses the River Shannon part of a candidate Special Area of Conservation. If the text is</p>	<p><b>Archaeology</b> states: <i>It is the policy of Limerick City Council that all development proposals which will impact on riverine, inter-tidal and sub-tidal environments should be accompanied by an Archaeological Assessment.</i> Furthermore, <b>Policy BHA. 10A Preservation of the Underwater Archaeological Heritage</b> – states <i>It is the policy 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.</i></p> <p>The Local Authority is dedicated to the protection of Archaeological Heritage and Terrestrial and Underwater Archaeological Heritage through these policies.</p> <p>b) A variation is currently underway to incorporate the preferred route corridor for the Limerick Northern Distributor Road (LNDR) in to the Limerick County Development Plan 2010 -2016 (Extended), this variation has been subject to Strategic Environmental Assessment screening and Appropriate Assessment Screening/Natura</p>
--	--	--

	<p>amended to 'investigate the completion of the northern distributor road....' further screening would be required according to the submission.</p> <p>c) The submission refers to the wording of Objective 1 of the St. Mary's Park and King Island Framework Strategy, is to 'promote the development of waterways, subject to detailed environmental considerations and requirements'. The screening report states 'that this objective has potential to negatively affect the Lower River Shannon SAC'. If the wording is retained, then an Appropriate Assessment of the variation is recommended. However if the text is changed to 'promote the sustainable development of waterways, subject to the development having no adverse effects on the Special Area of Conservation and to detailed environmental considerations and requirements.....' further screening would be required.</p>	<p>Impact Report, which have been referred to statutory consultees for consideration.</p> <p>c) Limerick City Development plan 2010 -2016 (Extended) sets out in Chapter 11 policies in relation to designated sites, <b>Policy LBR.8</b> <i>It is the policy of Limerick City Council to apply the precautionary principle in relation to proposed development in environmentally sensitive areas to ensure all potential adverse impacts on any designated natural heritage area and any NATURA 2000 sites arising from any proposed development or land use activity are avoided, remedied or mitigated.</i></p> <p>Furthermore the Plan states in <b>Policy LBR. 9</b> - <i>It is the policy of Limerick City Council to ensure that proposals along the River Shannon and other waterways associated with the River Shannon catchment within Limerick City will achieve an appropriate balance of uses commensurate with the sensitivity of the natural environment and avoiding adverse impacts on European conservation sites and sensitive natural receptors associated with the River Shannon.</i></p> <p>The Local Authority is dedicated to the protection of all Natura 2000 sites in accordance with these policies.</p>
	<b>Chief Executive's Recommendations:</b>	No Change
	<b>Implications for SEA/AA</b>	N/A

Ref.	Name/Group:	Environmental Protection Agency
<b>3</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	a) The development of the lands associated with the variation should be linked to the provision of critical service infrastructure and the variation should ensure the environmental sensitivities are adequately protected.	a) Noted
	b) The variations should take account of the Agency's previous comments on the Limerick Regeneration Framework Plan.	b) Noted
	c) The variation should take into account plans currently being prepared, including; <ul style="list-style-type: none"> <li>- National Planning Framework</li> <li>- Regional &amp; Spatial Strategies</li> <li>- Shannon CFRAMS and the 2<sup>nd</sup> Cycle of the Water Framework Directive River Basin Management</li> </ul>	c) Noted
	d) The recommendations of the <i>EPS publication Ireland's Environment 2016 – An Assessment, 2016</i> should be taken into account in the variation	d) Noted
	e) The Planning Authority should determine if any future variations/amendments have significant effects on the environment in accordance with SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004)	e) Noted
	<b>Chief Executive's Recommendations:</b>	No Change
	<b>Implications for SEA/AA</b>	N/A

Ref.	Name/Group:	Southern Regional Authority
<b>4</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	a) The Southern Regional Assembly supports the objectives of the Limerick Regeneration Framework Implementation Plan and considers the variation to incorporate the objectives of the Limerick	a) Noted

	<p>Regeneration framework Implementation Plan into the Limerick City Development Plan 2010 -2016 would be consistent, as far as practicable with the Mid-West regional Planning Guidelines 2010 - 2022.</p> <p>b) However the Regional Assembly requests the Local Authority to review a possible discrepancy in the extent of proposed rezoning of land to Public Open Space shown in Moyross between Map 1.4 and Site reference 2 in Appendix 1 – Page 54.</p>	<p>b) The Planning Authority acknowledges a mapping error occurred when the variation was placed on public display between map No. 1.4 and Moyross detailed map No. 2. Limerick City &amp; County Council now propose to correct this mapping error to reflect the area of land, as detailed in Map No. 1.4, Section B of the report.</p>
	<p><b>Chief Executive's Recommendations:</b></p>	<p>Change to Map No. 1.4, Section B to reflect correction in mapping outlined in black</p>
	<p><b>Implications for SEA/AA</b></p>	<p>The proposed change reflects a mapping error only and which is being corrected to reflect the map originally assessed for the purposes of SEA and AA. Accordingly, the determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.</p>

<p><b>5</b></p>	<p><b>Name/Group:</b></p>	<p>Transport Infrastructure Ireland (TII)</p>
	<p><b>Submission:</b></p>	<p><b>Response</b></p>
	<p>a) The Authority supports the principle of the variation incorporating the LRIFP into the statutory Development Plan.</p> <p>b) The Authority notes that the text of the proposed variation identified the lack of a strategic access connection</p>	<p>a) Noted</p> <p>b) All work relating to the any proposed road infrastructure will to be progressed in</p>

	<p>to Southill from the M7 motorway greatly limits possible opportunities to attract employment into the area and acts as a barrier to permeability and that is a key challenge. Acknowledging this challenge the review of the LRIFP (2016) recommends the need to priorities key road infrastructural projects. Chapter 7 of the proposed variation outlines an Objective in the Southill Framework Strategy that states: It is an objective to investigate the provision of a more direct access from the M7 and N20 into Southill, subject to a feasibility study examining potential options.</p> <p>c) The Authority outline that there are a number of critical issues that need to be addressed:</p> <ul style="list-style-type: none"> <li>- Requirement for a Motorway Order</li> <li>- Demonstration with consistency with the provisions of Section 2.7 of the DoECLG Spatial Planning and National Guidelines, including a demonstration that the additional traffic loading can be accommodated at the junction concerned and on the national route network</li> <li>- Clarification of the implications and/or consistency with Objective TR19 of the adopted Development Plan, which concerns the provision of an additional road link for the N20/N21 traffic accessing the City from the Southern Ring Road, as a result of the layout of the Rosbrien Interchange.</li> <li>- The Council should be aware of the special requirements of the tolling scheme (N18 and the Limerick Tunnel Scheme) and the</li> </ul>	<p>collaboration with TII and the Department of Tourism, Transport and Sport.</p> <p>c) The requirement for a Motorway Order is recognized and an application for this will be made as part of the statutory planning process, if the proposal is progressed. Limerick City and County Council confirms that it is and will continue to comply with the provisions of S. 2.7 of the DoECLG spatial planning and national road guidelines. Consideration of the financial implications for the exchequer of the new road scheme in relation to the Limerick Tunnel will be considered as part of the scheme, if developed.</p>
--	--	---

	financial implications for the Exchequer of new road schemes in that context and to evaluate the consequences of same.	
	<b>Chief Executive's Recommendations:</b>	No Change
	<b>Implications for SEA/AA</b>	N/A

<b>Ref.</b>	<b>Name/Group:</b>	Irish Water
<b>6</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	Irish Water does not anticipate the proposed variation will impact on Irish Water's ability to facilitate the Limerick City Development Plan. They advise that Irish Water will only be in a position to confirm water and wastewater availability for detailed design stage for new development proposals through the pre-connection enquiry process.	Noted
	<b>Chief Executive's Recommendations:</b>	No Change
	<b>Implications for SEA/AA</b>	N/A

<b>Ref.</b>	<b>Name/Group:</b>	Chris Duhig, 83 Delmege Park, Moyross, Limerick
<b>7</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	a) The submission outlines an objection to the rezoning of lands at Bays Enterprise Centre in Moyross to Open Space. The Bay's area has potential as a catalyst for the economic regeneration of Moyross. It is considered that regeneration of the community must take place socially, educationally and economically.	<p>a) The Local Authority is committed to managing flood risk in accordance with the principles set out in ministerial guidelines "The Planning System and Flood Risk Management, Nov 2009". The most recent CFRAM flood maps, available to the Local Authority identifies some of the lands are located in Flood Zone A &amp; B and as such deems them to be at risk of flooding.</p> <p>Following public consultation, the extent of this zoning was reconsidered and it is recommended that an additional 1.36 ha undeveloped lands and 0.32ha of developed lands (which contain the Speedline Business) are zoned as Mixed Use. However all of the lands at this location cannot revert to</p>

	<p>b) It is considered by the submission that the re-zoning of the lands from Mixed Use zoning to Open Space serves no purpose other than to abdicate the responsibility of the Local Authority to address the economic needs of the residents of Moyross and other Northside surrounding communities.</p>	<p>Mixed Use, having regard to the extent of potential flood risk. Map 1.4, Section B outlines the extent of the change outlined in a red dashed line.</p> <p>The Planning Authority acknowledges the necessity for economic development to drive development in this area and job creation is a critical economic driver of regeneration. The Planning Authority have retained as much as possible of the lands outside the area identified as been at flood risk and have rezoned the lands to Mixed Use in accordance with the CFRAM maps.</p> <p>b) The Local Authority remains committed to the Regeneration areas and will continue to collaborate with other agencies to implement the objectives of the Limerick Regeneration Framework Implementation Plan.</p>
	<p><b>Chief Executive's Recommendations:</b></p>	<p>Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.</p>
	<p><b>SEA/AA Implications</b></p>	<p>The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.</p>

<b>Ref.</b>	<b>Name/Group:</b>	Catherine O 'Halloran, Northside Community Development Forum
<b>8</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	<p>a) The submission outlines that the Forum has been in talks with landowners and Local Authority officials for over a decade to development training facilities and counselling services on lands adjacent to Bays Enterprise Centre. The Forum is concerned that this location is no longer deemed suitable for enterprise development given the need for employment and training opportunities, including young people in Moyross and surrounding areas. Strongly oppose the rezoning of the lands.</p> <p>b) The Forum considers the promised commitments of the Limerick Regeneration Framework Plan (LRFP) have been revoked by the variation without appropriate consultation. Given the setbacks of the regeneration programme, the adoption of the variation would negatively affect community morale, confidence in the Local Authority, social inclusions issues, job opportunities and inward investment by industry to the location.</p>	<p>a) See response to Submission No. 7 above</p> <p>b) The Local Authority remains committed to the Regeneration areas and will continue to collaborate with other agencies to implement the objectives of the Limerick Regeneration Framework Implementation Plan.</p>
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed

	in the SEA and AA.
--	--------------------

Ref.	Name/Group:	
		Tracy McElligott, Moyross Residents Forum, Moyross Community Enterprise Centre
9	Submission summary:	Chief Executive's Response
	<p>a) The Forum objects to the re-zoning of the green area from open space to residential and request of the open space zoning be retained.</p> <p>b) The Forum questions the boundary of Moyross Regeneration represented as 1.4 on Map No.1. The boundary includes Ballynanty, Thomond Rugby, LIT, Woodview Park and along with 12 parks in Moyross. These Parks included in the Moyross boundary includes: Ballygrennan Park, Castle Park, Whitecross Gardens, Sarsfield Gardens, Hartigan's Villas, Cosgrave Park, Dalaish Park, Cliona Park, College Avenue, Craeval Park, Pineview Gardens and Delmege Park. This needs to be clarified.</p>	<p>a) A key challenge for Moyross identified in preparing the variation is the over-provision of under utilised public open space. The demolition of housing stock as part of the regeneration programme and the consequent layout of the estate have resulted in poor urban form, lack of natural surveillance which is compromising safety and security, poor public realm, and generally a poor living environment. The rezoning of these lands will secure Objective 10 to improve and enhance existing desire lines of pedestrian movement, and general public realm, layout and urban form.</p> <p>b) The Local Government Services (Corporate Bodies) (Confirmation of Orders) Act 2008 established the Limerick Northside Regeneration Agency and determined the boundaries within which the agency was operational. The boundaries were drawn to include areas adjacent to the Moyross. Regeneration is not an activity that occurs in isolation, but affects all of the communities in and around the regeneration areas. The Planning Authority does not view Moyross in isolation from its surrounding area. Poor accessibility to adjacent neighbourhoods, including the second and third level educational facilities close</p>

		to Moyross has resulted in community becoming physically, socially and economically isolated.
	<b>Chief Executive's Recommendations:</b>	No Change
	<b>SEA/AA Implications:</b>	N/A

<b>Ref.</b>	<b>Name/Group:</b>	Raymond O'Halloran
<b>10</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	The submission outlines ownership of the Bays lands and of the existing Speedline Engineering facility on the adjacent lands. These are identified as been the only lands suitable for development of industry in the area. There are current plans for development of the employment in the pipeline, which would utilise the entire 11 acres at this location, this development is vital for the area. Advocates the re-zoning of Shannon Development lands in Moyross to light industry to act as a catalyst for fulfilling the economic objectives of the LRFIP for Moyross, training opportunities and enterprise supports. (Map outlining land holding attached in Section B of the report)	See response to Submission No. 7 above
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.

<b>Ref.</b>	<b>Name/Group:</b>	Patrick Brown, Aire Training Ltd. and Culhane Training Ltd.
<b>11</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	The submission objects to the lands re-zoned from Mixed Use at Bay's Site to Open Space. Both Aire Training Ltd. and Culhane Training	See response to Submission No. 7 above

	Ltd. are companies are set up to provide accredited training and up-skilling of individuals in Regeneration areas to assist them to gain employment. To de-zone the land as Open Space is considered catastrophic for the progress of the companies, and the other start-up companies throughout the City.	
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.

Ref.	Name/Group:	Dan Hegarty, 82 Park Gardens, Corbally, Limerick
<b>12</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	<p>Submission outlines an objection to the rezoning of the lands at the Bays Enterprise Centre to Open Space. The lands were previously owned by Shannon Development, who were seen as drivers of industrial development in the region. The existing situation in Moyross, is a community with a very low skills base, a low education base and a very high long term unemployment cohort.</p> <p>While it is disappointing that Shannon Development did not attract industry, the developing environment will change over the next number of years to make the area much more attractive for industry and job creation. The development of the Limerick Northern Distributor Road will open up the area and improve connection to Shannon and Union Customs Code and Brexit and proximity to</p>	See response to Submission No. 7 above

	<p>Shannon Airport could create a cargo hub with many other business opportunities.</p> <p>Any employment opportunities that can be provided in these areas will make great strides in breaking the cycle and culture of long term unemployment. The lands should remain Mixed Use.</p>	
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.

<b>Ref.</b>	<b>Name/Group:</b>	Kieran McSweeney, Limerick City Build ( Regen) Ltd
<b>13</b>	<b>Submission summary:</b>	
	Submission outlines objection to the rezoning of lands at Bays' site as open space on the grounds that the proposed zoning will impede economic development and employment potential for an enterprise hub at this location. The submission requests the zoning of these lands for mixed use, and/or light assembly and related enterprise activities. Appropriate training services to up-skill people is vital, particularly in socially disadvantaged areas. There are plans to relocate the City Build Project from Oscail House, Bank Place to the Bay's site within 2 years.	See response to Submission No. 7 above
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made

		following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.
--	--	--

<b>Ref.</b>	<b>Name/Group:</b>	Gerry Clancy
<b>14</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	In discussion with the landowners to develop a mattress recycling company on The Bays Site. It will be zoned light industry and it hoped to proceed with the proposed development.	See response to Submission No. 7 above. The Planning Authority examined the change from Mixed Use to Light Industry in terms of permissible uses under the zoning matrix in the Limerick City Development Plan 2010 - 2016 (Extended) and consider that the uses are similar, this may be re – examined under the review of the Development Plan.
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.

<b>Ref.</b>	<b>Name/Group:</b>	Councillor Joe Leddin
<b>15</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	Submission outlines opposition to the rezoning of lands known as Bay's Site from mixed use to open space as this would seriously impact on the planned economic regeneration of the Moyross. While the understanding the rezoning is based on CFRAM Maps identification of the lands as having potential flood risk	See response to Submission No. 7 above

	<p>The landowner who operates a business from the adjacent site for 35 years indicates that there has been no issue regarding flooding in the past on the lands to be re-zoned. The proposed open space zoning is considered sterilising these lands from potential use for start-up businesses, social enterprises, and employment training opportunities.</p> <p>The lands should remain mixed use to facilitate potential investors assess the feasibility or otherwise for future economic development.</p>	
	<p><b>Chief Executive's Recommendations:</b></p>	<p>Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.</p>
	<p><b>SEA/AA Implications</b></p>	<p>The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.</p>

<b>Ref.</b>	<b>Name/Group:</b>	Niall Lawler, Mid West Composting
<b>16</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	<p>In discussions with the landowner with the potential to develop the lands know as 'The Bays' for a composting business, which would take 4 – 5 acres to accommodate the proposal and include warehousing and compost bays. It is envisaged that 10 full-time jobs will be created including a social inclusion percentage.</p>	<p>See response to Submission No. 7 above</p>
	<p><b>Chief Executive's Recommendations:</b></p>	<p>Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.</p>
	<p><b>SEA/AA Implications</b></p>	<p>The determination originally made</p>

		following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.
--	--	--

<b>Ref.</b>	<b>Name/Group:</b>	Raphael McEvoy, Glan Power Ltd
<b>17</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	In discussions with the landowner to develop a light industry type of business on The Bays site, the proposal would include generation of technical jobs, training opportunities and good social inclusion. The nature of the proposed business is waste to energy and renewable energy. The submission encourages the rezoning to light industry or "white land zoning", which would allow for the proposed development.	See response to Submission No. 7 and Submission No.14 above
	<b>Chief Executive's Recommendations:</b>	Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.
	<b>SEA/AA Implications</b>	The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.

<b>Ref.</b>	<b>Name/Group:</b>	Mark O'Connell, W2 Consulting
<b>18</b>	<b>Submission summary:</b>	<b>Chief Executive's Response</b>
	Having regard to the location and the strategic objectives of the LRFIP to develop economic activity in the area, advocates the rezoning of the lands to Light Industry. The creation of light industry space on the site; will facilitate future economic development	See response to Submission No. 7 above

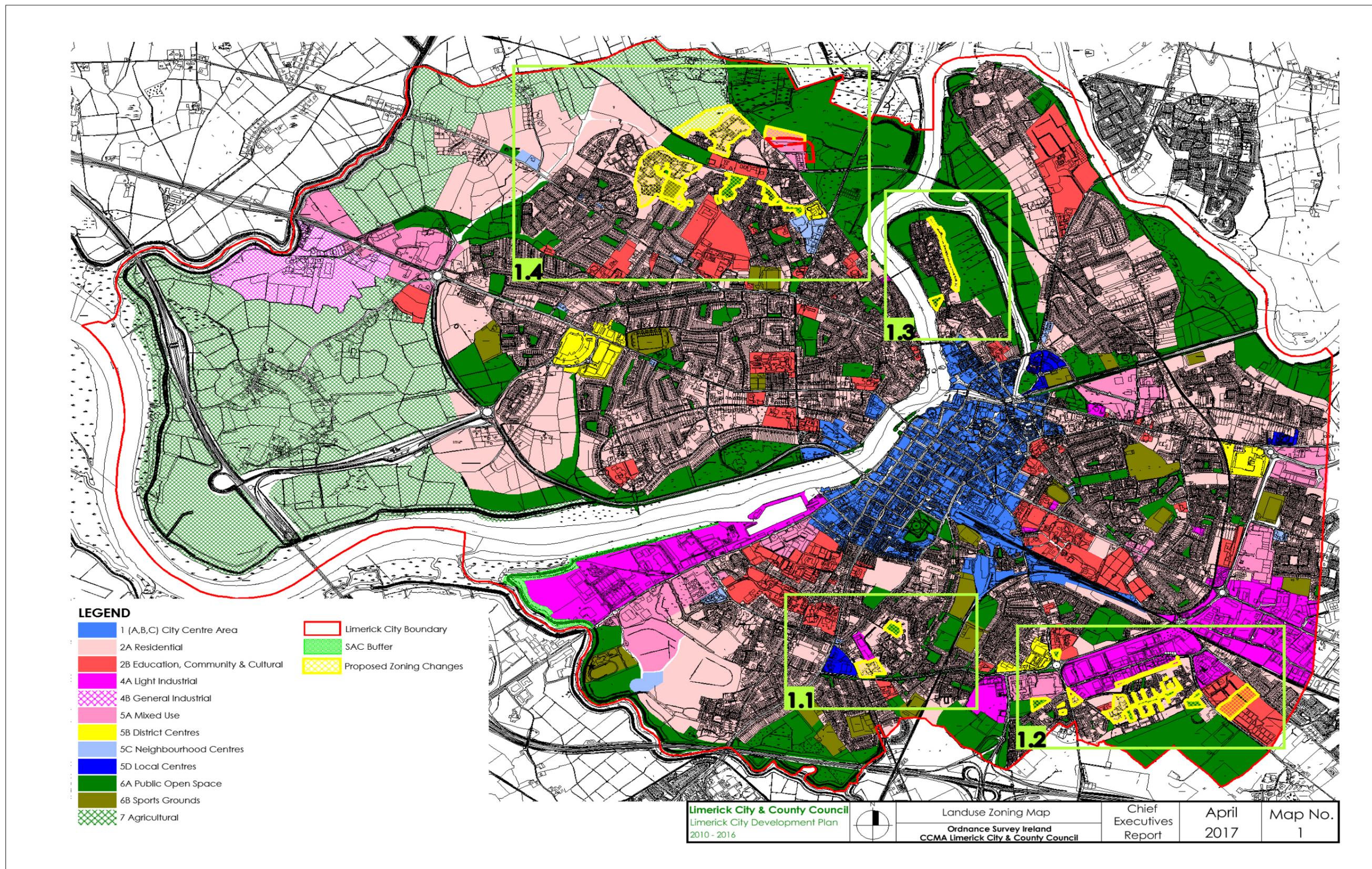
	<p>to meet the broader regeneration ambition.</p> <p>Based on recent evaluation of the LRIFP, the provision of light industry space would be a major catalyst for fulfilling the economic objectives of the LRIFP particularly in Moyross. The site would give a increased level of visibility to economic development within the area and become a significant link on the pathway required to integrate capacity building, training to job creation opportunities and enterprise supports.</p>	
	<p><b>Chief Executive's Recommendations:</b></p>	<p>Partial change of zoning to the 'Bays' site, rezoning mixed use zoning over 1.36 ha of undeveloped lands and 0.32 ha of developed lands, which is outlined in a red dashed line, see Map 1.4, Section B of the report.</p>
	<p><b>SEA/AA Implications</b></p>	<p>The determination originally made following SEA and AA remains unchanged. It is considered that the proposed amendment is not likely to have new significant adverse effects on the environment that have not already been detailed and addressed in the SEA and AA.</p>

## **Part B**

### **Proposed amendments recommended to the text and/or maps**

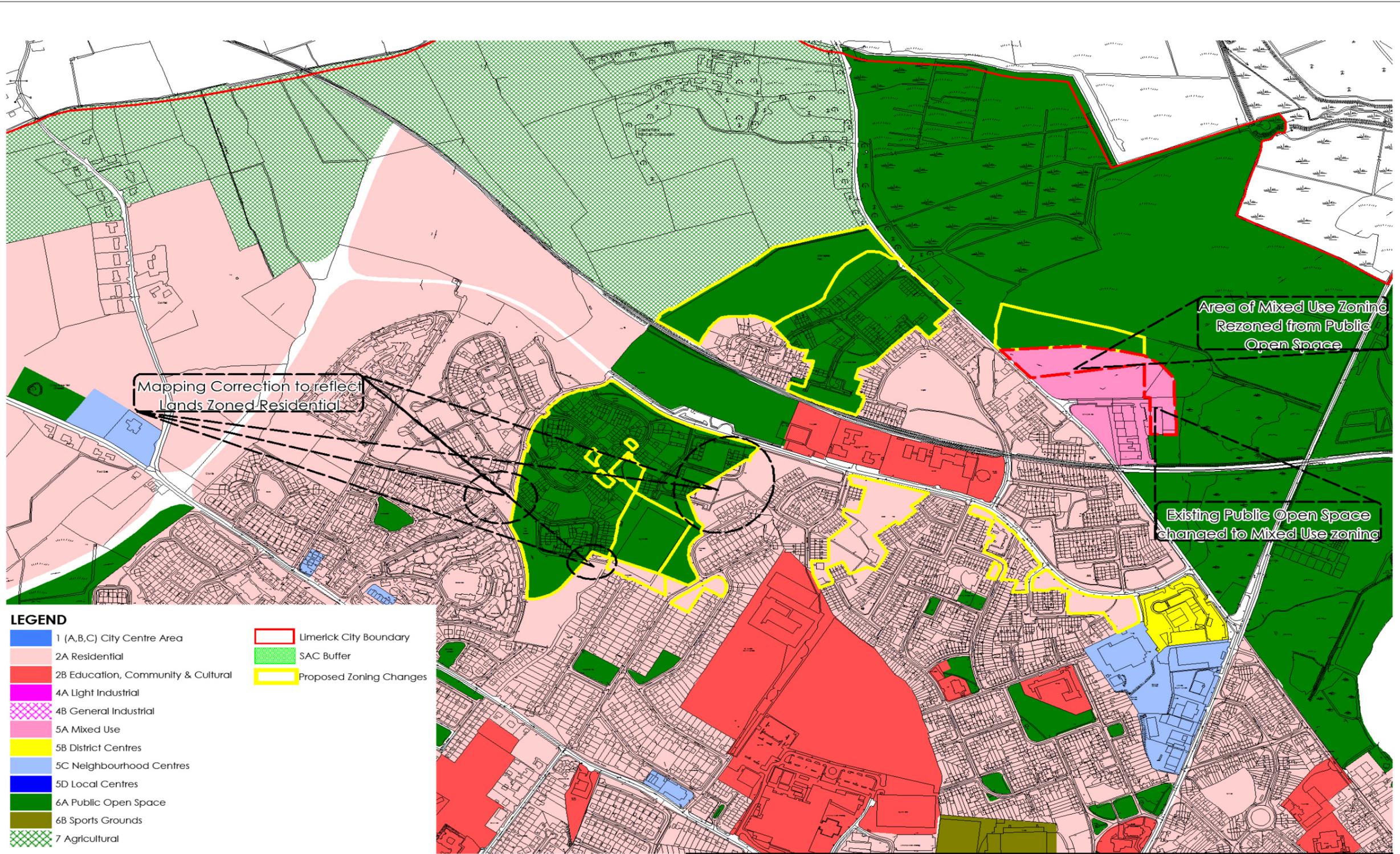
Part B outlines the proposed variations recommended to the text and/or maps of the proposed variation in response to the Chief Executive's recommendations on the submissions received as established in Part A.

**Amendments to Map No. 1**





**Amendments to Map No. 1.4**



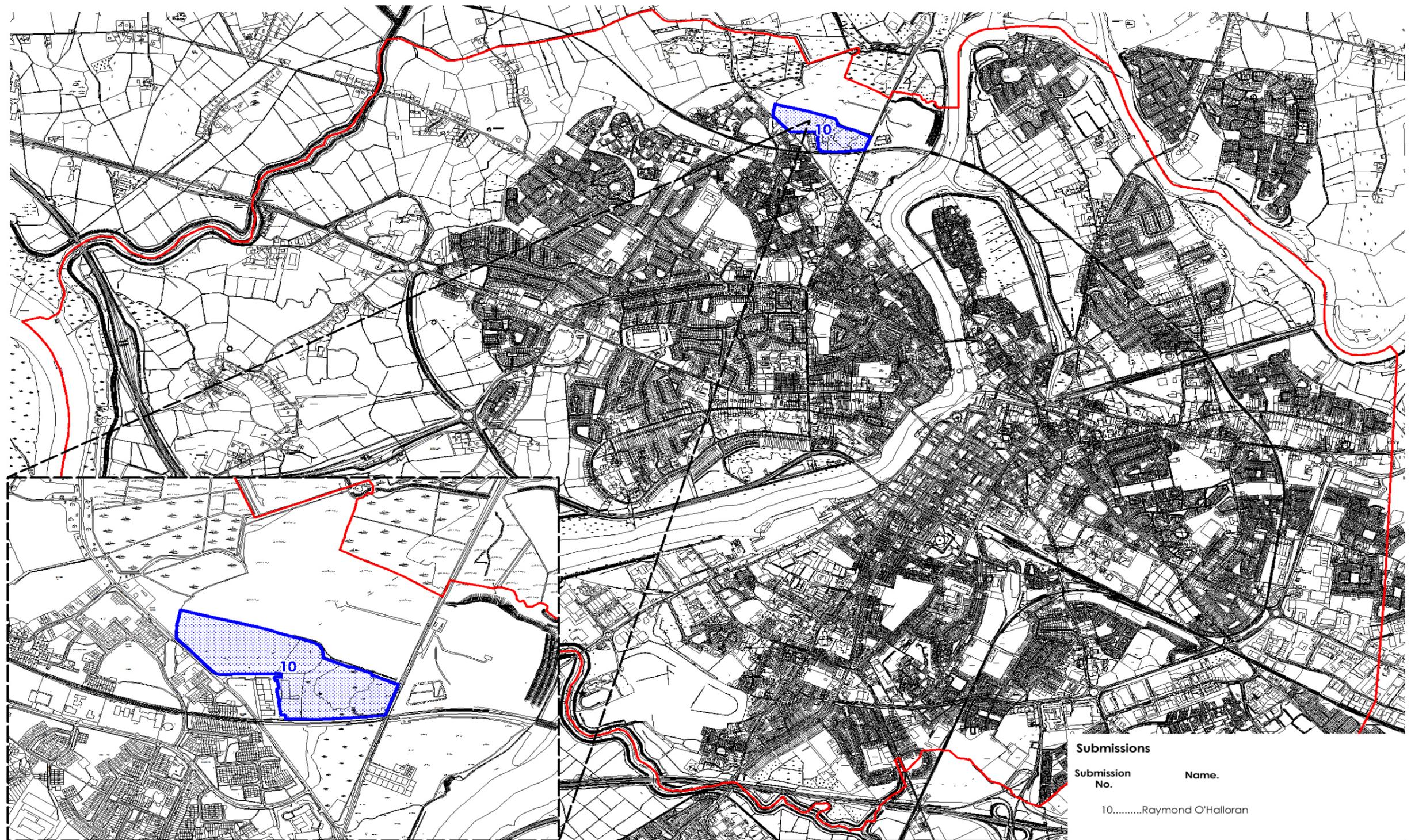
**LEGEND**

	1 (A,B,C) City Centre Area		Limerick City Boundary
	2A Residential		SAC Buffer
	2B Education, Community & Cultural		Proposed Zoning Changes
	4A Light Industrial		
	4B General Industrial		
	5A Mixed Use		
	5B District Centres		
	5C Neighbourhood Centres		
	5D Local Centres		
	6A Public Open Space		
	6B Sports Grounds		
	7 Agricultural		

<b>Limerick City &amp; County Council</b> Limerick City Development Plan 2010 - 2016		Landuse Zoning Map	Chief Executives Report	April 2017	Map No. 1.4
		Ordnance Survey Ireland CCMA Limerick City & County Council			



**Submission No. 10 –Landholding Map**



Submissions	
Submission No.	Name.
10.....	Raymond O'Halloran

<b>Limerick City &amp; County Council</b> Limerick City Development Plan 2010 - 2016		Submissions Map Ordnance Survey Ireland CCMA Limerick City & County Council	April 2017
--	---	---	---------------

**Chief Executive's Recommendation**

In accordance with Section 13 of the Planning and Development Act 2000 (As Amended), it is recommended that the proposed variation No. 6 (a) to the Limerick City Development Plan 2010 -2016 (As Extended) as set out in the Chief Executive's Report be made and the Material Alterations are placed on public display for a further 4 weeks.

---

Pat Daly  
Director of Services  
Economic Development