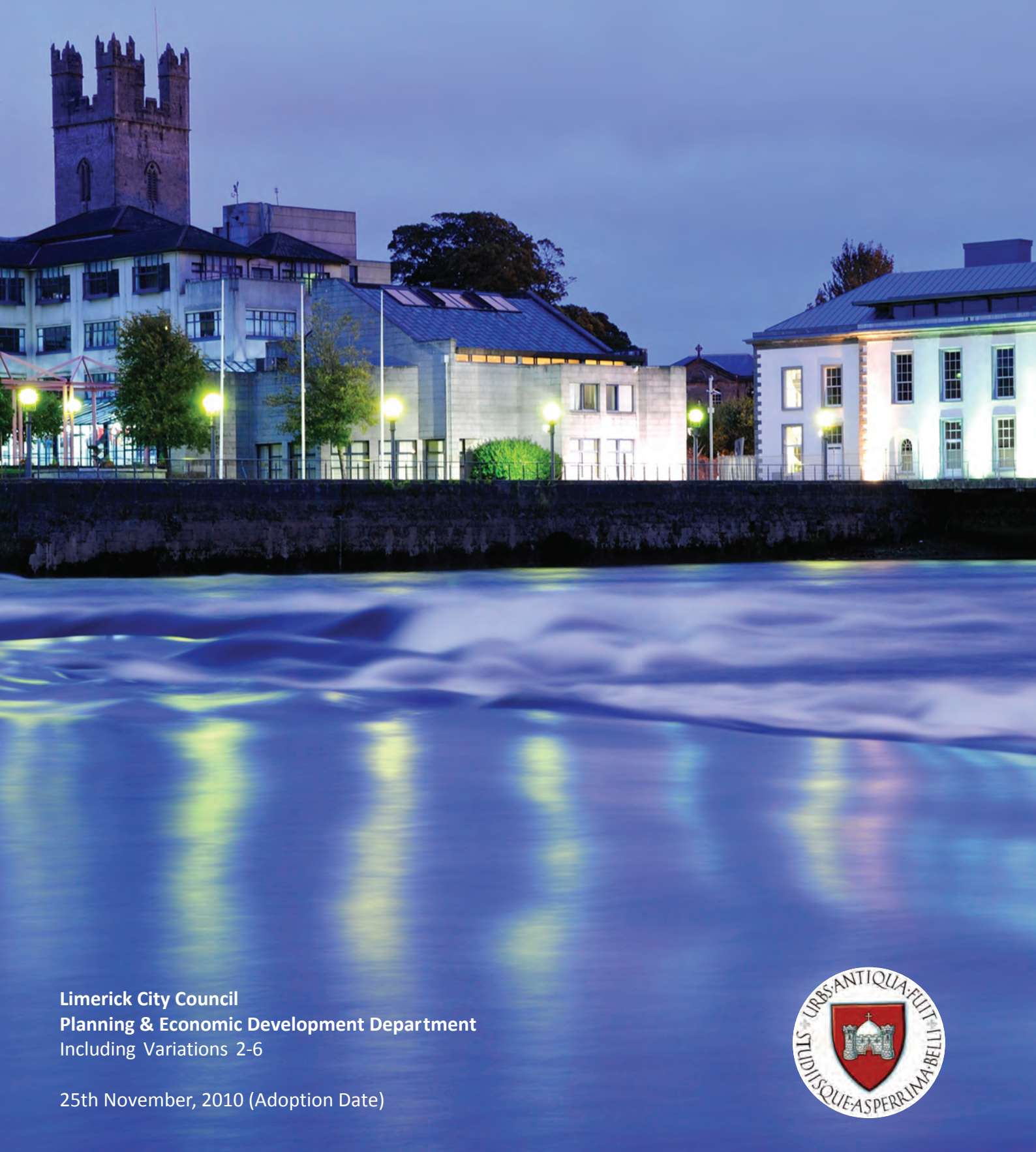


Limerick City Development Plan 2010 | 2016

Limerick City Council Development Plan Review



Limerick City Council
Planning & Economic Development Department
Including Variations 2-6

25th November, 2010 (Adoption Date)





The Limerick City Development Plan was adopted on the 25th November 2010 and came into effect on the 23rd December 2010.

- Variation number 1 to the Limerick City Development Plan 2010 – 2016, was NOT adopted by the elected members. This was the proposed rezoning of Toppin’s Field to a district centre.**
- Variation number 2 to the Limerick City Development Plan 2010 – 2016, which was adopted by the elected members on the 23rd April 2012 comprised of the replacement of Chapter 2 – overall strategy to include the preparation of a Core Strategy as required under the Planning & Development (Amendment) Act 2010.**
- Variation number 3 to the Limerick City Development Plan 2010 – 2016, which was adopted by the elected members on the 01st October 2012 comprised of the rezoning of lands from Class 6A Public Open Space to Class 2A Residential and Class 2B Education, Community and Cultural at Keyes Park.**
- Variation number 4 to the Limerick City Development Plan 2010 – 2016, which was adopted by the elected members on the 26th January 2015 comprised of the incorporation of the Limerick 2030 Economic and Spatial Plan and Amendments to advertising policy relating to ‘Bus shelters/Other Stand Alone structures.**
- Variation number 5 to the Limerick City Development Plan 2010 – 2016, which was adopted by the elected members on the 25th May 2015 comprised of the incorporation of the Shannon Integrated Framework Plan for the Shannon Estuary.**
- Variation number 6 (a) the Limerick City Development Plan 2010 – 2016 (as Extended), which was adopted by the elected members on the 29th May 2017, incorporating the objectives of the Limerick Regeneration Framework Implementation Plan**
- Variation number 6 (a) the Limerick City Development Plan 2010 – 2016 (as Extended), which was adopted by the elected members on the 29th May 2017, incorporating the vacant site levy, as provided for in the Urban Regeneration and Housing Act 2015.**

Notice of decision not to commence the review of the Limerick City Development Plan 2010-2016
Date: Thursday 23rd October 2014

In accordance with the provisions of section 28 of the Electoral, Local Government and Planning and Development Act 2013, a decision has been made not to commence the review of the Limerick County and Limerick City Development Plans 2010-2016. The Plans will therefore continue to have effect until a new Development Plan for Limerick City and County is prepared in accordance with the requirements of Section 11B of the Planning and Development Acts 2000, as amended.

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Abbreviations

| | |
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| ACA | Area of Architectural Conservation |
| ASPC | Area of Special Planning Control |
| BER | Building Energy Rating |
| BIDS | Business Improvement Districts |
| CCS | City Centre Strategy |
| CCA | Commercial Core Area |
| CCA | City Centre Area |
| CCRA | City Centre Retail Area |
| CCCA | City Centre Commercial Area |
| CHP | Combined Heat & Power |
| CCHP | Combined Cooling, Heating & Power |
| DCEGA | Department of Community, Equality & Gaeltacht Affairs |
| DEAP | Dwelling Energy Assessment Procedure |
| DES | Department of Education & Skills |
| DEHLG | Department of Environment, Heritage & Local Government |
| EPA | Environmental Protection Agency |
| EIS | Environmental Impact Statement |
| ER | Environmental Report |
| FIP | Framework Implementation Plan |
| GHG | Green House Gas Emissions |
| HDAA | Habitats Directive Appropriate Assessment |
| ICRN | Inner City Residential Neighbourhoods |
| LCGA | Limerick City Gallery of Art |
| LCDB | Limerick City Development Board |
| LEDP | Limerick Enterprise Development & Partnership Board |
| LPYMA | Limerick Young Mans Protestant Association |
| MWASP | Mid-West Area Strategic Plan |
| MMP | Mobility Management Plan |
| NCPF | National Cycle Policy Framework |
| NAP | National Action Plan for Social Inclusion |
| NDP | National Development Plan |
| NEAP | Neighbourhood Equipped Area for Play |
| NIAH | National Inventory of Architectural Heritage |
| NHA | Natural Heritage Area |
| NPWS | National Parks and Wildlife Service |
| NSS | National Spatial Strategy |
| OPW | Office of Public Works |
| OM | Operation & Management |
| OSI | Office for Social Inclusion |
| RMP | Record of Monuments & Places |
| RPG | Regional Planning Guidelines |
| RPS | Record of Protected Structures |
| RAPID | Revitalising Areas by Planning, Investment & Development |
| SPA | Special Protection Area |
| SMR | Sites & Monuments Record |
| SUDS | Sustainable Urban Drainage Systems |
| TA | Traffic Assessment |

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Volume I

Written Statement

introduction

1

Chapter 1 Introduction

Legal Preamble

The legal basis for the Limerick City Development Plan is contained in the Planning & Development Act, 2000-2008. In making the Plan, Limerick City Council adhered to the requirements of the Act and had special regard to the required widespread consultation, timeframes and consistency with other plans. The new City Development Plan sets out an overall strategy for the proper planning and sustainable development of the City and upon adoption, this Plan will supersede the existing Limerick City Development Plan, 2004.

Period of the Plan

In accordance with the requirements of the Planning & Development Act 2000-2008, the new Plan is valid from its adoption for a period of six years, subject to any review, variation, extension or alternation made in the future. This period will extend from 2010 to 2016.

Purpose of the Development Plan

The purpose of the Plan is to:

- Identify key development issues informed by statutory requirements, issues from the Council's perspective and community and/stakeholder participation;
- Develop policy objectives for the proper planning and sustainable development of the City that are consistent as far as possible with National Plans, Strategies and Policies;
- Provide a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions;
- Provide a basis for co-coordinating public and private development throughout the area;
- Ensure public participation through the statutory process governing its preparation; and
- Inform local communities on how their interests will be affected.

The Review Process

The review process of the Limerick City Development Plan officially commenced on the 5th of December 2008, when notice of intention to prepare a new City Development Plan was published. The review process stretches over a period of two years and must conclude with a fully adopted City Development Plan in late 2010.

Introduction

Limerick is the third largest city in the state and as such has a crucial role in the development of national competitiveness and the general economic performance of the Country as a whole.

The Limerick City Development Plan sets out Limerick City Council's policies for the development of Limerick City to 2016 and beyond. It has been developed following a period of intensive consultation which took the form of public meetings, meetings with stakeholders and service providers, written submissions and workshops for Elected Representatives.

The key issues that arose during the consultation process were:

- The decline of the City Centre.
- The need to integrate the Limerick Regeneration Framework Implementation Plan into the City Development Plan.
- The limited size of the City relative to the suburban area and the impact that this issue is having on the vitality of the City as a whole.
- The need to integrate residential, commercial, social and recreational facilities in a manner that serves all the City's inhabitants.

These key issues have been taken on board and are dealt with in the relevant Chapters of the Plan. The Plan is set within the strategic framework established by the National Spatial Strategy and Mid-West Regional Planning Guidelines. It also takes account of the Limerick City Development Board's Strategy, and a range of other local strategies and plans.

The Plan has been prepared having regard to relevant National plans, policies and guidelines that impact on proper planning and sustainable development. The main ones are:

- *The National Development Plan, 2007-2013*, which aims to achieve balanced regional development and identifies Limerick as a National Gateway;
- *The National Spatial Strategy, 2002-2020*, which provides a spatial planning framework for the country and reinforces Limerick's role as a National Gateway;
- *Sustainable Development: A Strategy for Ireland, 1997*, which provides a framework for the achievement of sustainable development at a local level;
- *The National Climate Change Strategy, 2007-2012*, sets out how Ireland can meet its targets under the Kyoto Protocol;
- *Ministerial Guidelines and Directives* including those on Housing Strategies, Retail Planning, Childcare, Residential Density, Architectural Conservation and Urban Design.

Overall Goals

The vision of the Plan is for Limerick City to continue to grow as the centre of economic, social and cultural development for the Mid-West Region. For this to be realised Limerick City must be a cohesive and sustainable community of people; where natural surroundings and important resources are protected; where cultural and built heritage is safeguarded; where opportunities exist that allow people to live and work in a safe environment with excellent public infrastructure and services together with ample cultural and leisure facilities. This Plan outlines Limerick City Council's policies for improving the social, economic, cultural and environmental health of the City both through direct action and in conjunction with other stakeholders i.e. the State, private and community sectors. It is based on three fundamental and interrelated goals, which underlie all the policies contained in the Plan.

Goal 1

To promote and provide for the sustainable development of Limerick City enabling it to fulfill its role as a National Gateway City.

This goal seeks to promote the social and economic development of Limerick City in a balanced and environmentally sustainable way. This will involve measures to promote a range of commercial, industrial and cultural developments; to increase the quantity and range of housing provision and to reverse the decline in population; to regenerate the City Centre, and other parts of the City in particular those identified in the regeneration programme; and to develop a high quality sustainable transport system. It is the belief of Limerick City Council that this can be best achieved in the context of an enlarged administrative area.

Goal 2

To promote social inclusion and to facilitate equality of access to employment, education, transport, suitable housing, social and cultural activities, whether by direct provision (e.g. social housing) or by facilitating others to provide the service (e.g. education).

Limerick City Council believes that the City Centre should be the centre of commercial and cultural activity in the Region. This belief is supported by a number of other strategies including the *National Spatial Strategy* the *Regional Planning Guidelines* for the Mid-West Region. The City Council is committed to the regeneration process currently underway in the areas of Moyross, Kings Island, Ballincurra Weston and Southill. The City Council is also committed to

ensuring that the proposed policies and actions will contribute positively to social inclusion and help meet the requirements of the *National Action Plan for Social Inclusion*.

Goal 3

To provide for a high quality natural and built environment and improved quality of life for those living and working in Limerick City and also for those visiting the City.

The attractiveness of the City is to a large degree dependent upon the quality and character of the environment – the buildings, the public realm, the amenity spaces and the natural heritage. A good quality environment is extremely important to the City for reasons of quality of life and economic prosperity. The City Council will therefore introduce a range of measures in this Plan to ensure a high quality built and natural environment for the City.

Structure of the Plan

The Plan is divided into three volumes made up of seventeen individual chapters, including explanatory maps, figures and tables.

- Volume I Written Statement
- Volume II Appendices
- Volume III Strategic Environmental Assessment (SEA)

Strategic
context

2

Chapter 2 Strategic Context

Introduction

This Chapter sets out the overall strategy for the City for the period 2010-2016 and beyond and details the Strategic Context within which the Development Plan is framed with reference to National and Regional plans and policies. The main objectives of the **Mid-West Area Strategic Plan** are detailed as part of this chapter. Reference is also made to other local strategies which impact on the future physical development of Limerick. Recent and proposed changes to these policies are outlined for incorporation into the City Development Plan as they are adopted. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based “Core Strategy” to be incorporated as part of any Development Plan. The purpose of a Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in so doing to demonstrate that a Development Plan and its policies and objectives are entirely consistent with national and regional development objectives set out in the National Spatial Strategy 2002- 2022 (NSS) and Regional Planning Guidelines 2010-2022 (R.P.G.'s).

This strategy addresses the issues of housing, employment and infrastructure. Key development areas are also identified and the broad development strategy concludes the Chapter.

Strategic Context

The Development Plan has been prepared with regard to relevant National and Regional Plans, Policies and Guidelines that impact on proper planning and sustainable development. The main elements of these plans are outlined below.

National Policies & Strategies

National Spatial Strategy 2002-2020 (NSS)

The NSS is a 20 year plan for the Country which aims to promote a better balance of population, jobs and development between the regions. It has identified a number of Gateway Cities including Limerick which are the focus for population and economic growth in their region. Much of the focus of the City Development Plan is to set out the framework within which Limerick can further develop its role as a Gateway City for the Mid-West Region. It is noted that the NSS is currently being refreshed and the results of this will be incorporated into the new development plan when necessary.

The Atlantic Gateways initiative is based on the NSS and aims to mobilise the gateways of Waterford, Cork, Limerick and Galway through interaction and collaboration to create a critical mass in the regions to balance that of Dublin.

National Development Plan 2007-2013 (NDP)

The NDP envisages a total investment of €184 billion over the next 7 years to ‘secure the further transformation of our country socially and economically within an environmentally sustainable framework’ (NDP pg. 10). As the third largest City in the Country, the challenge for Limerick is seen as accelerating growth and development, focusing on the regeneration of the City Centre and using NDP investment in the City’s infrastructure to act as a trigger for significant private investment. Limerick City Council has sought funding under this initiative mainly to improve the physical fabric of the City Centre to date.

Sustainable Development: A Strategy for Ireland, 1997

This Strategy provides a framework for the achievement of sustainable development at local level.

It identifies 4 key ways development plans can contribute to the achievement of sustainability:

- Encourage efficient use of energy, transport and natural resources through the careful selection of development locations;
- Promote the most effective use of areas already developed;
- Secure protection and enhancement of the natural environment;
- Accommodate new development needs in an environmentally sustainable way.

National Climate Change Strategy 2007-2012 (NCCS)

The National Climate Change Strategy aims to reduce energy consumption and ensure Ireland reaches its target under the Kyoto Protocol to limit greenhouse gas emissions to 13% above 1990 levels by 2012. A **Regional Climate Change Strategy** has also been prepared for the Mid-West Region by the Regional Authority.

Statutory Guidelines

The Department of the Environment, Community and Local Government regularly issue guidelines to Planning Authorities on aspects of planning policy. Limerick City Council will have due regard to all guidelines currently issued and that may be issued during the lifetime of this plan.

Regional Policies & Strategies

Mid-West Regional Planning Guidelines 2010-2020 (R.P.G.'s)

The R.P.G.'s provide an overall spatial planning framework for the Region to 2020 taking the NSS objectives to a regional level and supporting the strengthening of the Limerick Gateway. The **Regional Planning Guidelines** were adopted by the Mid-West Regional Authority in September 2010. All Planning Authorities and allied service agencies have an obligation to be consistent with the provisions of the 'Guidelines & Strategies' in the preparation and execution of their prescribed functions. The strategy recognises that the Region is marked by a strong central core, embracing Limerick City, and the nearby centres of Shannon and Ennis. The presence of key infrastructure i.e. Shannon Airport, Educational Institutions, port, rail and road facilities in the area, together with considerable public capital investment serves as major opportunities for the City and the Region. Weaknesses include low population distribution, weak urban infrastructure, poor connectivity around the Region, commuting distance and travel times and the over elaborate local government administration needs of the area.

Mid-West Area Strategic Plan 2010-2030 (MWASP)

MWASP is designed to develop an integrated planning, land use and transportation strategy for the development of the Mid-West Region with a 20 year horizon.

It is envisaged that such a framework will:

- Identify the Region's strategic infrastructural requirements for the next 30 years.
- Inform future development plans.
- Inform the upcoming National Development Plan (NDP) review and future NDP, Regional Planning Guideline (RPG) and National Spatial Strategy (NSS) reviews.
- Support the sustainability of the Limerick, Shannon, Ennis triangle and outlying conurbations.

Strategic Context

- Aid in identifying and securing National Government funding.
- Aid in informing National, Regional and Local Government Policy and include other relevant considerations for the Region into an overall sustainable development strategy.
- On completion and adoption the plan will be integrated into the development plan by way of variation if necessary.

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 5.

Retail Strategy for the Mid-West Region (2010 -2016)

The retail strategy for the mid west Region was approved by Limerick City Council in 2010. The strategy reviewed the 2003 strategy and set out policy recommendations in respect of future retail development in the region. These policies are set out in more detail in Chapter 4.

Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare Local Authorities (2010-2016)

Limerick City Council with Limerick and Clare County Councils have carried out review of the Housing Strategy in 2010. It has examined the need for coordinated housing policies between the local authorities to support the regeneration project and the populations targets set out the R.P.G.'s. The final Housing Strategy was adopted by Limerick City Council in 2011 and will be incorporated into the City Development Plan.

Policy SC.1

It is the policy of Limerick City Council to have regard to and be consistent with National and Regional Plans, Policies and Guidelines in the development plan and implementation of the overall strategy for the development of Limerick City.

Local Strategies

Regeneration

Moyross, St. Mary's Park/King's Island, Southill and Ballinacurra Weston have been identified by the Government as areas in need of radical physical, social and economic regeneration. The Regeneration Agency was established in 2007 by the Oireachtas with a remit which ran until June 2012. The consolidation of the Regeneration Agencies in 2012 and the establishment of the Office of regeneration within Limerick City and County Council brought a new impetus to the project with the main priority being the delivery a solid and viable implementation plan. A key objective for these areas is the renewal and rebuilding of existing public housing with a strong emphasis on management and enforcement. A further key objective is the creation of a much more balanced social mix of housing by the provision of private and affordable housing and the necessary social and economic infrastructure to support the economic needs of the communities. Limerick City and County Council is a key stakeholder in the process. Policies in respect of regeneration are set out in Chapter 7 of this plan.

2030 Economic and Spatial Plan

The Limerick 2030 Economic and Spatial Plan for Limerick sets out the medium and long term strategy for the development of Limerick City and County for the next 15 years.

The Mid-West Task Force

The Mid-West Task Force was established by An Tánaiste, Mary Coughlan TD, in February 2009, to consider and make recommendations concerning the implications of the serious economic downturn in the Mid-West on the socio-economic fabric of the Region, exacerbated by the announcement by Dell of the cessation of manufacturing in Limerick. The continuing economic slowdown will require innovative responses if the population targets set out are going to be served by sufficient employment opportunities.

The final report of the task force will address these needs under a number of headings:

- Driving foreign inward investment and the development of enterprise;
- Examination of the contribution and inter- relationships of the economic development agencies;
- Targeting key investments to offset job losses in low skill manufacturing and the skill sets required for same;
- A Masterplan for the Greater Limerick Area;
- The potential of the Mid-West as an energy hub;
- Optimization of the potential of the Shannon Estuary;
- Tourism - development of a ten year plan;
- The potential of a major cargo hub at Shannon Airport.

Policy SC.2

It is the policy of Limerick City Council to have regard to local strategies in particular the Limerick 2030 Economic and Spatial Plan.

Core Strategy

The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the planning authority and in so doing to demonstrate that the development plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines (R.P.G.'s) and especially as regards defining a coherent settlement strategy that sets out the hierarchy and role of Gateways, Hub towns, City towns, other towns and villages and rural areas outlined in the documents above; and

- The process of giving effect to the hierarchy above by setting regional and national population targets and associated requirements for housing land.
- Providing a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed use zonings in the development plan
- Providing a rationale for the quantum and location of employment zoned lands.
- Demonstrating that, in setting out objectives for retail development, the planning authority has had regard to the statutory Retail Planning Guidelines.

Population

Part One of the City Development Plan, 2004 set out two possible demographic scenarios for the future growth of the City and explored the implications of these scenarios in terms of housing, employment, schools and other components. The City Development Plan, 2004 expected that the population of Limerick City and Suburbs would increase from 92,000 to between 97,000 and 101,000 by 2006, depending on the rate of employment creation in the City. It was also expected that the population of the area within the City Boundary would rise to over 55,000 concomitant

on the above expectation and there being no increase in migration out of the City. However, according to the 2006 census the population within the City Boundary fell from 54,000 to 52,000 and the population of the City and Suburbs rose to a little over 95,000 persons. The implication of these trends is that there was a migration of more than 6,000 persons out of the City to elsewhere in the Region and very little of this migration settled in the suburbs of Limerick City. In fact there was also net out-migration from the City and suburbs of about 4,000 persons. The boundary extension of 2008 increased the population of the City to 59,790.

Strategic Context

The failure of this part of the Limerick-Shannon Gateway to expand its population is a very serious concern and must be addressed if the full potential of the Gateway is to be realised in accordance with National Policy. In August 2009 the DEHLG issued revised population targets addressing the changed economic circumstances for inclusion in the Regional Planning Guidelines and city and county development plans, these are set out in Table 2.1 below.

Table 2.1 Minimum Population Targets for Gateways & Hubs for 2016 & 2022

| Gateways | | | | | |
|--------------------------|------------------|------------------|------------------|------------------|------------------|
| Population | | | | | |
| | 2002 | 2006 | 2010 | 2016 | 2022 |
| Letterkenny | 15,231 | 17,586 | 20,300 | 23,000 | 25,700 |
| Sligo | 19,735 | 19,402 | 19,200 | 21,200 | 23,700 |
| Dundalk | 32,505 | 35,085 | 38,200 | 42,300 | 47,200 |
| Dublin Metro. | 1,182,892 | 1,242,709 | 1,306,300 | 1,392,200 | 1,486,800 |
| Midlands | 42,655 | 48,887 | 54,800 | 66,000 | 85,000 |
| *Limerick/Shannon | 95,559 | 99,979 | 104,600 | 118,000 | 132,700 |
| Waterford | 46,736 | 49,213 | 52,500 | 56,500 | 62,500 |
| Cork Metro. (CASP) | 257,355 | 272,645 | 296,600 | 336,600 | 381,500 |
| Galway | 66,163 | 72,729 | 78,400 | 88,500 | 98,700 |
| Total | 1,758,831 | 1,858,235 | 1,970,900 | 2,144,300 | 2,343,800 |

Source: Regional Planning Guidelines Review Gateway & Hub Population Targets (DEHLG August 2009).

Note: * Mid-West Regional Planning Guidelines 2010 – 2022.

The distribution of the target population for the Gateway is also set out in the Regional Planning Guidelines. This mandates the need to support the considerable future public investment in regeneration in the City by allocating up to 70% of the increase of the population for the Limerick/Shannon Gateway to the area of Limerick City Council with the balance to be distributed between the remaining relevant areas in Counties Limerick and Clare. The resulting target population for the City is set out in Table 2.2 below.

Table 2.2 Population targets for Limerick City 2006 – 2022

| Year | Population | Increase | Target |
|------|------------|----------|--------|
| | | | |

| | | | |
|--------------|--------|-----------------|---------------|
| 2006 | 59,790 | | |
| 2016 | | + 10,978 | 70,768 |
| 2022 | | +10,472 | 81,240 |
| Total | | +21,450 | |

Source: Mid-West Regional Planning Guidelines 2010 – 2022.

Context

The projected increase in the population of the City of 10,978 in the lifetime of the plan will generate a demand for housing, employment, education and other services within the City. This plan sets out a range of policies that support this target in a coordinated and sustainable manner.

Housing Land Availability

This proposed population target increase of 10,978 in 2016 combined with a reduced household (Housing Strategy for the Mid-west Region 2010-2017) will generate a housing demand of 9,149 units over the lifetime of the Plan. The existing undeveloped residential land bank within the City is 168.5 hectares (excluding regeneration areas) which in accordance with the density levels indicated in the Mid-West Regional Planning Guidelines of 22 – 35 units per hectare is capable of providing 5,679 units. The regeneration areas have an indicated capacity to meet the requirement for 4,400 additional units. Further capacity is also identified in the mixed use zones in the city including; the city centre, district centres and neighbourhood centres in particular. These are estimated to have a capacity for 3,538 units. The capacity of these areas in respect of population is set out in Table 2.3 below. These results indicate that there is sufficient land to meet the housing need for the lifetime of the plan. The development plan is in accordance with National Policy in respect of supporting the regeneration programme. These figures ignore brown field site redevelopment in the City Centre and in some suburban areas.

Table 2.3 Housing Land Capacity

| Location | Area (Hectares) | Units | Pop. Equivalent |
|---------------------------------------------------|------------------------|---------------|------------------------|
| Regeneration | 133 | 4,400 | 10,560 |
| Zoned Undeveloped Lands | 168.5 | 5679 | 13,628 |
| Mixed use land (including brownfield land) | 105 | 3538 | 8,492 |
| Total | 406.5 | 13,617 | 32,680 |

Location of Land

The majority of the residentially zoned undeveloped land consists of small pockets of land 0-4Ha in size. There are a number of larger parcels in excess of 8 Ha and these are listed in Table 2.4.

Table 2.4 Undeveloped Zoned Housing Land

| Location | Area (Hectares) | Units |
|------------------------------|------------------------|--------------|
| Coonagh / Clondrinagh | 33 | 1,089 |
| Clonmacken | 23 | 759 |
| Former Racecourse | 36 | 1,188 |
| Corbally | 8 | 264 |
| Total | 100 | 3,300 |

Phasing of Development

These figures indicate clearly that there is an excess of land required possible for residential development to meet the population target assigned to Limerick City for the plan period. There is therefore a need to phase developments in a planned and sustainable manner. Table 2.5 sets out the quantum of land expected to be released in the plan period and to 2022 under the various zonings. Given the compactness of the city it is not possible to prioritise areas other than the regeneration areas. In this regard the adopted Limerick Regenerates Framework Implementation Plan has stated that in the plan period there is capacity to deliver 2,000 additional units as required and that the balance of 2,400 can be accommodated in the period after that. The balance of lands identified indicate a preference to seek the consolidation of the city centre through brownfield development and the diversification of the district centres to perform as more than just retail centres.

These figures indicate a slight under provision of land for the plan period. However reference should be had to the current economic climate, the current overhang in the market and the capacity that can be released should economic conditions change.

Retail

Chapter 4 of the plan sets out the policy of Limerick City Council in respect of retail development over the plan period. These policies incorporate fully the Retail Strategy for the Mid-West Region (2010 -2016) which has been adopted by Limerick City Council in accordance with the Retail Planning Guidelines.

Table No. 2.5 Core Strategy

| LIMERICK CITY CORE STRATEGY POPULATION LAND USE AND HOUSING UNIT REQUIREMENTS 2010 -2022 | 2006 Population | 2016 Population | 2022 Population | Phase 1 House No. Units Required by 2016 based on Households of 2.4 | Phase 2 House No. Units Required by 2022 based on Households of 2.4 | Total House No. of Units required by 2022 based on households 2.4 | Phase 1 Land to be zoned in Hectares 2016 | Phase 2 Land to be zoned in Hectares 2022 | Total Land to be zoned in Hectares by 2022 | 90% of Housing Units (MWRA RPGs 2010- 2022 *) @ 35 housing units per hectare of 168.5 hectares | 10% of Housing Units (MWRA RPGs 2010-2022 *) @ 22 housing units per hectare of 168.5 hectares | Excess /Shortfall Zoned Lands 2016 Ha's | Excess /Shortfall Zoned Lands 2022 Ha's | Total Excess /Shortfall Units 2016 | Total Excess /Shortfall Units 2022 |
|------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Limerick City | 59,790 | 70,768 | 81,240 | 9,149 | 4,364 | 13,513 | 272 | 135 | 407 | | | -1.16 | 2.52 | 39 | 143 |
| Increase | | 10,978 | 10,472 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Regeneration | | 4800 | 5760 | 2,000 | 2,400 | 4,400 | 60.6 | 72.4 | 133.0 | | | | | | |
| Zoned Undeveloped Housing Lands *1 | | | | | | | | | | | | | | | |
| Coonagh/Clondranagh | | 1,618 | 1051 | 674 | 438 | 1,112 | 20 | 13 | 33 | | | | | | |
| Clonmacken | | 1212 | 566 | 540 | 236 | 776 | 16 | 7 | 23 | | | | | | |
| Former Racecourse | | 1778 | 1132 | 741 | 472 | 1,213 | 22 | 14 | 36 | | | | | | |
| Corbally | | 648 | 0 | 270 | 0 | 270 | 8 | 0 | 8 | | | | | | |
| Balance | | 4448 | 1092 | 1853 | 455 | 2,308 | 55 | 13.5 | 68.5 | | | | | | |
| MIXED USE/ BROWN FIELD *2 | | | | | | | | | | | | | | | |
| City Centre | | 3638 | 607 | 1516 | 253 | 1769 | 45 | 7.5 | 52.5 | | | 4.24 | | | |
| Remaining Mixed use including Brownfield/Derlict Sites | | 3638 | 607 | 1516 | 253 | 1769 | 45 | 7.5 | 52.5 | | | | | | |
| Total | | 21,780 | 10,815 | 9,110 | 4,507 | 13,617 | 272 | 135 | 407 | | | | | | |

Notes

*1 Residential Land Bank potential 168.5 hectares

Total Units = 5,678 units

*2 Mixed Use

/Brownfield 105 hectares

94.5ha x 35 units= 3307 units

10.5hax 22 units = 231 units

Total units =3,538

Strategic Employment Locations

The City Council will support the further development of the City Centre as the primary strategic employment location in the region. The plan recognises the further potential that exists within the Docklands area, as well as suburban locations such as the regeneration areas Ballysimon and Coonagh/Clondrinagh to provide substantial employment opportunities. It is clear that in the current economic climate, development should be concentrated in these locations. The reports of the Mid-West Task Force and MWASP will inform the strategy into the future.

City Centre

Forfas in its report '**Our Cities – Drivers of National Competitiveness**' concluded that:

'Successful countries and regions must have successful cities at their core. The evidence clearly demonstrates that cities drive economic growth and living standards with significant benefits for national living standards'.

The National Spatial Strategy places strong emphasis on development of the City Centre as the key driver of economic activity. Limerick City Centre as a Regional Gateway will continue as the focus for retail, cultural and commercial activity and has potential for significant expansion and intensification while recognising the need to respect the existing intrinsic historic character of the area in new development. The City Centre has seen significant development over the last 10 years, however the vitality of City Centres retail base has been undermined by developments outside of the centre and the difficulties associated with land assembly and conservation within the City Centre. The City Council have begun an ambitious programme of pedestrianisation of the Central area and the introduction of an inner orbital route which combined with green routes will facilitate easier access to the centre. The Limerick 2030 Economic and Spatial Plan identifies seven City centre transformational projects. It is considered that the development of these sites, combined with the proposed improvements in the public realm and traffic management proposals contained within this plan will provide the necessary opportunities during the life of this plan.

The existing Limerick Docks provide a key piece of transport infrastructure in the context of short sea shipping. The protection of the existing docks as a logistical hub with the sustainable redevelopment of the adjacent lands as a significant employment and residential area within the City is an objective of this plan.

Regeneration Areas

The proposed regeneration of Moyross, Southill, Ballinacurra Weston and St. Mary's Park/Kings Island will provide significant employment opportunities during the construction and operational phases subject to funding being made available. The Limerick Regeneration Framework Implementation Plan was adopted by Limerick City Council and will be fully incorporated into the City Development Plan as part of this variation. More detailed policies in respect of the regeneration project are presented in **Chapter 7 Regeneration**.

Other

There are also a number of additional locations in the suburbs and in particular Coonagh/Clondrinagh and existing industrial lands which can, through intensification of use, provide a choice of locations to meet employment needs.

The advantages of these City locations over more dispersed areas are that they:

- Make optimum use of existing infrastructure, such as water, drainage, transport, services;
- Are close to existing residential areas or in planned mixed use areas, where people can walk or travel short distances to work, reducing the need to travel;

- They are currently or are planned to be served by high quality public transport.

Infrastructure

The provision of adequate infrastructure to support the needs of an expanding population is considered essential. The detailed requirements in respect of transport and services are currently under review in the **Mid-West Area Strategic Plan**. Policies in respect of their management are set out in **Chapters 5 Transportation** and **12 Environmental Infrastructure & Management**. Critical to the attraction of inward investment is the need to create an attractive and easily accessible City Centre. In this regard both the orbital route and the pedestrianisation strategies are underway and funding of these projects is critical. It is also acknowledged that a successful economy must have a modern and reliable energy infrastructure. In this regard the contents of the Government White Paper, **Towards a Sustainable Energy Future for Ireland 2007 – 2020** and the subsequent Grid 25 Transmission Strategy 2008 (Eirgrid Plc) are noted.

Boundary Extension

The promotion of the balanced social and economic development of Limerick in a balanced and environmentally sustainable way is the goal of this development. It is the belief of Limerick City Council that this can best be achieved in the context of an enlarged administrative area. The case of Limerick City Council is grounded squarely on the concept of effective and convenient local government, defined by the City Council as embracing aspects of quality, quantity and cost of service provision to the public. The concept also incorporates the principle of equity of provision to all consumers regardless of their location.

In addressing the concept of effective and convenient local government, the City Council bases its case on the following considerations:

- Limerick City is a designated gateway in the National Spatial Strategy. The partitioning of the Gateway mitigates against the achievement of a City of sufficient and functional scale.
- The promotion of Limerick requires a sense of vision for the City, the realisation of which requires an integrated set of direct and indirect strategies, best achieved by a single urban authority.
- There has been population decline in the County Borough and population growth in the City Environs with diffusion in the provision of services resulting in a lowering of quality and efficiency.
- The extended boundary will assist in securing the long term financial base for the City.
- There is insufficient land available within the County Borough to accommodate the coordinated and sustainable functioning and growth of the Gateway.
- In terms of planning and development the entire Limerick City area performs as a single, complex entity. To ensure that needs and changes in the urban system are controlled and directed in the most effective and convenient manner, it is essential to have a single urban authority.
- Social imbalance resulting from rural depopulation is universally recognised. Less obvious is the imbalance caused by loss of population to the periphery, such as has been experienced in Limerick and manifested by urban obsolescence and social deprivation. These problems can be best addressed in a balanced way by a single local authority.
- In terms of enfranchisement, only the City Council can have the City as a whole as its sole policy focus, thus ensuring equity for and accountability to the entire urban electorate.
- The provision of local services by three autonomous local authorities within a single urban area militates against uniformity in quality, economies of scale and equity in distribution.

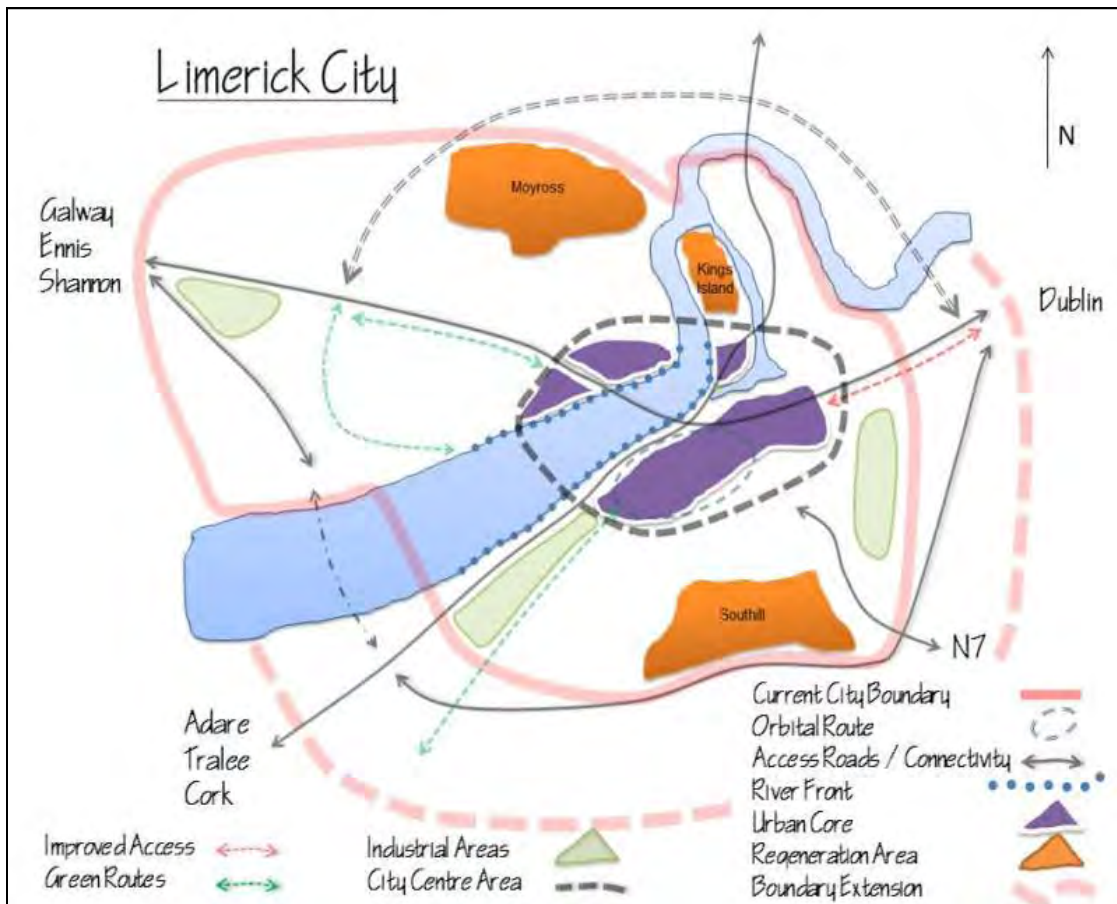
City Development Strategy

Figure 2.1 below illustrates the development strategy for the City for the period of the plan.

The main elements which are developed further in the plan are:

- The need to extend the administrative boundaries of the City to provide more coherent and focussed policies to support the Gateway.
- The regeneration of the Moyross, Southill, Ballinacurra Weston and **St. Mary's Park/Kings Island** areas of the City in a sustainable manner.
- The development of a strong and vibrant City Centre in accordance with the Limerick 2030 Economic and Spatial Plan.
- The support of the existing district centres as identified in the retail strategy and the existing employment areas as identified.
- The completion of the inner orbital route and fourth river crossing together with the introduction of green routes throughout the City to improve access to the City Centre and other critical nodes within the City.
- Support for the Atlantic Corridor project to link the gateways along the Atlantic seaboard.

Figure 2.1 CORE STRATEGY



Economic development strategy

3

Chapter 3 Economic Development Strategy

Introduction

This Chapter will set out the strategies and land use policies to guide the future economic development of the City. Cities are seen as the primary drivers of economic and social development. The recently published report '*Our Cities: Drivers of National Competitiveness*' by the National Competitiveness Council of Forfas highlight the role that properly managed cities can play in increasing national economic growth.

It is the objective of Limerick City Council:

- To develop an enterprising City based on a wide sector mix;
- To create and maintain a unique and attractive City region to attract foreign direct investment and employment;
- To provide for a diverse range of employment needs so that people with a diverse range of skills can find work in the City;
- To support sustainable growth of third level institutions in the City, in particular research and development, and to foster links with business;
- To provide balanced spatial employment to reduce the need for travel and also to provide balanced economic growth throughout the City, in particular in the regeneration areas;
- To maximise the use of available land, including the intensification and re-use of existing land and buildings;
- To ensure new locations for employment have access to public transport.

Strategic Context

The National Spatial Strategy (NSS) & the National Development Plan 2007-2013 (NDP)

A key aim of the NSS is the development of Gateways as national engines of growth which will establish a spatial structure capable over time of changing previous development trends, such as the rapid development of the Greater Dublin Area. Limerick is identified as a Gateway City in the NSS and an engine of growth for the Region in terms of employment and population. The current NDP highlights a move towards more high value economic activities and industries, both foreign-owned and indigenous. It recognises that Limerick has a strong economic base with extensive Foreign Direct Investment in dynamic sectors such as Information, Communication & Technology, strong third level education facilities, a modern airport with recent significantly enhanced capacity, a large hinterland with regionally important towns and an outstanding natural setting. The challenge for Limerick is seen as achieving growth and development in the current economic climate.

The Mid-West Task Force

The Mid-West Task Force was established by An Tánaiste, Mary Coughlan TD, in February 2009, to consider and make recommendations concerning the implications of the serious economic downturn in the Mid-West on the socio-economic fabric of the Region, exacerbated by the announcement by Dell of the cessation of manufacturing in Limerick. An interim report was published in July 2009. This report made a number of recommendations in respect of the short term prior to publishing its final report. In its final report, the Task Force will focus on future development potential and recommend to the Government a development plan for the Mid-West Region. Some key themes have emerged during work on the Interim Report; the Task Force will now focus on the development of these themes, and related issues, leading to a blueprint for the development of the Mid-West Region.

These themes are:

- Driving foreign inward investment and the development of enterprise;
- Examination of the contribution and interrelationships of the economic development agencies;
- Targeting key investments to offset job losses in low skill manufacturing and the skill sets required for same;
- A Masterplan for the Greater Limerick Area;
- The potential of the Mid-West as an Energy Hub;
- Optimisation of the potential of the Shannon Estuary;
- Tourism: development of a ten year plan;
- The potential of a major Cargo Hub at Shannon Airport.

Policy EDS.1

It is the policy of Limerick City Council to co-operate with all agencies in the region to facilitate the implementation of the economic and investment strategy, in co-operation with other institutions and the private sector, placing particular emphasis on seeking to secure the economic development of the City.

Strategic Employment Locations

The City Council will support the development of the City Centre as the strategic employment location. There is also significant potential for the Docklands area to develop as a major employment area. Within the suburban area it is acknowledged that the regeneration areas and the Coonagh/Clondrinagh areas also offer significant employment potential.

City Centre

The City Centre is the key driver of economic activity in the Region. The City Centre is the focus for retail, cultural and commercial activity and has the potential for significant expansion and intensification while recognising the need to respect the existing intrinsic historic character of the area in facilitating new development.

The City Centre has seen significant development over the last 10 years. The City Council has begun an ambitious programme of works targeted at improving the attractiveness of the City Centre which includes; the pedestrianisation of the central core, a riverside improvement strategy, and the introduction of an inner orbital route which combined with green routes will facilitate easier access to the centre. The 2030 Economic and Spatial Plan for Limerick sets out the medium and long term strategy for the development of the City - see chapter 3.

Policy EDS.2

It is the policy of Limerick City Council to facilitate the sustainable redevelopment of sites identified in the 2030 Economic and Spatial Plan for Limerick.

Docklands

Limerick Docks and adjacent lands represent an under-utilized asset for the future economic development not just of the City but also of the Region. The retention of the existing port and the development of an employment and residential hub shall be supported by this plan.

Policy EDS.3

It is the policy of Limerick City Council to facilitate the sustainable development of the Limerick Docklands as a Strategic Employment location within the City.

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 5. The Strategic Integrated Framework Plan (SIFP), which is included as Volume 5 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 port and 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 and County Council will continue to support the SIFP and its implementation through the SIFP steering group, marketing and environmental sub groups.

Policy EDS.4 Marine Related Industry

Land identified 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 industrial process benefit from a location adjacent to the marine area. In Limerick city this relates to the docklands Shannon Integrated Framework Plan (SIFP) Strategic Development Location (SDL) north of Dock Road and zoned light industry.

Policy EDS.5: 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 City Development Plan 2010-2016 (as varied).

It is the objective of the Council to safeguard the Strategic Development Location at the Dock Road for the sustainable growth and development of marine related industry. Alternative compatible land uses may be considered where the ability to deliver the primary use (maritime industry) is not compromised. 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 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 this Strategic Development Location. Detailed botanical, faunal and ornithological surveys should be undertaken in relation to proposed developments at this Strategic Development Location to fully consider the potential effects of the development and inform how to best avoid significant ecological effects.

Due recognition shall be given to architectural and archaeological heritage in addition to ecology and environment. With its long history of settlement and location beside the Shannon the river

and its environs could now be regarded as a repository of archaeological and historical features which are an important part of Limericks past. It is hugely important that any proposed development activities in these areas are adequately designed to minimise any loss of this non renewable resource. Any such proposals should be accompanied by detailed archaeological assessments taking into account both land, riverine marine and coastal heritage

Regeneration Areas

The proposed regeneration of Moyross, Southill/Ballinacurra Weston and Kings Island will provide significant employment opportunities during the construction and operational phases subject to funding being made available. The areas also contain a number of strategic assets which can, if developed appropriately contribute to the economic base of the City i.e. LEDP, Galvone Industrial Estate. More detailed policies in respect of the regeneration project are presented in *Chapter 7 Regeneration*.

Other

There are also a number of additional suburban locations particularly, Coonagh and Clondrinagh which can, through appropriate planning, provide a locational choice for potential employers.

The advantages of these City locations over more dispersed areas are that:

- Optimum use is made of existing infrastructure, such as water, drainage, transport, services;
- Close to existing residential areas or are in planned mixed use areas so that people can walk or travel short distances to work, reducing the need to travel;
- These locations are already or are planned to be served by high quality public transport.

Policy EDS.6

It is the policy of Limerick City Council to facilitate the regeneration agency in accordance with an approved masterplan.

Facilitating Development

Limerick City Council has a strategic role to play in facilitating development through its Compulsory Acquisition powers under the Planning & Development Act, 2000-2008 and the Derelict Sites Act 1990. Limerick City Centre has seen substantial urban renewal over the past 20 years with the aid of various tax incentive programmes. Notwithstanding this, there still remain areas within the City in need of renewal and regeneration. The **2030 Economic and Spatial Plan for Limerick**, identifies many of these areas and other key development sites. It is considered that in the lifetime of this plan other areas within the City will require to be redeveloped to meet the needs of a changing economy.

To secure the development of these sites Limerick City Council will:

- Actively engage with landowners and developers.
- Prepare design statements/ development briefs.
- Use compulsory acquisition powers to secure the release of strategic blocks of land in order to facilitate the assembly of sites for the regeneration of the City Centre.
- Will extinguish public and private rights of way where necessary to secure the comprehensive development of an area.

Policy EDS.7

It is the policy of the City Council to actively promote the implementation of ongoing initiatives in Urban Renewal by the Government.

Policy EDS.8

It is the policy of Limerick City Council to mobilise the potential of brownfield sites in the City.

Policy EDS.9

It is the policy of Limerick City Council to prepare plans for urban renewal and sustainable development for areas in need of renewal and regeneration especially urban renewal of the City Centre and to pursue the implementation of that plan with the utmost vigour.

Infrastructure

It is acknowledged that there is a need to ensure that the City and the region are supported by an efficient high quality and secure energy and broadband infrastructure.

Policy EDS.10

It is the policy of Limerick City Council to support the development of a high quality energy and broadband network for the city and the region.

Derelict Sites

There are also within the City Centre a number of derelict sites which detract from the attractiveness of the City as a location for inward investment. The Derelict Sites Act 1990 provides a legal mechanism to seek the elimination of such dereliction that includes compulsory acquisition.

Policy EDS.11

It is the policy of Limerick City Council to maintain an up to date Derelict Sites Register and to implement the provisions of the Derelict Sites Act 1990 to remove these sites from dereliction.

Business Improvement Districts (BIDS)

A Business Improvement District is a partnership between a local authority and the local business community to develop projects and services that will benefit the trading environment within the boundary of a clearly defined commercial area. BIDS are an internationally tested mechanism for the development of partnerships between the Local Authority and local businesses. The Local Government (Business Improvement Districts) Act 2006 provides the legislative basis for the operation of BIDS in Ireland and to date one BID has been created in Dublin.

Policy EDS.12

It is the policy of Limerick City Council to facilitate Business Improvement Districts (BIDs) within the City.

Offices

Office based employment forms an extremely important part of the City economy and provides a significant and growing amount of employment, particularly in the City Centre. It is therefore deemed necessary to differentiate between the different types and scale of office employment.

Retail/Public Offices

Retail offices are those where 'financial, professional and other' services are provided to visiting members of the public. The primary location for retail offices should continue to be the City Centre Commercial Core Area (CCA) as defined in **Chapter 15 Land-Use Zoning Objectives**. The City Centre is the most efficient and accessible location for such uses, having the best public transport links and therefore less need for parking requirements. The City Centre also provides complementary activities and amenities for workers and recent investment in regeneration, urban renewal and public realm works have served to enhance the image and attractiveness of

the City Centre significantly. Retail offices providing a local service will be acceptable in district, neighbourhood and local centres at a scale compatible with the service function of the centre. This supports the concept of sustainability by providing a range of services to local areas. In order to ensure an appropriate balance between shopping and other services the scale of such office uses permitted shall generally not exceed 150m².

Policy EDS.13

It is the policy of Limerick City Council to facilitate and encourage the development of retail offices in the City Centre and to support the development of retail offices serving a local function in District, Neighbourhood and Local Centres commensurate with the service function of the centre.

General Offices

General Offices provide a range of financial, professional, administrative and other services. In some instances they may be combined with a retail office in appropriate locations. The main focus for office uses in the City has traditionally been the City Centre Commercial Core Area, where the mix of retail office and general office activities support each other and are essential to the health and vibrancy of the City Centre. Recent years have seen a reduction in the demand for large scale offices in the City Centre. There is potential for these uses to be located in appropriately designed and laid out purpose built development on suitably zoned lands outside the City Centre. Such proposals shall be considered only where there are sufficient supports and complementary services available and where they can be served by sustainable public transport.

Policy EDS.14

It is the policy of Limerick City Council to support the development of the City Centre as the primary location for higher order general office development in the City and Region. Any scale of general office is acceptable in the Commercial Core Area, while general offices over 400m² will be acceptable in mixed use zones.

It is necessary to have a range of locations for offices to provide choice and to cater for the varying needs of different types of businesses. For this reason offices will also be permitted in industrial zones in the suburbs of the City provided each office unit is greater than 400m² in area, in order to encourage smaller office uses to locate in the City Centre. These zones are well dispersed throughout the City and will provide a range of employment locations. The development of high quality public transport services will be a key factor in the capacity of these zones to take additional high intensity office uses.

General office uses will also be open for consideration in District Centres, provided they are in scale with the overall size of the specific District Centre. Specific policies and objectives for general offices which may be open for consideration in district and other centres are outlined in *Chapter 15 Land-Use Zoning Objectives*.

Policy EDS.15

It is the policy of Limerick City Council that general office units over 400m² will be acceptable in principle in suburban industrial zones, with due consideration given to the development of high quality public transport in determining the capacity of these locations to take more intensive office development. General offices will be open for consideration in District Centres, to a scale appropriate to each centre.

Technology Industries

Traditional industries are being replaced by new categories of business which provide a range of products and services in an environment which is frequently similar to a modern office

environment. These businesses are sometimes known as office based industry. They include activities such as software development, information technology, telemarketing, commercial research and development, data processing, publishing, and media recording. These uses frequently locate in business parks such as those at Raheen and Plassey Technology Park. There is scope for the expansion of these activities and the City Council will support their development, particularly in regeneration areas. This is also an acceptable use in the City Centre. As these are high intensity employment uses similar to offices, the provision of high quality public transport will be a priority to facilitate the development of these sectors in suburban locations.

Policy EDS.16

It is the policy of Limerick City Council to support the development of high technology businesses in the Commercial Core Area and Docklands.

Science Parks/Research & Development

Research Development is seen as a key component in the creation of sustainable employment. Research and Innovation have received additional support following the announcement of the Department of Enterprise, Trade & Employment Investment Strategy (€3.8 billion) for Science, Technology & Innovation 2006-2013. Third level institutions play a critical role in fostering research and development through their research programmes.

Policy EDS.17

It is the policy of Limerick City Council to support the development of research and development activities linked to higher level education activities in the City.

Light Industrial & Related Uses

There continues to be a need for a diverse range of employment opportunities in the City despite the increasing move towards 'knowledge based' activities particularly in the context of high levels of unemployment in particular areas. Manufacturing industry employs in the region of 20% of people in the City and while it is acknowledged that there will be an ongoing decline of the traditional manufacturing sector, it is considered that there should continue to be provision for light industrial activities. A Light Industrial building is defined in the Planning & Development Act 2000-2008, as 'an industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell fumes, smoke, soot, ash, dust or grit'. There is a need to protect existing light industrial uses due to development pressures and perceived lower costs in the case of retailers. This can best be done effectively through zoning. The general strategy is to retain existing light industrial areas, apart from those areas specifically identified for alternative uses or renewal. Offices or office based industry will not be permitted in these areas unless they are ancillary to the primary industrial uses.

The light industry zoning objective allows for light industry and a range of related uses that would be suitable for location on industrial estates within the City, as it is not possible to zone for all types of uses separately. Therefore, as well as light industry, a range of other uses are also open for consideration in light industry zones to include trade warehousing and distribution, wholesaling, trade showrooms, showrooms (where ancillary to manufacturing, fitting and trade) and incubator units. Pure retail, retail warehousing and retail showrooms will not be permitted in these areas.

Policy EDS.18

It is the policy of Limerick City Council to protect sufficient areas for light industry in order to maintain an adequate supply of light industrial space and employment in order to help ensure a diverse range of employment opportunities in the City.

General Industrial Uses

There are a number of General Industrial uses in the City that have the potential to adversely impact on the amenities of residential areas but are necessary to the operation of the City. There is a need therefore to identify locations where such uses would be acceptable.

Commercial Leisure

Commercial leisure facilities are those run on a profit basis and include cinemas, family entertainment centres such as bowling, indoor children's play centres, fitness centres, gyms swimming pools etc. hotels, restaurants and public houses. Commercial leisure facilities generate a high level of movement and are best located in places that offer the highest levels of accessibility to a range of transport modes, in particular public transport. However, it is also important to protect the amenities of the City Centre. It is therefore the policy to control the location, size and activities of entertainment uses that are likely to attract large numbers of people, in particular 'super-pubs' and night clubs, in order to safeguard residential amenity, environmental quality and the established unique character and function of parts of the City Centre.

Policy EDS.19

It is the policy of Limerick City Council to ensure that all significant commercial leisure developments are located in accordance with a sequential test approach. The priority will be City Centre locations, followed by edge of centre, then district centres and neighbourhood centres. The availability of a choice of transport modes will be essential.

Education & Health

Major Health & Education Institutions

Education and Health sectors are now two of the major employers in Limerick City. They have a major role to play in the further training of the workforce and also in further research. It is therefore important to support their appropriate expansion and operation. Medical services contribute significantly to the economy of the City. The retention of these health institutions in the City is supported by this plan.

Policy EDS.20

It is the policy of Limerick City Council to recognise the contribution of the major education and health institutions in Limerick City to the overall economy of the City and their role in training, innovation and research and to support their continued operation and, where appropriate, expansion.

Smaller Scale Health Services

Small scale GP practices and other small scale local medical service providers provide an invaluable local service and will be open for consideration within the residentially zoned areas, provided general planning issues such as access, parking and impact on amenities are acceptable. There is a growing trend for provision of local health care services in Primary Health Care Centres, where a range of health services, including GPs and related services are grouped together in one location. The preference will be for these to be located in District, Neighbourhood or Local Centres, where they can link in with other local services, including pharmacies and other shops and services, in order to reduce the need to travel and to help support a range of local services in each area. Only in exceptional circumstances and if it is shown that there is no

capacity within these centres, will Primary Care Centres be open for consideration in residential zones.

Policy EDS.21

It is the policy of Limerick City Council that specialist medical services should be located in the City Centre or District, Neighbourhood or Local Centres and will not normally be permitted in other locations.

Protection of Existing Employment Uses

The City Council is committed to ensuring that there is a mixture of employment uses around the City, for reasons of accessibility and sustainability and to ensure ease of access to a range of employment opportunities for those living in areas of high unemployment. Change of use of existing industrial uses (outside industrial zonings) to non-employment uses will be discouraged and where they can be shown to require redevelopment due to functional obsolescence, the preference will be for them to be redeveloped for a mix of appropriate employment and residential uses. One way of achieving this would be to develop specific 'live-work' units.

Protection of Existing Uses

To protect existing sites in industrial use, from pressure for alternative development (apart from sites identified for other purposes in the plan). Where industrial sites in predominantly residential areas require redevelopment due to functional obsolescence, the City Council will consider their redevelopment for a mix of uses including residential.

Non-Conforming Uses

In relation to change of use, expansion and intensification of uses which do not conform to the zoning objectives for an area, the City Council will consider each case on its own merits, having regard to the impact on the surrounding environment.

Policy EDS.22

It is the policy of Limerick City Council where a use exists as non-conforming use, to facilitate their continued operation provided they do not seriously detract from the zoning objectives for the area or from residential or other amenities in the vicinity of the development.

Home-Based Economic Activities

Home-based economic activities are small-scale commercial activities carried out by residents of a dwelling which are ancillary to the main use of the property as residential accommodation. The City Council accepts the need to accommodate these activities and recognises their importance in terms of employment creation and sustainability. Such uses might include small scale childcare provision (such as a crèche, or playschool), art-based activities (such as painting or craft workshops), and single person offices (such as professional services where public access is not a normal requirement). These activities can take place within existing buildings or in new live-work units specifically designed to accommodate home-based economic activities. The latter form of development would be appropriate in locations within the City Centre/Docklands and in or close to District/Neighbourhood or Local Centres.

Policy EDS.23

It is the policy of Limerick City Council to permit home-based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.

Policy EDS.24

It is the policy of Limerick City Council to promote and encourage the development of 'Live-work' units capable of accommodating home-based economic activities in areas around the City Centre and other sustainable development locations.

retail

4

Chapter 4 Retail

Introduction

Retailing is playing an increasing role in the economic development of cities. The existence of an attractive, vibrant City Centre coupled with a high quality retail offer is essential to the future viability of Limerick City Centre. Guidance in respect of retail planning is provided in the *Retail Planning Guidelines* published by the Department of the Environment and Local Government in January 2005. The guidelines required the larger urban areas of the Country, including Limerick City and County, to prepare retail strategies and policies for their areas.

The strategies to be included in all future development plans shall comprehensively address the following matters:

- Confirm the Retail Hierarchy of the Region, the role of centres and the size of the main town centres;
- Define the boundaries of the core shopping areas;
- Identify additional retail floor-space requirements;
- Provide strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

Limerick City Council, Limerick County Council and Clare County Council jointly commissioned consultants to review the existing *Mid-West Region Retail Strategy, 2003-2011* in January 2009. The policies set out in the Development Plan are based on the findings of this study and will replace the existing Joint Retail Strategy when adopted by the relevant Councils. The three planning authorities will adopt the strategy and include it within their development plans. It will form the agreed basis on which each authority will be able to formulate appropriate development plan objectives or policies for retail development in its area and which will be used in the determination of planning applications.

Policy R.1

It is the policy of Limerick City Council to include the Mid-West Retail Strategy in current and future development plans together with appropriate objectives that will secure its proper implementation.

Policy R.2

It is the policy of Limerick City Council to have regard to the Retail Planning Guidelines for Planning Authorities, in determining planning applications for retail development.

The Retail Strategy

The first retail planning strategy for the Mid-West Region was prepared by DTZ Pinda Consulting and was published by the Mid-West Regional Authority in February 2003. Since it was published the Mid-West has experienced considerable changes to its population, economy and retail offer. The 2003 Strategy sought to forecast these trends through to 2011 but, in practice, the projections have not always been matched by the reality. For these reasons it was deemed essential that the strategy be reviewed.

Population

The 2003 Retail Strategy estimated the 2001 population of the Mid-West Region at 347,516 and projected that it would grow to 376,255 by 2006, reaching 407,371 at 2011. These figures compare to the latest estimates and projections which give the 2006 population of the Mid-West at 360,028 with the total expected to rise to 393,835 by 2011 and 430,394 at 2016. A comparison of the two

sets of projections is set out in Table 4.1. This shows that the 2003 Strategy over-estimated the Mid-West's population at 2006 by 16,227 (about 4.5%) – equivalent to the size of a small town. By 2011 the gap between the two sets of figures was projected to fall marginally to 13,536.

Table 4.1 Mid-West Population Projections

| Year | 2003 Retail Strategy Projection | 2009 Retail Strategy Projection | Difference |
|------|---------------------------------|---------------------------------|------------|
| 2001 | 347,516 | - | - |
| 2006 | 376,255 | 360,028 | (16,227) |
| 2011 | 407,371 | 393,835 | (13,536) |
| 2022 | - | 462,028 | - |

Source: Mid West Regional Authority October 2009

Retail Expenditure

The 2003 Retail Strategy estimated the consumer retail expenditure per head of residents within the Mid-West by using data published by the Central Statistics Office (CSO) in their Annual Services Inquiry (ASI). To underpin the new Retail Strategy, Oxford Economics produced consumers spend per head estimates based on the Irish National Income and Expenditure (NIE) data which is considered to be a more accurate and reliable data source. This source gives significantly lower estimates of consumer spending on retail goods in Ireland than the ASI, even when adjusted for year and price base. Accordingly, the 2003 Retail Strategy over-estimated consumer retail expenditure per head on retail goods and combined with (probable) low estimates of retail floor space stock led to artificially high retail sales densities being adopted.

Floor Space Demand

The 2003 Retail Strategy for the Mid-West Region identified a broad assessment of retail floor space for the Mid-West for the period 2002 – 2011. The key components of predicting retail floor space demand are population and income *Table 4.2 sets out the findings:*

Table 4.2 Retail Strategy Floor Space Need: Summary of Results – 2003

| Indicative Net Floor Space Capacity – Mid-West (m ² net) | | | | |
|---------------------------------------------------------------------|-------------------|---------------|------------------|----------------|
| Time Period | Convenience Goods | | Comparison Goods | |
| | Low | High | Low | High |
| 2002-2006 | 10,600 | 13,300 | 47,900 | 55,100 |
| 2007-2011 | 14,900 | 18,600 | 51,900 | 61,100 |
| Total | 25,500 | 31,900 | 99,800 | 116,200 |

Source: Mid West Region Retail Strategy 2003.

It concluded that there will be substantial amounts of expenditure within the Mid-West to support both existing convenience goods and comparison goods floor space, and also significant levels of new floor space. The 2003 Retail Strategy also determined the retail hierarchy for the Region. This gave pre eminence to Limerick City and the Crescent Shopping Centre.

The Strategy considered the Limerick Metropolitan Area, comprising the City Centre and those parts of Counties Limerick and Clare covered by the urban area, as a single entity. Whilst priority was given to the City Centre, the strategy concluded that there were no readily deliverable major opportunities either in or on the edge of the City Centre. Accordingly in the period up to early post 2007, the majority of new retail floor space would have to be located in the City's Environs if the Metropolitan Area's role and importance was to be sustained.

Table 4.3 sets out the current stock of retail floor space in the region as follows:

Table 4.3 Retail Floor Space Stock in the Mid West (m² net)

| Year | Convenience Goods | Non-Bulky Comparison Goods | Bulky Comparison Goods | All Retail Goods | Vacant Retail Floor Space | Total Stock |
|----------------------------|--------------------------|-----------------------------------|-------------------------------|-------------------------|----------------------------------|--------------------|
| 2002 | 72,586 | 146,270 | 31,555 | 250,411 | 15,872 | 266,283 |
| Additions 2002-09 | 60,640 | 32,741 | 102,487 | 195,868 | - | - |
| Existing March 2009 | 133,226 | 179,011 | 134,042 | 446,279 | 85,735 | 532,014 |

Source: DTZ Sherry Fitzgerald Floor Space Survey, 2009 & Councils/Colliers CRE floor space figures and estimates, 2009.

This indicates that the retail floor stock in the Mid-West has more than doubled since 2002 vastly exceeding the recommended increases in the 2003 strategy. The increases have largely been concentrated in the suburbs of Limerick City. The share of retailing in the City Centre has fallen in the period.

Retail Market Overview

In the shopping hierarchy of the Region, Limerick City Centre is deemed to be the primary retail centre. However compared to other provincial cities – in particular, Galway and Cork - the retail offer is sub-standard. Although the City Centre has two good department stores, Brown Thomas and Debenhams, both are too small, and whilst general stores such as Dunnes and Penneys are present, Limerick is missing a number of other large retail outlets. However, with its relatively strong anchor presence, it is surprising that the overall comparison offer is not broader. One explanation is a shortage of suitable properties to attract additional retailers and the issue of conservation.

Rent levels in prime locations in Limerick City Centre in late 2007/early 2008 were in the range of €160 - €200 per square foot as compared to the Crescent Shopping Centre with evidence of €200 - €220 per square foot in 2008. This compared to Galway at €280 - €320 per square foot; Cork €370-

€410 per square foot in and in Dublin, Grafton Street €850 - €880 per square foot and Henry Street €600-€650 per square foot.

Although Galway and Limerick have similar sized markets, Limerick's primary market (or core market) is larger. Limerick should therefore be achieving sales densities at least as high as Galway, but in practice it is estimated to be 25-30% lower. Compared to Cork City Centre, Limerick's sales densities may be as much as 33-37% lower.

The footfall figures show that Limerick's prime shopping street, O'Connell Street has an average footfall of 3,000 per hour compared to Galway's Shop Street of 5,000 per hour and Cork's St Patrick Street of almost 6,000 per hour. This compares to footfall figures on Dublin's prime shopping streets of Grafton Street and Henry Street of 12,000 and 11,000 respectively. One would expect the footfall in Limerick City Centre to be on par with the city centres of Cork and Galway.

The improving road network around Limerick as a whole, with ring roads and motorway connections, will bring more shoppers to Limerick. However by virtue of the location of junctions this will favour the suburban and edge of town centres more than the City Centre. It is important therefore that there is a concerted and co-ordinated approach to retail planning between the relevant planning authorities to ensure that all the present efforts to stimulate retail regeneration of the City Centre above all other locations are successful, giving rise to a strong and vibrant City serving the Mid-West Region.

If redundancy of the City Centre retail stock continues, mainly due to lack of suitability, investment and over provision of retail in the suburbs, it will weaken the overall retail mix, diversity and depth of the retail offer. This will accelerate the deterioration until it reaches the '*tipping point*'. The result could be that city centre shopping implodes on itself as a retail centre of excellence and it could take many years to recover, perhaps never regaining its premier position in the regional hierarchy and resulting in potential investment migrating to other gateway locations.

Capacity for New Retail Floor Space

Critical to any retail planning study is the need to assess the potential demand for future retail floor space. Such assessments are complex and involves making many assumptions about the existing retail economy of the Mid-West, forecasts of population and expenditure growth. The revised assessment indicates that the Region as a whole already has sufficient floor space, fuelled by a doubling of retail floor space supply over the past seven years and exacerbated by the severe economic downturn of the past 12 months. However as already stated the distribution of new retail floor space has not been uniform across the region, in particular the City Centre has seen its relative strength undermined.

The current retail development pipeline (permissions not completed) is substantial, and combined with the existing retail offer it is not altogether surprising that there is no need for any further retail floor space in the Mid-West as a whole through to 2016 (the end date of the Retail Strategy) or indeed 2022. The only exceptions are non-bulky and bulky comparison goods floor space at 2022, for which there is a modest level of need.

The qualitative assessment indicates that there is potential for a significant addition to shopping provision in the City Centre by 2016; even though there is significant retail provision in the suburban area. This can be explained by the fact that an enhanced Limerick City Centre will mean small reductions in the potential for additional non bulky comparison goods floor space in a number of other centres across the Mid-West which, in practice, will in many cases lead to a larger over-supply of retail floor space stock. It should be noted that the trading effects of an

enhanced Limerick City Centre will be mitigated to an extent by a small forecast percentage reduction in expenditure leakage from the Mid-West Region as a whole.

The Retail Hierarchy

The purpose of the retail hierarchy is to provide guidance on the location of future retail developments in the region. The hierarchy is based firstly upon the National retail hierarchy set down in the Retail Planning Guidelines, and secondly local circumstances. The hierarchy for the Mid-West Region distinguishes between the Limerick Metropolitan Area and a more rural hinterland surrounding it, recognising the different functions which similar centres can perform in the two geographical areas. The hierarchy was developed following a detailed review of existing settlements and with reference to the National and local policy inputs applicable at the time.

The hierarchy is intended to provide the means to:

- Recognise the role and importance of Limerick City Centre;
- To define the role of shopping centres in the wider Limerick Metropolitan Area;
- Enhance the Region's competitiveness by clearly identifying the key centres in the hierarchy where major new floor space should go;
- Strengthen the role and function of key centres around the Mid-West;
- Ensure that there is a good geographical distribution of key centres in the hierarchy; and
- Differentiate between centres within the different levels of hierarchy to overcome the issue of classification being indicative (see paragraph 5.14 of the 2003 Retail Strategy).

The hierarchy for the Mid-West is set out in Table 4.4 below. The hierarchy emphasizes the primacy of the City Centre in terms of regional shopping provision.

Table 4.4 The Retail Hierarchy for the Mid-West Region

| Mid-West Retail Hierarchy | | |
|----------------------------------|---------|-------------------------------------------------------------------------|
| Tier 1 | | Limerick City Centre |
| Tier 2 | Level 1 | Ennis |
| | Level 2 | Shannon Newcastle West |
| Tier 3 | Level 1 | Kilrush Abbeyfeele |
| | Level 2 | Ennistymon Killaloe Scarriff Adare Killmallock Rathkeale |

| | | |
|---------------|---------|----------------------------------------------------------|
| Tier 4 | Level 1 | Sixmilebridge Lahinch Newmarket on Fergus |
| | Level 2 | Scarriff Tulla Miltown Malbay Corofin Kilkee |

Within the Limerick Metropolitan Area the following hierarchy is proposed:

Table 4.5 Limerick Metropolitan Retail Hierarchy

| Limerick Metropolitan Area | | |
|-----------------------------------|---------|-----------------------------------------------------------|
| Tier 1 | | Limerick City Centre |
| Tier 2 | Level 1 | Dooradoyle (Crescent Shopping Centre) |
| | Level 2 | Caherdavin Castletroy Parkway Roxboro Moyross |

Note: The hierarchy relates to District Centres only. Chapter 15, Appendix I and Land Use Zoning (Retail/Commercial) Map 1C indicate the lower tier centres.

Policy R3

It is the policy of Limerick City Council to ensure that Limerick City Centre remains as the primary retail location within the Mid-West Region. In this regard the City Council will require all out of City Centre large retail proposals to demonstrate that they will not impact negatively on the vitality and viability of the City Centre by means of a sequential test.

Policy R4

It is the policy of Limerick City Council to facilitate a major retail development within the City Centre. In order to allow the city centre to recapture trade which it has lost to other retail schemes across metropolitan Limerick and to reconfirm its position as the dominant retail location in the region.

Policy R5

It is the policy of Limerick City Council to work in co-operation with the adjacent local authorities to ensure a balanced pattern of retail provision in accordance with National policy.

Policy R6

It is the policy of Limerick City Council to adopt a proactive stance to help assemble sites to facilitate development on complex urban sites.

The district centres identified as Tier 3 centres are currently predominantly convenience. It is considered that these centres should be allowed to renew themselves. However district centres should not develop into primary comparison goods retail destinations and should not be allowed to extend significantly above 10,000 m². In respect of Roxboro an extension may be considered in the context of the regeneration project subject to the application of the sequential test to establish the potential impacts on the City Centre.

Policy R7

It is the policy of Limerick City Council to facilitate the limited extension of the Roxboro Shopping centre in the context of the approved Limerick Regeneration Framework Implementation Plan for the regeneration of the South Hill and Ballinacurra Weston Area subject to a sequential test.

Within the City there are a number of small local parades of shops with limited car parking. These centres primarily meet local need and as such play a vital role in the development of sustainable neighbourhoods. Local and corner shops meet the daily needs of local people. These facilities largely consist of stand alone units or are linked to other uses i.e. petrol stations. These facilities shall be supported where they do not impact negatively on the amenities of local residential properties. Proposals for new local or neighbourhood shops shall be requested to demonstrate the need for such facilities in the area that it is proposed.

Policy R8

It is the policy of Limerick City Council to support the provision of modern convenience goods stores of an appropriate scale, and associated retail and service units to enable these centres to meet the day to day needs of their local catchment population.

Having regard to the current economic climate and the rapid pace of change it will be necessary to review the assumptions upon which the strategy is based i.e. population, income and expenditure, changes in floor space, vitality and viability indicators, shopping patterns and health checks of town centres on a regular basis and to amend the strategy accordingly.

Policy R9

It is the policy of Limerick City Council to require that all applications for retail development are accompanied by a retail needs assessment which in the case of larger developments located outside the city centre include a sequential test.

Transportation

5

Chapter 5 Transportation

Introduction

Limerick City Council and the Mid-West experienced strong growth in car ownership and longer journey times to work over the lifetime of the 2004 City Development Plan and as a result most of the City's road network is at full capacity.

The challenge in this plan is to embrace the principle of sustainability and deliver on the growing demand for travel by sustainable forms of transport such as bus, train, cycling and walking. In the past a lack of co-ordination between land use and transportation has contributed to today's longer journey times and traffic congestion. The integration of land use and transportation has a key role to play in delivering social, economic and environmental sustainability and to deliver on this, the Mid-West local authorities have commissioned the Mid-West Area Strategic Plan (MWASP).

In Limerick City & its Environs this has happened in the context of:

- A rapid growth in population and households, leading to increasingly dispersed travel patterns.
- An increase in employment leading to a large increase in the demand for travel in the peak hour.
- Increasing car ownership resulting in additional commuting by car, which is economically inefficient and environmentally unsustainable.
- Slower than expected delivery of public transport enhancement projects in Limerick City.

The MWASP will be a planning, land use & transportation strategy that will aim to:

- Strengthen and enhance the functionality of the Limerick-Shannon Gateway as identified in the National Spatial Strategy 2002-2020.
- Provide guidelines for the promotion of a more balanced regional settlement pattern through a more structured dispersal of population.
- Identify Limerick and the Mid-West strategic requirements for the next 30 years.
- Inform future social, physical, educational and economic infrastructural spending programs.
- Inform the current and future National Development Plans, Regional Planning Guidelines and National Spatial Strategy areas.
- Aid in securing National funding.

The key features of a more sustainable form of spatial development for the Limerick Area are:

- Development that is concentrated rather than dispersed allowing for it to be served more efficiently by public transport.
- Improved access to locations of employment, education, health, leisure and residence through the provision of a high quality sustainable public transport system.
- To develop new residential neighbourhoods and employment zones that can be adequately served by public transport.

Integrated Transport

Limerick City Council wishes to create a transport system that offers real choice so that more sustainable transport alternatives are available. The availability of real choice in transport modes will only serve to help aid social integration, economic growth and environmental sustainability of the City as a whole. To improve accessibility and reduce congestion especially on over reliance on private motor cars we must work to improve the quality of public transport and promote cycling and walking as safe sustainable and healthy transport options. To achieve these goals

Limerick City Council has commissioned a Public Transport Feasibility Study for Limerick that will make recommendations for the optimisation of existing transport infrastructure and the provision of new infrastructure where required. The plan will also have the objective of achieving a more integrated and managed approach to the provision of transportation in the City that will encourage modal shift from private car journeys to public transport, cycling and walking.

An integrated transport system will include the following elements:

- Will tackle congestion;
- Promote better public transport;
- Deliver vital missing links in the transport network;
- Quality public transport corridors including bus, cycling and walking facilities.

Policy TR.1 Strategic Transportation Issues

It is the policy of Limerick City Council to implement the objectives and strategies of the National Development Plan, Transport 21, Smarter Travel and any other transport plans that may arise during the lifetime of this development plan including the proposals contained in Mid-West Area Strategic Plan and Public Transport Feasibility study.

- Limerick City Council will co-operate with Limerick County Council, Clare County Council, Tipperary-North County Council, The Department of Transport, other Government Departments and The National Roads Authority in the delivery of an integrated transport system for Limerick and the Region as a whole.
- Develop specific plans and timetables for the delivery of MWASP implementation mechanisms.
- Prioritise and promote essential schemes so as to inform reviews of the National Development Plan and Transport 21.
- Work with adjoining authorities and other national implementation agencies to deliver the relevant transport infrastructure to develop Limerick's potential and position it for sustainable growth subject to Appropriate Assessment screening under the Habitats Directive in compliance with European Directives.

Smarter Travel

Smarter Travel is a new government policy which sets out a long-term plan to achieving a sustainable transport system for Ireland. The plan outlines how this can be achieved through a range of actions such as encouraging modal shift away from the car, promoting fuel efficiency and new technology, and improved planning.

The plan recognises that current transport and travel trends in Ireland are unsustainable, and that if we continue with present policies, congestion will get worse, transport emissions will continue to grow, economic competitiveness will suffer and quality of life will decline.

The goals of Smarter Travel are to:

- Improve quality of life and accessibility to transport for all and, in particular, for people with reduced mobility and those who may experience isolation due to lack of transport.
- Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks.
- Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions.
- Reduce overall travel demand and commuting distances travelled by the private car.
- Improve security of energy supply by reducing dependency on imported fossil fuels.

The key targets of Smarter Travel are to reduce work-related commuting by car from 65% to 45%, and increase other modes such as walking, cycling, public transport and car pooling to 55%.

Smarter Travel includes 49 actions which can be grouped into:

- actions to encourage smarter travel
- actions to deliver alternative forms of travel
- actions to improve the efficiency of motorised transport
- actions to ensure integrated delivery of policy

Actions to encourage smarter travel include aligning spatial planning and transport, aligning employment policy with transport planning, mobility management, encouraging efficient movements of goods and introducing fiscal measures to influence travel behaviour.

Actions to deliver alternative forms of travel including bus priority measures, high frequency services, investment in the national cycle network, integration of cycling and public transport, establishing car sharing websites, integrated ticketing.

Actions to improve the efficiency of motorised transport includes encouraging plug in and hydrogen field vehicles, promotion of efficient driving.

Actions to ensure integrated delivery of policy include the introduction of a sustainable transport and travel bill, establishment of a national sustainable transport office, empower local authorities to prepare transport plans to complement their development plans, establish and support a national competition to deliver sustainable transport in towns and rural areas.

Policy TR.2 Integrating Land Use & Transportation Policies

It is the policy of Limerick City Council to promote and deliver a sustainable and integrated transportation and land use management system for Limerick City. Limerick City Council will complete and implement the recommendation of the Mid-West Area Strategic Plan (MWASP).

- The City Council will seek to align land use development along corridors in the City that can be serviced by a reasonable level of Public Transport provision including rail lines, bus lanes, cycle lanes and walking paths. Therefore higher development densities are required at locations with access to public transport and new business where large workforces can be located close to public transport facilities.
- Reservations for public transport should be protected in the design of new developments.
- Developments should be phased to maximise the utility of existing public transport and their upgrades.
- Neighbourhood centres should be located close to public transport modes/facilities.
- The design of new development should reflect the importance of walking and cycling as transportation modes by providing safe and direct access to local services and to Bus Lanes.
- Provide road improvement schemes to facilitate the Integration of Land Use and Transportation.
- Provide for small park and ride sites and bicycle parking facilities in developments close to public transport stops.

Policy TR.3 Development of a High Quality Public Transport System

It is the policy of Limerick City Council to co-operate with all Public Transport agencies in developing a high quality public transport system. Limerick City Council will safeguard lands required or likely to be required for the transportation needs of the city, including lands required for new roads, bridges and railway lines.

- To fully implement the recommendation of the Mid-West Area Strategic Plan (MWASP). The public transport feasibility study and the Green Route corridor selection study to provide better public transport infrastructure so as to enable the public transport operator to provide for a high quality and frequency of service on these routes.
- To work closely with all public transport providers to provide the required level and frequency of service on each public transport corridor.
- To work closely with all public transport providers to provide a high quality central bus station in Limerick City so as to enhance the travel experience and to provide high quality bus stop facilities and bus priority measures where required.
- To work closely with all public transport providers to promote the provision of real time information systems at bus stops and rail stations.
- To provide high quality park and ride facilities at strategic locations around the City as recommended in the Public Transport Feasibility Study.
- To encourage a modal shift from private car use towards more sustainable travel choices such as Public Transport, cycling and walking.

Policy TR.4 Transport Interchange/Hubs

It is the policy of Limerick City Council to promote public transport interchange at strategic locations throughout the City. An interchange can be a very high quality facility that facilitates the transfer between modes of transport such as bus, taxi bicycle and rail at Colbert Station or it can be physical locations that provide access to the public transport system.

- Interchanges should be given high priority in local land use planning and should be orientated to maximise the density of activity near interchanges.
- Interchange should be provided with good pedestrian access and cycle access.
- Provision should be made where possible for safe business parking at transport interchanges.
- Provision should be made for bus access and operational requirements.
- Provision should be made for passenger waiting facilities including seating, lighting, shelter, information and security.
- Access to or provision of interchange facilities should be addressed in project mobility plans.
- Park and ride facilities should be designed in connection with high quality interchange facilities.

Policy TR.5 Enhancement of Road Infrastructure

It is the policy of Limerick City Council to maintain and enhance the planning, design and maintenance of the transportation and roads infrastructure in the City to ensure improved safety, promote economic growth, social inclusion and amenity for all road users.

- To provide new road infrastructure and improvements to existing road infrastructure and to promote higher standards of road design and construction so as to ensure that all new roads and road improvement schemes will meet projected traffic, public transport, cycling and pedestrian demand for the future.

- To acquire by agreement or by compulsory purchase orders all necessary lands for road and public transport development purposes to facilitate the proper planning and sustainable development of the City.
- To provide linkages, where necessary, to the national and regional road networks and to rail and port infrastructure that will encourage the economic development of the City.
- Work with the Department of Transport, the National Roads Authority, Clare County Council and Limerick County Council to provide a northern distributor road for Limerick City with facilities for car based, freight, public transport, cycling and pedestrian traffic.
- To work with the National Roads Authority and the adjoining Local Authorities to promote the full construction of the Atlantic Way Motorway/Dual Carriageway scheme.
- Deliver all road objectives shown on *Map 3. Transportation Objectives*, Appendix I.
- The Planning Authority may seek a Traffic & Transport Assessment (TTA) or Road Safety Audit (RSA) where necessary as part of the planning application process.
- Limerick City Council will have regard to all policy documents relating to road related issues.

Policy TR.6 Mobility Management

It is the policy of Limerick City Council to require a Mobility Management Plan for any development that the Council considers will have significant trip generation and attraction rates at peak hours or throughout the day and where the utilization of existing or proposed public transport may be employed to good affect.

Mobility Management Plans are deemed to be a suitable mechanism by which development can manage the mobility needs of the user by providing facilities to achieve balanced modal split for trips to and from the destination.

Development for which Mobility Management plans should be applied includes the following:

- Office developments
- Office based industry
- Other industry
- Retail centres
- Retail warehousing
- Factories
- Hospitals
- Places of education
- Mixed use developments
- Residential developments >12 units.

A Mobility Management Plan must take the form of a formally published document which outlines proposals, targets, measure and monitoring controls.

Policy TR.7 Traffic Management

It is the policy of Limerick City Council to provide an efficient traffic management control system for Limerick City as part of an integrated and sustainable transport system by:

- Continuing to expand and improve the urban traffic control system installed since 2002.
- Providing systems for monitoring and controlling traffic.
- Introduce the City Centre Orbital Route System as recommended in the City Centre Orbital Route Report.
- Review junction capacity on congested junctions and provide more efficient junctions and junction management systems.

- Provide where necessary and implement recommended localised traffic studies for the relief of congestion.
- Update the Limerick City Traffic Management Report to take account of developments and policy changes.

Policy TR.8 Traffic Calming

It is the policy of Limerick City Council to implement traffic calming measures in appropriate areas throughout the City.

- Calming cells will be introduced following consultation with elected members, residents and agencies such as the Gardaí and bus companies.
- Traffic calming schemes will be designed to enhance the environmental appearance of residential areas with an emphasis on a more creative approach to design.
- The City Council will make use of guidelines for traffic calming and where possible emphasis will be placed on horizontal rather than vertical traffic calming measures.
- In relation to new and proposed developments the City Council will work with the proposals to ensure that road design makes its proper contribution to traffic calming from the outset.
- All planning applications for new residential schemes shall include traffic calming measures where appropriate that will provide for average traffic speeds of 30km/h.

Policy TR.9 Cycling & Walking

It is the policy of Limerick City Council to prioritize the provision of safe facilities for Pedestrians and Cyclists throughout the City.

- Promote cycling and walking as healthy modes of transport.
- Implement the measures contained in the National Cycle Policy Framework (NCPF) and the Smarter Travel Policy Framework produced by the Department of Transport.
- Establish a complete network of cycleways throughout the City.
- Update and implement the Limerick Cycle Strategy.
- Design a city cycle network with emphasis placed on promoting safety and shortening journey time. The cycle network will be a combination of dedicated cycle lanes on the road and dedicated off road cycle-lanes. The network will be clearly identifiable through signposting and road marking.
- Continually upgrade the condition of existing footpaths and cycleways.
- Provide controlled crossings at location where they are warranted.
- Limerick City Council will provide secure cycle parking at locations around the City.
- Will require that secure covered cycle parking facilities be provided close to building entrances for new office blocks, apartment blocks, schools, shopping centres etc.
- Require planning applicants to demonstrate that their development proposals will be easily accessible by pedestrians, cyclists and public transport users.
- Require planning applicants where appropriate to submit detailed designs of the facilities required by cyclists.
- To facilitate the extension, improvement, and development of the riverside walkways and footpaths along the Shannon River and its tributaries while ensuring the conservation value of the designated River areas are maintained.

Policy TR.10 Limerick City Inner Orbital Route & City Centre Pedestrianisation

It is the policy of Limerick City Council to construct the inner orbital route to facilitate the efficient movement of traffic around the City Centre and streetscape enhancement works including street pedestrianisation and pedestrian priority schemes.

The completion of the Inner Orbital Route will greatly facilitate the following:

- The implementation of the Riverside Strategy.
- The creation of a high quality road network having regard to the existing layout of streets.
- Major streetscape upgrading works to create pedestrian streets and streets with a high level of pedestrian priority.
- Enhancement works on junction, footpath and streetscape to enhance the visual appearance of streets.
- The provision of all necessary facilities at appropriate locations along the orbital route for the safe crossing of pedestrians.
- The provision of facilities along the route to facilitate and enhance the street functions required by businesses and residents along the route including public transport, cycling, parking, loading bays, taxi ranks etc.

Policy TR.11 Traffic Management Control

It is the policy of Limerick City Council to enhance the traffic management provision by:

- Updating and expanding the Urban Traffic Control System for managing traffic flow through the City Centre.
- Installing CCTV on all major intersections in the city to assist with the monitoring and control of traffic flow.
- That all traffic management and traffic calming schemes be designed and constructed as per Department of Transport guidelines embracing the philosophy of catering for all road users by managing the road network so that fair access is afforded to all.
- That special speed limits be provided where deemed necessary to enhance road safety and contribute to more efficient traffic management.

Policy TR.12 Controlled & Non-Controlled Crossings

It is the policy of Limerick City Council to enhance the traffic management provision by:

- Ensuring that controlled pedestrian crossing facilities at all major crossing points have an audible signal and tactile paving to assist the visually impaired person to safely negotiate the crossing.
- Ensuring that all new uncontrolled crossing facilities provided in the City be provided with suitably designed facilities including dishing, tactile paving or table tops as appropriate.

Policy TR.13 Signage

It is the policy of Limerick City Council to provide and improve signage at locations throughout the City where the provision of signage is warranted.

To improve the quality of signage it is the intention of the City Council to:

- Carry out a programme to replace all route directional signage in the City to bring it up to date as a result of the construction of the southern ring road and the re-classification of the existing City road network.
- Provide variable messaging signage at strategic locations throughout the City to assist with information provision for more efficient traffic management.

- Provide improved car park information signage in the City Centre including the provision of electronic car park signage systems on approach to the orbital route giving information in relation to space availability in car parks.
- Provide more visible speed limit signage including road surface marking and repeated speed limit signs.
- Provide a special school gate signage package including highly visible road markings and speed limit signs in the vicinity of all schools.
-

Policy TR.14 Car Parking Control

It is the policy of Limerick City Council to control the provision of on-street and off-street car parking in the City Centre. In this regard it is the policy of Limerick City Council to provide for short term shopping and business parking requirements and for the need of local residents, rather than long-term commuter parking requirements.

To promote this policy, the City Council will:

- Continue to provide controlled parking zones in the City and modify these as necessary to facilitate the business and commerce of the City Centre.
- Extend the controlled disc parking scheme into other areas of the City where such controls will contribute to traffic management and the quality of life of the local residents and workforce.
- Will review the current system of traffic regulation and by-law enforcement to make the process more efficient so that it continues to deliver efficiency whilst promoting a high level of compliance.
- To continue to offer parking customers in the City as many options as possible for paying for parking including paper and electronic methods.
- To promote the provision of off-street car parks at strategic locations throughout the City including along the proposed orbital route, and at Park and Ride sites.
- Ensure that appropriate parking provision for short and long term stays are provided so as to maintain economic competitiveness, vitality and amenity of the City Centre.
- Manage on and off street parking facilities for all categories of vehicular traffic in accordance with the traffic management objectives for the specific area of the City.
- Facilitate the provision of parking facilities for use by the disabled driver.

Policy TR.15 Taxi/Minibus/Tour Bus

It is the policy of Limerick City Council to provide facilities for on-street Taxis, mini buses and tour buses, at appropriate locations and to facilitate the provision for minibus/taxi/hackney transport to provide a feeder service to public transport corridors and to encourage the provision of taxi ranks at appropriate locations including the main rail and bus station.

To facilitate this policy, the City Council will:

- Provide taxi ranks in the City Centre at appropriate locations whilst ensuring that a good balance is achieved between all road space users. In this respect use will be made of night time taxi ranks and time plated taxi ranks to ensure that supply meets customer needs.
- Prepare a planning and traffic management development strategy for the regulation and administration of the taxi industry within the City in accordance with current legislation.
- Strictly regulate the approval of planning applications for Hackney Cab, and call office services.

Policy TR.16 Loading Bays

It is the policy of Limerick City Council to provide loading bays in the City Centre at appropriate locations to facilitate loading and unloading for businesses and for new development to require that appropriate loading and unloading facilities are provided for the day to day function of the development.

Policy TR.17 Road Safety & Low Cost Safety Measures

It is the policy of Limerick City Council to promote road safety and to avoid the creation of traffic hazards. The City Council will continue to implement its policy of providing low cost safety measures at locations to improve safety on the road network as resources permit.

To promote this policy, the City Council will seek in the design and/or improvement of roads and in the assessment of planning applications for new developments, the safety of road users, including pedestrians, cyclists and motorists must be a primary consideration. Cyclists and pedestrians are especially vulnerable in road accidents and all new designs must pay particular attention to securing their safety.

Policy TR.18 Signal Controlled Junctions

It is the policy of Limerick City Council to promote the provision of signal controlled junctions in the urban environment to provide a safer environment for cyclists and pedestrians.

- Improve the design of existing traffic junctions to provide a safer travel environment for pedestrians and cyclists.
- Eliminate the use of roundabouts in areas of the city that are populated with cyclists and pedestrians.

Policy TR.19 Improved Access to the Southern Ring Road

It is the policy of Limerick Council to liaise with the National Roads Authority (NRA) and Limerick County Council to promote the provision of an additional road link for N20/N21 traffic accessing the City from the Southern Ring Road. In this regard there is a need to provide this access as a result of the layout of the Rosbrien Interchange.

In this regard the City Council will:

- *Ensure that any future development shall comply with the requirements of the relevant Roads Act and the provisions of the Spatial Planning & National Roads Guidelines (Draft 2010) and in consultation with relevant stakeholders such as Limerick County Council and the National Roads Authority.*

Policy TR.20 Park & Ride Facilities

It is the policy of Limerick City Council to facilitate the provision of Park & Ride facilities as part of the sustainable traffic management system for the City.

In this regard the City Council will:

- Implement the Park & Ride Objectives of the Public Transport Feasibility Study
- Seek to secure lands for Park & Ride facilities at locations as recommended in the Public Transport Feasibility Study.

Policy TR.21 Park & Stride/Cycle Facilities

It is the policy of Limerick City Council to facilitate the provision of Park & Stride/Cycle facilities as part of the sustainable traffic management system for the City.

In this regard the City Council will:

- Implement the Park & Stride/Cycle Objectives of the Public Transport Feasibility Study.

- Seek to secure lands for Park & Stride/Cycle facilities at locations as recommended in the Public Transport Feasibility Study.
- Provide and encourage the provision of Park & Stride facilities in areas within a reasonable walking radius of schools so that children and parents can walk safely to schools avoiding the necessity to create traffic congestion in neighbourhoods directly adjacent to schools.
- Develop plans for Park & Stride sites and to upgrade footpaths and crossing points between these and the schools.

Policy TR.22 Landscaping Along Roads

It is the policy of Limerick City Council to landscape and plant along roads when new roads are under construction or as improvement schemes are undertaken as resources permit. Landscaping schemes based on native species as far as possible will be designed to soften the visual impact of the road and enhance its appearance, with due regard being given to the achievement of road safety.

In this regard a Landscaping Plan must be developed for all new road schemes, both public and private.

Policy TR.23 Management of Under-Street Space

It is the policy of Limerick City Council to develop a policy for the management and regulation of under-street space and services to ensure optimum use of available space for the economic life of the City.

Before commencing any works, Limerick City Council will require all organizations and individuals excavating or laying services in the public roads and spaces to obtain a road opening license.

Policy TR.24 Taking In Charge

It is the policy of Limerick City Council to take in charge completed residential developments in line with the adopted 'Taking in Charge Policy' of Limerick City Council and in accordance with the terms of Section 180 of the Planning & Development Act 2000-2008 and Section 11 of the Roads Act 1993 and what ever legislation may come into force during the life of this plan.

Policy TR.25 Promotion of Alternative Energy Sources for Vehicles

It is the policy of Limerick City Council to promote and to encourage the supply of facilities for the supply of energy to vehicles from proven alternatives to fossil fuels. In this respect this may involve the provision of on street charging points for electric vehicles or facilities for the discharge of Bio-Fuels.

Policy TR.26 Universal Access

It is the policy of Limerick City Council to ensure that its public realm is universally accessible.

Housing

6

Chapter 6 Housing

Introduction

The Housing Policy of Limerick City Council seeks to achieve mixed, balanced and self-sustaining communities. The City Council aims to facilitate the provision of high quality housing for both the private and public sectors.

The overall objectives are as follows:

- To implement the Joint Housing Strategy in partnership with Limerick County Council.
- To ensure that sufficient land is zoned to meet the housing requirements for the City's population during the lifetime of the Development Plan.
- To ensure that a good mix of both housing and apartment types and sizes is provided to meet the needs of the likely future population.
- To encourage the development of sustainable residential neighbourhoods and the provision of high quality accommodation.
- To promote increased residential density where appropriate to do so.
- To maximise the use of existing local authority stock and will continue to implement its multi-annual programme for the provision of rented units.
- To support the voluntary sector to develop housing for special needs.
- To require 20% of land zoned for residential use or a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the purpose of the provision of social and affordable housing.
- To support the implementation of the Traveller Accommodation programmes.
- To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing.

Policy Context

The Housing Act, 1966, as amended, together with the Housing Travellers Accommodation Act, 1998 and more recently Part V of the Planning & Development Act 2000 (As amended), provides the legal basis upon which the City Council is charged with the responsibility to facilitate housing for the homeless, assess and plan accommodation needs for the Travelling Community, and prepare housing strategies for the development of integrated and sustainable development policies to provide affordable housing for all.

The '*National Development Plan, 2007-2013*' sets aside €21.2 billion to meet the housing needs of some 140,000 new households. Maintaining the impetus for the delivery of housing as an affordable process to meet demand remains at the centre of housing policy.

The '*Regional Planning Guidelines*', 2010 will set out the planning framework for the development of the region to 2022. These guidelines incorporate the Department of the Environment, Heritage and Local Government population targets for the region which envisages the population of Limerick City to grow to 86,990 by 2022. In line with projected growth in population, employment and housing provision within the Limerick Metropolitan Area there will be a need to respond in a very proactive manner to ensure that the growth can be secured.

The '*Mid-West Area Strategic Plan*' (MWASP) will set out the strategic infrastructural requirements to meet the needs of the region and Limerick as the Gateway of the region. This strategy is due to be completed in late 2010.

'Delivering Homes, Sustaining Communities', 2007 presents a vision of the future of housing. The clear aim is to achieve a step change in the provision of housing support to obtain more effective delivery in ways that ensure that individuals in need of support are offered options tailored to their needs.

'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities 2008'. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, to guide the preparation and assessment of planning applications for residential development in urban areas. *'Urban Design Manual - A Best Practice Guide'*, 2008 (DEHLG). This guide seeks to introduce the core principles of urban design and sustainability insofar as they relate to residential development.

Regeneration

The regeneration of 4 of social housing in the City namely, Moyross, Southill, Ballinacurra Weston and St. Mary's Park/King's Island has commenced. The delivery of a much stronger social mix is paramount to the success and sustainability of these areas. Such a mix has to be greater than just mixed tenure, it is essential that over the period of the Plan that these areas achieve a population that has a greater level of income than at present. This will be achieved by the development of private/affordable housing, the expansion of home-ownership within the existing community and more importantly improving the life chances of the current child population through education and job opportunities which clearly highlight the sheer importance of Social Regeneration. The achievement of a stronger social mix in the newly regenerated communities is a crucial objective of the programme.

Within this context the general objectives for housing provision in the City are as follows:

- To develop and deliver effective public housing policy.
- To increase the availability of affordable, social and private housing, and to ensure the adequate provision of residential zoned land for all.
- To enhance the support network in the provision of social housing.
- To promote integration and reduce social segregation in housing development.
- To develop an effective system for the management of Local Authority housing stock
- To promote sustainable housing developments and provide appropriate residential development.
- To promote high quality living environments and the protection of the character of residential neighbourhoods.
- To support the RAPID initiatives.
- To facilitate the accommodation of the 'Homeless'.
- To facilitate the provision of appropriate facilities and accommodation for the 'Travelling' community.
- To secure the objectives of the regeneration programme.

Housing Strategy

Limerick City Council, Limerick County Council and Clare County Council have together commenced the preparation of a joint **Housing Strategy**. The Planning & Development Act 2000-2008 (as amended) requires each Planning Authority to include the provisions of its Housing Strategy in its Development Plan. The Planning Authority must also ensure that sufficient and suitable land is zoned in the plan to meet the requirements of the Strategy. Another requirement of the Act is to include in the Development Plan objectives for securing implementation of the Housing Strategy, taking into account:

- The existing and likely future need for social and affordable housing;

- The need to ensure that housing is available for persons who have different levels of income;
- The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households;
- The need to counteract undue segregation in housing between persons of different social backgrounds.

A key objective of the joint *Housing Strategy* is to support the regeneration process by ensuring an equitable distribution of social housing across the metropolitan area.

On completion of the Housing Strategy, it shall be incorporated into the City Development Plan.

Policy H.1

It is the policy of Limerick City Council to prepare and implement the Joint Housing Strategy in partnership with the Limerick and Clare County Councils.

Housing Supply

Chapter 2 of this Plan sets out the strategic context within which this development plan is framed. The proposed population target increase of 15,758 in 2016 will generate a housing demand of 5,628 units over the lifetime of the plan (based on 2.8 persons per household). The existing undeveloped residential land bank within the City is 172.27 hectares which is capable of providing 6,891 units. Additional capacity has been identified in the regeneration areas to meet the requirements of the Core Strategy. Further capacity is also identified in the Docklands (2,500 units) and other smaller areas in City. This analysis indicates that there is sufficient land to meet the housing need for the lifetime of the plan and that with 60% of the population target (for the plan period) capable of being met by the regeneration programme, the development plan is in accordance with National Policy in respect of supporting the regeneration programme. These figures ignore brown field site redevelopment in the City Centre and in some suburban areas

Policy H.2

It is the policy of Limerick City Council to ensure that sufficient land is zoned to meet the housing requirements of the City over the lifetime of the Plan.

Housing Mix – Balanced Communities

The provision of a range of housing types and sizes in the City will increase in importance as trends show a decline in family housing and an increase in elderly and single person households. Many of the new households forming in the City during the period of this Development Plan will be below the current average size and will often consist of two persons. The overall aim is to have a sustainable balance of housing types and tenure in the City which reflects the changing household composition and is responsive to local context. Limerick City Council aims to ensure that all housing developments including apartment developments contain an acceptable proportion of large units and that houses are capable of being easily extended to ensure that such developments are sustainable in the long term and provide suitable viable long term options for families.

Providing a good mix of house types can create neighbourhoods for people of different ages and lifestyles. Encouraging good housing mix also allows people the choice and opportunity to remain in a given area while availing of accommodation that caters to their changing needs at a particular stage of their life. This can establish a strong sense of community and allow for increased social inclusion.

Policy H.3

It is the policy of Limerick City Council to encourage the establishment of sustainable residential communities by ensuring that a mix of housing and apartment types, sizes and tenures is provided within the City.

Housing Density

The question of density plays an important part in ensuring that the best use is made of land intended for development. The Government issued guidance to Planning Authorities in 2008 'Sustainable Residential Development in Urban Areas', accompanied by an adopted companion document entitled 'Urban Design Manual'. Due regard shall be given to these standards and recommendations. Through the application of the revised and updated guidelines, Limerick City Council will strive to ensure the provision of better quality housing. In tandem with this, and given the limited availability of land within the City boundary and the decreasing household size, the Council will also seek to promote higher density developments at suitable locations. Consideration for higher densities in tandem with protecting the existing residential amenity shall apply.

Policy H.4

It is the policy of Limerick City Council to have regard to the policies and objectives of the following Strategies and Plans:

- *Sustainable Residential Development in Urban Areas (DEHLG 2008)*
- *Urban Design Manual – A Best Practice Guide (DEHLG 2008)*
- *Quality Housing for Sustainable Communities (DEHLG 2007)*

Policy H.5

It is the policy of Limerick City Council to promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre.

Policy H.6

It is the policy of Limerick City Council to ensure a balance between the reasonable protection of existing residential amenities, the established character of the area, and the need to provide for sustainable residential development.

Enhancement of the Support Network for the Provision of Social Housing

The City Council is one of a number of agencies, including inter alia, the Paul Partnership, the Mid-Western Health Service Executive, Voluntary Housing Associations and the private sector, which is responsible for the provision of social housing. Provision of social housing by the various voluntary sector agencies has become a key element of social housing provision, especially for special housing needs. The voluntary housing agencies have shown considerable skill in managing for the needs of those with special needs, through the design and provision of purpose built accommodation, often with community support facilities such as communal dining facilities, health facilities and childcare facilities. The funding provision for the voluntary and co-operative schemes has been increased significantly over the last number of years. The progress made to date in developing the sector needs to continue. The role of the voluntary sector in providing social housing will continue to be facilitated and encouraged. The City Council is ideally positioned to provide a support network to facilitate the co-ordinated delivery and management of such accommodation.

Policy H.7

It is the policy of Limerick City Council to encourage and promote the development of joint venture housing schemes with private developers and voluntary housing associations to provide sites or residential units on lands acquired either as part of its overall housing programme or in connection with the clearance of derelict sites and obsolete areas.

Policy H.8

It is the policy of Limerick City Council to facilitate the voluntary sector in the provision of social housing, especially for those with special needs.

Policy H.9

It is the policy of Limerick City Council to implement the recommendations of 'Good Practice in Housing Management: Guidelines for local Authorities, 2007' and to evaluate its success on an annual basis in conjunction with the associated agencies tasked with the provision of Social Housing.

Reduction of Social Segregation in Housing Developments

The Planning & Development Act 2000, makes provision for the avoidance of "undue social segregation" as follows: "In order to counteract undue segregation in housing between persons of different social backgrounds, the Planning Authority may indicate in respect of any particular area referred to in paragraph (c) that there is no requirement for housing referred to in Section 94(4) in respect of that area, or than a lower percentage than that specified in the housing strategy may be required".

The joint *Housing Strategy* will present policies in respect of addressing this requirement.

Developing Effective Management of Housing Stock

It is the responsibility of the City Council in terms of the City Development Board '*Strategy for Economic, Social, and Cultural Development*' to provide ongoing management systems for the effective management of the Local Authority's Housing stock. The effective management of the housing stock is critical in ensuring undue social segregation and the development of sustainable communities.

Policy H.10

It is the policy of Limerick City Council to provide support for existing resident and voluntary group organisations through the implementation of the 'Management in Partnership- the City Estates Management Strategy'. Such assistance to include housing management and tenancy training courses, the development of residents charters, and the provision of rental and financial incentives to further the maintenance of housing estates.

Other Housing Needs

There is a requirement that the need for those with special housing needs be met.

The Elderly

The changing demographics and the aging of the Nation's population pose strategic challenges for society in general, and more especially for the development of responsive health and social policies. As a key social policy area, housing is a function that needs to adapt in order to meet changing needs in terms of the growing numbers of older people.

Policy H.11

It is the policy of Limerick City Council to continue to support the concept of independent living for older people through the provision of specific purpose-built accommodation.

Accommodation for Persons with Special Needs

The City Council has a role in ensuring that housing options are developed for persons with special needs. Where the housing needs of such persons are identified and they are included on the Housing List, these needs can be met primarily by directly facilitating provision of housing by the Voluntary Sector under the Capital Assistance Scheme.

Policy H.12

It is the policy of Limerick City Council to meet the housing needs of persons with special needs both by direct provision of accommodation and by facilitating the provision of housing by the Voluntary Sector.

In line with national policy, the City Council has for many years implemented a Disabled Persons Grant Scheme to provide financial assistance in carrying out works to render dwellings more suitable to meet the needs of disabled occupants.

Policy H.13

It is the policy of Limerick City Council to continue to implement the Disabled Persons Grant Scheme to provide the means for disabled persons to carry out adaptations to their dwellings to better meet their accommodation needs.

Accommodation for the Homeless

A 'National Strategy for the Homeless' was published in 2008. This aims to reflect the recommendations of the 'Fitzpatrick Review' into the implementation of the integrated strategies in place nationally since 2002 and combining the Integrated Strategy with the Preventative Strategy in a single homeless policy document. The Local Homeless Action Plan guiding the provision of homeless accommodation and services in the Limerick area will reflect Government policy and the commitment contained in 'Towards 2016' to end long-term occupation of emergency accommodation by 2010. Limerick City adopted a 'Strategy and Action Plans for Service Delivery to the Homeless' in 2001, and in partnership with the Mid-Western Health Service Executive established a Homeless Persons Centre, and provides funding to a number of voluntary service providers and voluntary housing associations in the City.

Policy H.14

It is the policy of Limerick City Council to continue the 'Strategy & Action Plan for Service Delivery to the Homeless' in Limerick City in partnership with the Mid-Western Health Service Executive or their successor, and the Limerick City Homeless federation.

Policy H.15

It is the policy of Limerick City Council to provide assistance to the voluntary sector for the effective management of Homeless Accommodation and facilities.

Traveller Accommodation

It is a requirement of the Housing Act, 2000 (Travellers Accommodation) that the City is charged with the responsibility for the assessment and planning of the accommodation needs of the Travelling community of the City. A five-year accommodation programme has been adopted as is to be implemented during the period of the programme. The City Council will continue to meet its targets for the completion of Traveller specific accommodation as outlined in the programme and in subsequent plans.

Policy H.16

It is the policy of Limerick City Council to implement the '5 Year Traveller's Accommodation Programme' to meet the needs of the local community.

Regeneration



Chapter 7 Regeneration

Introduction

The Moyross Housing Estate on the North side of Limerick City and similar estates on the Southside of the City have experienced serious social problems and high profile criminal activity over many years. The Government responded to a series of events in September 2006 by ordering an extensive examination of social exclusion, crime and disorder issues in disadvantaged areas of Limerick and engaged the former Dublin City Manager Mr. John Fitzgerald to carry this out. Six months later, after conducting a comprehensive review, Mr. Fitzgerald submitted his report to the Cabinet Committee on Social Inclusion, chaired by the then Taoiseach. His recommendations were fully endorsed and approved.

The Report included two key recommendations:

1. Assign at least 100 additional Gardaí to Limerick City;
2. Establish two Government agencies to plan and implement the regeneration of housing estates and adjoining lands in disadvantaged areas.

This gave rise to the creation of the Limerick Northside and Southside Regeneration Agencies. Both Agencies were charged with the task of designing and implementing a comprehensive and integrated programme for the areas of Moyross on the Northside and Southill/Ballinacurra Weston on the Southside. Subsequently, in March 2008, St. Mary's Park, was added to the remit of the Regeneration Project.

"Vision Plans" for the Northside and Southside regeneration areas were developed by the Regeneration Agencies within six months and by October 2008, a Masterplan for the regeneration of the most disadvantaged local authority housing estates in the city on the northside (Moyross, St. Mary's Park) and the southside (Southill and parts of Ballinacurra Weston) was prepared and submitted to government.

Refocusing the Vision Plans

Since 2008, conditions changed enormously, linked to the impact of the recession and the public funding/public debt crisis. The severity of the economic recession, including large job losses in Limerick and the Mid-West Region as well as deterioration in the public finances created much more difficult conditions for regeneration. It became evident that the extensive regeneration and the timescale originally envisaged under the Masterplan required reassessment. The consolidation of the Regeneration Agencies in 2012 and the establishment of the Office of Regeneration within Limerick City and County Council brought a new impetus to the project with the main priority being the delivery of a solid and viable implementation plan. A key objective of the 2008 Masterplan envisaged whole scale demolition of both private and public housing and their replacement with new better quality neighbourhoods. However, during the consultation process for the Framework Implementation Plan, a review of this approach took place with the principle of large or full scale demolition reassessed and replaced with a prioritisation of refurbishment and the scale of demolition required to meet the key objectives of the implementation plan, being considered on a house-by-house basis. It is now envisaged that in excess of 1500 homes will be retained including a significant number of private homes.

Adoption of the Limerick Regeneration Framework Implementation Plan (LRFIP)

The draft Limerick Regeneration Framework Implementation Plan 2013, a non-statutory supplementary planning document, was prepared by the Office of Regeneration and launched by Ms. Jan O'Sullivan T.D. Minister of State for Housing and Planning on the 27th September 2013, in Thomond Park Stadium, Limerick. Following the launch, a public consultation process was undertaken in order to ensure that the draft LRFIP was inclusive of all views.

This consultation process was the subject of a comprehensive Manager's Report. On the 18th February 2014, the elected members of Limerick City Council approved:

- (a) The City Manager's Report on the public consultation process undertaken in respect of the Limerick Regeneration Framework Implementation Plan;
- (b) The Limerick Regeneration Framework Implementation Plan;
- (c) The commencement of the legislative process to allow for the variation of the Limerick City Development Plan 2010 – 2016.

Vision

The vision of the Limerick Regeneration Framework Implementation Plan is to create:

“Safe and sustainable communities of opportunity where people of all ages enjoy a good quality-of-life, a decent home and a sense of pride about their place. Well-serviced and attractive neighbourhoods will be physically connected and fully integrated with the social, economic and cultural life of Limerick.”

Geared towards delivering smart, sustainable and inclusive growth and with key deliverables set out under each area covered, the aim of the Limerick Regeneration Framework Implementation Plan is two-fold:

- To improve the quality of life and wellbeing of the communities in the regeneration areas by responding comprehensively to the problems (physical, social, community safety and economic) that exist, addressing the identified needs of people and adopting a sustainable development approach;
- To promote the social and economic inclusion of the regeneration areas into the mainstream life of the City, reducing the gaps between the regeneration areas and the average for the City as a whole. This will be achieved by opening access to training, education and work opportunities, harnessing and promoting existing resources and making early interventions – recognising that it is often as early as pre-school or at primary school that life courses are set. The plan also aims to attract co-ordinated public and private investment.

Policy RG.1 Implementation of Regeneration

It is the policy of Limerick City Council to support the implementation of the Limerick Regeneration Framework Implementation Plan in a coordinated and sustainable manner and to co-operate with other agencies in the Region to deliver the goals and objectives set out in the Plan.

Tenure Diversification

The delivery of a much stronger social mix is paramount to the success and sustainability of the new housing estates in the Regeneration Areas. Such a mix has to be greater than just mixed tenure, it is essential that over the period of the Plan that these areas achieve a population that has a greater level of income than at present. This will be achieved by the development of private/affordable housing, the expansion of home-ownership within the existing community and more importantly, improving the life chances of the current child population through education and job opportunities which clearly highlight the sheer importance of Social and Economic Regeneration. The achievement of a stronger social mix in the newly regenerated communities is a crucial objective of the programme.

Policy RG2:

It is the policy of Limerick City and County Council to improve the tenure diversity within the regeneration areas.

The sectoral pillars of the Framework Implementation Plan

The specific objectives of the strategy and associated interventions in the framework implementation plan are structured around three pillars: social, physical and economic. These are outlined below.

Social Framework Strategy

The Social Framework Strategy of the adopted Limerick Regeneration Framework Implementation Plan is a robust and evidence-based strategy reaching across key service areas. The key focus is to

'bend' the mainstream as part of a 'whole of government' approach with a focus on the State working in tandem with local resources. The plan recognises that implementing such an approach is challenging, requiring multi-agency working.

Objectives of the Social Framework Strategy

1. To improve the quality of life of residents in the regeneration communities, focused on improving health and well-being of the population, closing gaps in health with the average population, improving the social environment and safety on the estates, stabilising community life and supporting civic engagement in the community;
2. To address needs of the population so that they can access opportunities, closing gaps with the average population. This covers improved access to economic and social opportunities linked to preventive interventions in early years, interventions to improve attainment in education from the earliest stages and access to further education, training and work;
3. To improve the coherence of service provision across the statutory and voluntary / community sector, with a view to improving effectiveness in responding to needs of the population and to achieve better value for money invested by the totality of the services.

To achieve the social objectives the Social Framework Strategy is structured around five vertical themes and three cross-cutting or horizontal themes in order to achieve stable communities, good quality of life and access to opportunities, as follows:



Themes:

1. Education and learning - initiatives appropriate to each life stage;
2. Health and well-being - with age-appropriate provision;
3. Ageing Well, Health and Well-being of Older People - neighbourhoods to reflect changing demographics and respond to the particular needs of older residents;

4. Employability and Work - interventions for people currently detached from the labour market;
5. Families and Youth At Risk - Targeted support for families with difficulties and youth at risk;
6. Community development and participation- empowerment and capacity building;
7. Policing, Justice & Community Safety;
8. The Government/public sector reform agenda and a “whole of government” approach.

Policy RG3:

It is the policy of Limerick City and County Council to secure the objectives as set out in the Social Framework Strategy of the adopted Limerick Regeneration Framework Implementation Plan.

Economic Framework Strategy

The creation of long-term employment locally and for local people, is a central theme for the Economic Regeneration Pillar. Currently, high unemployment levels, running way above the national average, exist in the regeneration areas and serve to exacerbate social exclusion. Successfully tackling the dearth of employment opportunities in these areas will make a very significant contribution towards the overall goal of regeneration but can only be achieved through a multi-agency approach.

The Economic Framework Plan of the adopted Limerick Regeneration Framework Implementation Plan is strongly focused on inclusive growth and a range of bottom-up and community-level measures while also considering the wider macro-economy.

Objectives of the Economic Framework Strategy

- Promotion of sectoral training, work experience and work placements and job creation initiatives;
- Delivery of an economic engagement platform bringing together all stakeholders and focused on regeneration areas;
- Delivery of social innovation/social enterprise hubs with supports for start-ups;
- Development of niche economic activities that can develop in line with national opportunity sectors such as green technologies;
- Development of a ‘knowledge economy’ sub-sector in community development and enterprise as skills are built locally;
- Inward investment to be incentivised with long term revolving loan financing for new public, social and educational infrastructure;
- Development of ICT infrastructure, skills training and usage projects to support economic and social development.

Key to the Economic Framework Strategy is the development of a National Social Innovation Hub which aims to provide a focus for securing additional investment. Its articulation in the plan has a strong public sector regeneration approach and recognises that engaging with the private sector and, in particular, large companies are crucial to the creation of a National Corporate Social Responsibility Engagement Centre.

Policy RG4:

It is the policy of Limerick City and County Council to secure the objectives as set out in the Economic Framework Strategy of the adopted Limerick Regeneration Framework Implementation Plan.

Physical Framework Strategy

The Physical Framework Strategy sets out the basis for a more coherent and sustainable use of land in the regeneration areas, which makes socio-economic development more likely, improves housing quality and place-making (including safety), making the areas more accessible. Furthermore, a range of strategic infrastructure improvements are identified (both in terms of the natural environment and ICT). The approach is coherent and recognises both past failures and ongoing challenges in improving the liveability of the areas. The Limerick Regeneration Framework implementation Plan correctly identifies the very distinct sets of issues confronting each regeneration area. This includes the severity of issues each area faces, not least the varying extent of dereliction and prior poor estate design.

Recognising that no single aspect alone will be effective in delivering the change agenda for the physical regeneration areas, the Limerick Regeneration Framework Implementation Plan integrates key strategic objectives as follows:

Strategic objectives of the Physical Framework Strategy

- build a strong competitive economy
- promote healthy communities
- require good design
- promote sustainable movement
- deliver a wide choice of high quality homes
- support high quality communications infrastructure
- meet the challenge of climate change and flooding
- conserve and enhance the natural environment
- conserve and enhance the historic environment

The physical framework strategies, outlined below, for each regeneration area sets out the key local objectives that guide the physical development of the areas into the future. The local objectives shall differ for each of the areas; however the—strategic objectives shall remain consistent for each regeneration area set out above.

Policy RG.5:

It is the objective of Limerick City and County Council to actively support the implementation of the objectives contained within the Physical Framework Strategy for each of the regeneration areas.

Moyross Framework Strategy

Existing Context:

Moyross lies to the northwest of Limerick City. The Knockalisheen Road provides the main access to Moyross at two points, the first and main access point at Watch House Cross which is at the southern-east corner of Moyross with the second approximately 750 metres further north on the same road into Castle Park, the most northerly point. There is a third access point via the Monabraher Road to the Ballynanty area. The Moyross regeneration boundary covers an area of approximately 200 hectares (494 acres) and spans almost 2 kilometres from west to east and 1.8 kilometres north to south. the predominant land use in the area is residential. Other land uses include Watch House Cross district centre and a community hub which contains the Corpus Christy Church, Corpus Christy primary school and the Moyross community centre.

Key Challenges:

Moyross presents the following key challenges:

- Poor accessibility with adjacent neighbourhoods which has resulted in Moyross becoming physically, economically and socially isolated;
- Over-provision of underutilised public open space;
- Several under-used and vacant infill housing sites, which currently detract from the overall appearance of the estate;
- Due to the demolition of some blocks to date, the layout of the houses provide exposed boundaries which provide little in the way of natural surveillance - undermining the safety and security of the area.
- To the east of Moyross is a significant area of wetland, known as Knocknalisheen Marsh, which is prone to flooding;
- A key challenge in Moyross is to ensure that any development, proposed as part of the LRFIP, does not have a negative impact on the water quality and habitats within Moyross or downstream of the area.

Tenure Diversity:

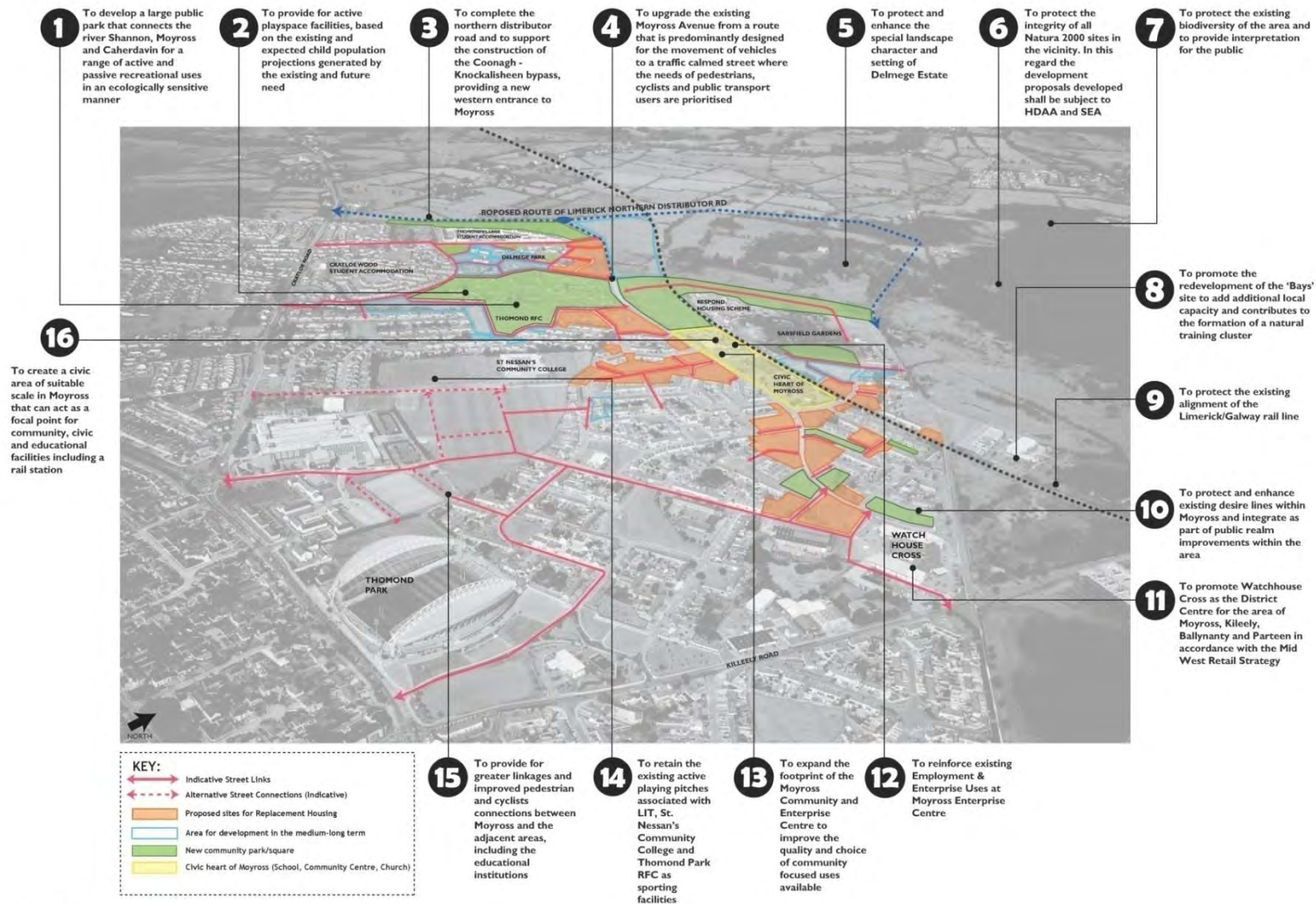
Moyross was constructed from 1974 to 1987 and the original number of housing units built in this period equated to a total of 1125 units. A number of these units were vacated over time and many have been demolished to make way for better placemaking and strategic connections in line with the adopted LRFIP. On the 31st December 2014 there were 688 occupied residences in Moyross. Of these, 443 units are local authority houses, while the remaining 245 units were privately owned homes. Thus, the mix stood at 65% Local Authority-owned and 35% Private tenure.

In accordance with the refocussed Physical Framework Strategy, Moyross has the capacity to accommodate approximately 2475 residential units on zoned lands for residential use (544 local authority and 1931 private units). Moyross will not generally deliver any additional local authority housing, only replacement housing need. Therefore, Moyross is capable of achieving a reverse tenure mix of 22% Local Authority-owned and 78% private over time.

The following are the key local objectives for Moyross:

1. To develop a large public park that connects the river Shannon, Moyross and Caherdavin for a range of active and passive recreational uses in an ecologically sensitive manner.
2. To provide for active playspace facilities, based on the existing and expected child population projections generated by the existing and future need.
3. To complete the Northern Distributor Road and to support the construction of the Coonagh - Knocknalisheen bypass, providing a new western entrance to Moyross.
4. To upgrade the existing Moyross Avenue from a route that is predominantly designed for the movement of vehicles to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised.
5. To protect and enhance the special landscape character and setting of Delmege Estate.
6. To protect the integrity of all Natura 2000 sites in the vicinity. In this regard the development proposals developed shall be subject to HDAA and SEA.
7. To protect the existing biodiversity of the area and to provide interpretation for the public.
8. To promote the redevelopment of the 'Bays' site to add additional local capacity and contribute to the formation of a natural training cluster.
9. To protect the existing alignment of the Limerick/Galway rail line.
10. To protect and enhance existing desire lines within Moyross and integrate them as part of public realm improvements within the area.

11. To promote Watchhouse Cross as the District Centre for the area of Moyross, Kileely, Ballynanty and Parteen in accordance with the Mid West Retail Strategy.
12. To reinforce existing Employment & Enterprise Uses at Moyross Enterprise Centre.
13. To expand the footprint of the Moyross Community and Enterprise Centre to improve the quality and choice of community focused uses available.
14. To retain the existing active playing pitches associated with LIT, St. Nessen's Community College and Thomond Park RFC as sporting facilities.
15. To provide for greater linkages and improved pedestrian and cyclists connections between Moyross and the adjacent areas, including the educational institutions.
16. To create a civic area of suitable scale in Moyross that can act as a focal point for community, civic and educational facilities including a rail station.



MOYROSS: Key Objectives

St. Mary's Park and Kings Island Framework Strategy

Existing Context:

King's Island extends over an area of 170 acres and is bounded on the east by the River Abbey and on the west by the River Shannon. The study area occupies an attractive island site to the north-east of Limerick City centre. Historically, King's Island would have been an important location at the divergent point of the Shannon and the Abbey Rivers. Today, it represents an important asset to the City, particularly in terms of its ecological importance, archaeological significance, and tourism potential. However, it also functions as an important residential and community environment, containing the large housing estate of St. Mary's Park to the north and numerous terraces of houses to the south. There are a number of modern apartment blocks to the south of the island, in proximity to the riverfront.

Key Challenges:

St. Mary's Park and King's Island presents the following key challenges:

- Poor accessibility which has resulted in St. Mary's Park becoming physically, economically and socially isolated.
- Unattractive public realm with an over-dominance of hard surfaces with limited soft landscaping.
- Several under-used and vacant infill housing sites, which currently detract from the overall appearance of the estate.
- The layout of the houses to the east of St. Munchin's Street backs onto the landfill therefore providing little in the way of natural surveillance.
- A key challenge in St Mary's Park is the designation of the majority of the area as Flood Zone A.
- The designation of a Special Area of Conservation with the potential of disturbance to birds as a result of amenity use of lands adjacent to the wetland, loss and fragmentation of habitat resulting from the construction of new replacement housing, streets and new connections.
- •The lack of active play facilities for those persons under the age of 15 years and non-sporting related open space recreational amenities.
- •Lack of maintenance, repair and care of the overall historic fabric of the wider King's Island area.
- Significant number of derelict sites in key locations, particularly along Mary Street, and vacant properties, particularly along Nicholas Street.
- Presence of under-utilised historic assets, e.g. upstanding remains of Fanning's Castle, and remains of house with carved stone fireplace on Nicholas Street.

Tenure Diversity:

St. Mary's Park was constructed in 1935 and the original number of housing units built in this period equated to a total of 464 units. A number of these units were vacated and many have been demolished in recent times to make way for better placemaking in line with the adopted LRFIP. On the 31st December 2014 there were 303 occupied residences in St. Mary's Park. Of these, 112 units are local authority houses, while the remaining 191 units were privately owned homes. Thus, the mix stood at 37% Local Authority-owned and 63% private tenure.

For the successful regeneration of St. Mary's Park, it is imperative that infill sites are developed for immediate replacement housing need arising from strategic demolitions east of St. Munchin's Street. However, to meet the requirements of increased tenure mix, consideration of the wider King's Island area outside of St. Mary's Park will need to be considered to fulfill the requirement for additional private housing. Given that there is limited scope for additional private units within St. Mary's Park, the consideration of some alternative sites within the wider King's Island boundary therefore is necessary to achieve the council's housing targets and deliver the key objective of tenure diversification.

In accordance with the refocussed Physical Framework Strategy St. Mary's Park and the wider King's Island has the capacity to accommodate approximately 565 residential units on zoned lands for residential use (191 local authority and 374 private units). St. Mary's Park will not generally deliver any additional local authority housing, only replacement housing need within identified infill sites.

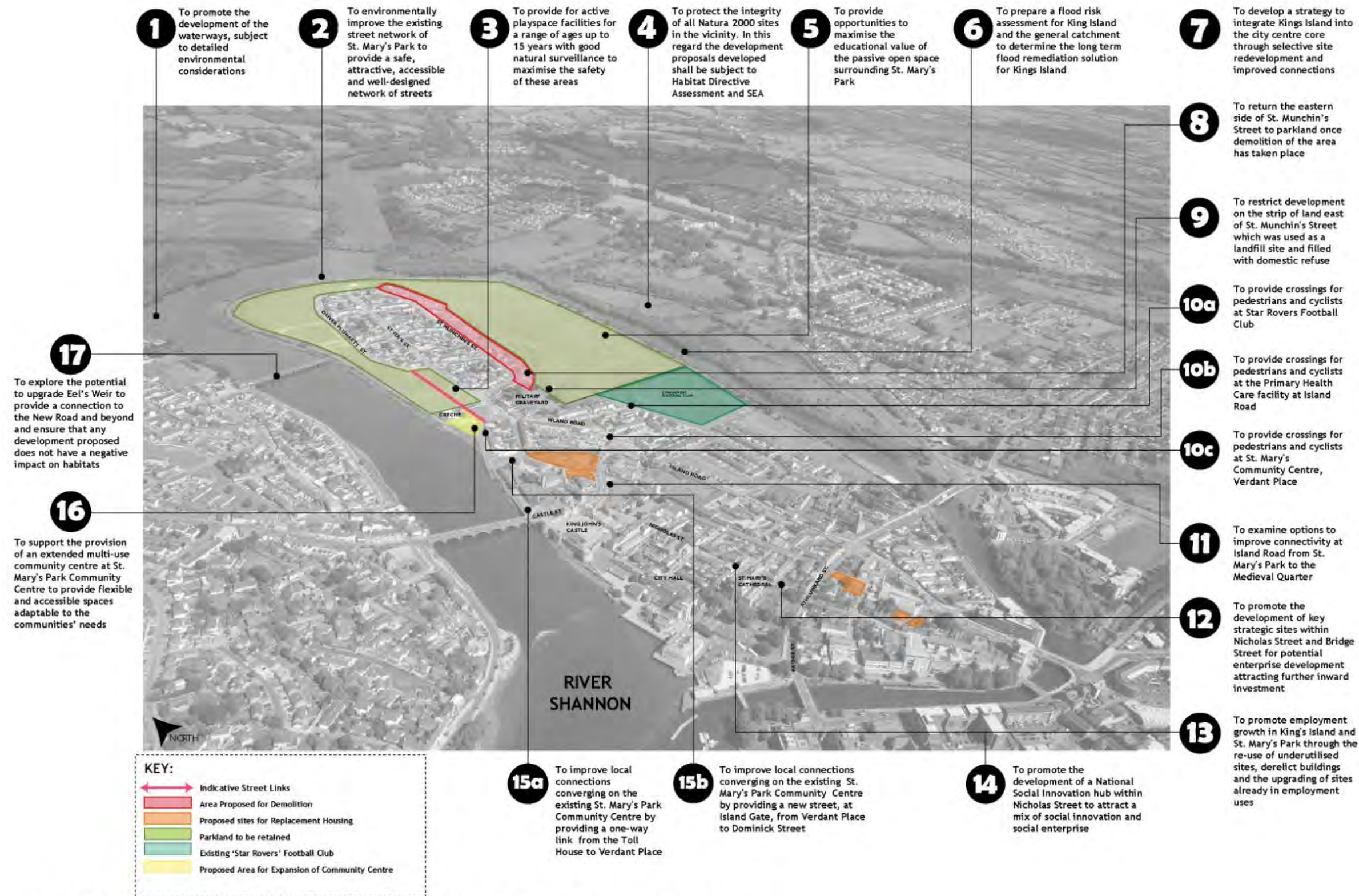
The remainder of housing units will be delivered on a number of key opportunity sites within the medieval core of King's Island. Therefore, St. Mary's Park and King's Island is capable of maintaining a strong tenure mix of 33% Local Authority-owned and 67% private over time

The following are the key local objectives for St. Mary's Park and Kings Island:

1. To promote the development of the waterways, subject to detailed environmental considerations and requirements to include St. Mary's Park, Moyross to Grove Island and the city as a flagship project with training, employment and tourism potential.
2. To environmentally improve the existing street network of St. Mary's Park to provide a safe, attractive, accessible and well-designed network of streets in tandem with the upgrade to the existing water network and refurbishment works to existing houses.
3. To provide for active play space facilities for a range of ages up to 15 years with good natural surveillance to maximise the safety of these areas, based on the existing and expected child population projections generated by the existing and future need.
4. To protect the integrity of all Natura 2000 sites in the vicinity. In this regard the development proposals developed shall be subject to Habitat Directive Assessment and SEA.
5. To provide opportunities to maximise the educational value of the passive open space surrounding St. Mary's Park.
6. To prepare a flood risk assessment for King's Island and the general catchment to determine the long term flood remediation solution for Kings Island.
7. To develop a strategy to integrate Kings Island into the city centre core through selective site redevelopment and improved connections.
8. To return the eastern side of St. Munchin's Street to parkland once demolition of the area has taken place.
9. To restrict development on the strip of land east of St. Munchin's Street which, was used as a landfill site and filled with domestic refuse.
10. To provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Star Rovers Football Club;
 - b) At the Primary Health Care facility at Island Road;
 - c) At St. Mary's Community Centre, Verdant Place.
11. To examine options to improve connectivity at Island Road from St. Mary's Park to the Medieval Quarter by transforming from a route that is predominantly designed for the movement of vehicles to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised; whilst ensuring protection of the integrity of the environmentally designated sites.
12. To promote the development of key strategic sites within Nicholas Street and Bridge Street for potential enterprise development attracting further inward investment.
13. To promote employment growth in King's Island and St. Mary's Park through the re-use of underutilised sites, derelict buildings and the upgrading of sites already in employment uses.
14. To promote the development of a National Social Innovation hub within Nicholas Street to attract a mix of social innovation and social enterprise.

15. To improve local connections converging on the existing St. Mary's Park Community Centre at the following locations:
 - a) A one-way link road from the Toll House to Verdant Place. This proposal recognises the restricted dimension between the Toll House and the Bridge and the lack of pedestrian footpaths in the area;
 - b) A new street, at Island Gate, from Verdant Place to Dominick Street.
16. To support the provision of an extended multi-use community centre at St. Mary's Park Community Centre to provide flexible and accessible spaces adaptable to the communities' needs. The provision of an extended centre at this location¹, within easy access to the City core will ensure that the centre is used not only by residents of St. Mary's Park but the wider community also.
17. To explore the potential to upgrade Eel's Weir to provide a connection to the New Road and beyond and ensure that any development proposed does not have a negative impact on habitats.
18. To support the redevelopment of the Opera Centre site, adjacent to King's Island/St. Mary's Park, which is seen as an economic catalyst for the area, city and region

¹. Any future plans or projects related to St. Mary's Park Community Centre will be subject to the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 as appropriate.



Ballinacurra Weston Framework Strategy

Existing Context:

The regeneration area of Ballinacurra Weston extends over an area of 14.46 hectares and is located in a suburban residential setting to the south-west of Limerick City Centre. The River Shannon and the Limerick Docklands are situated to the west of the study area at a distance of 1,200 metres. Limerick Railway Station is also an approximate 1,000 metre journey away. There are a number of significant land uses located adjacent to the regeneration area, including Portland Park to the south-west, Caledonian Park to the east and Sarsfield Barracks to the northwest. There are also a number of institutional uses located in close proximity including a large school complex (Our Lady of Lourdes) to the immediate south-west and Mary Immaculate College to the west. A large development of student apartments – ‘City Campus’ – is located to the north-east of the study area.

Key Challenges:

Ballinacurra Weston presents the following key challenges:

- Poor accessibility and/or awareness of routes to key locations due to the cul-de-sac layout of the area;
- Unattractive public realm with an overdominance of hard surfaces (especially to Byrne Avenue) and rock armoury with limited soft landscaping;
- Poorly overlooked pedestrian routes;
- A significant amount of vacant land within the regeneration area at the site formerly occupied by Clarina Park;
- Several under-used and vacant housing sites, which currently detract from the overall appearance of the estate;
- •Due to the demolition of Clarina Park, there is a significant amount of vacant land within the regeneration area. A key challenge is to identify interventions for the land in the short to medium term to ensure its protection from anti-social activities.
- •Limited overlooked internal public open space. A key challenge is to provide functional, safe and well overlooked open spaces within the estate.

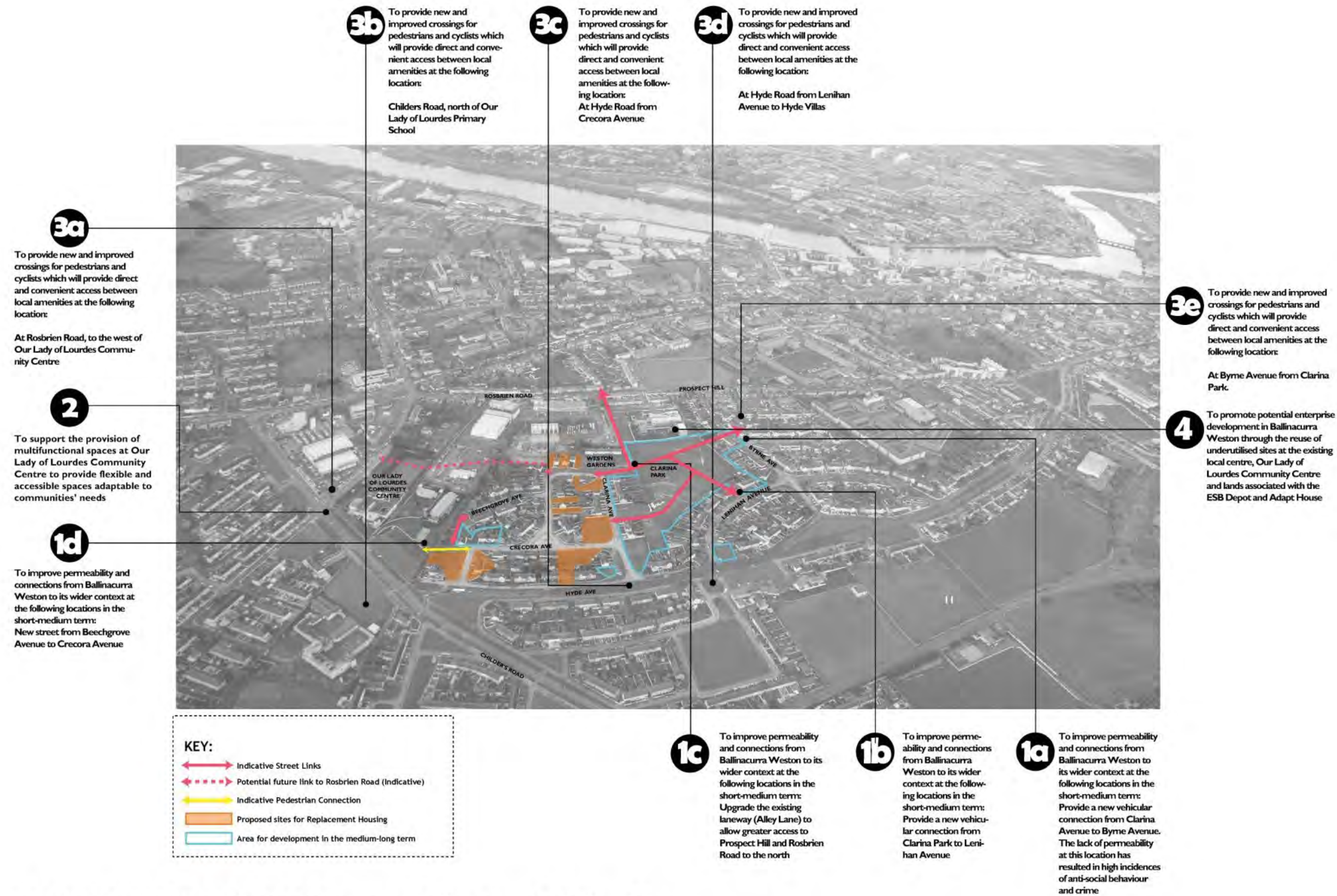
Tenure Diversity

Ballinacurra Weston estate dates from the 1950s and the original number of housing units built in this period equated to a total of 337 units. A number of these units were vacated and many have been demolished in recent times to make way for better place making and strategic connections in line with the adopted LRFIP. On 31st December 2014 there were 192 occupied residences in Ballinacurra Weston. Of these, 55 units are local authority houses, while the remaining 137 units were privately owned homes. Thus, the mix stood at 28% Local Authority-owned and 72% Private tenure.

In accordance with the refocussed Physical Framework Strategy and the Core Strategy of the Limerick City Development Plan, Ballinacurra Weston has the capacity to accommodate approximately 497 residential units on zoned lands for residential use (98 local authority and 399 private units). For the successful regeneration of Ballinacurra Weston, it is imperative that refurbishment of void houses are carried out in the immediate term with the development of new housing scheduled in the longer term once critical connections are made available to Byrne and Lenihan Avenues. Therefore, Ballinacurra Weston is capable of maintaining a strong tenure mix of 20% Local Authority-owned and 80% private over time in line with the requirements of the Core Strategy.

The following are the key local objectives for Ballinacurra Weston:

1. To improve permeability and connections from Ballinacurra Weston to its wider context at the following locations in the short-medium term:
 - a) Provide a new vehicular connection from Clarina Avenue to Byrne Avenue. The lack of permeability at this location has resulted in high incidences of anti-social behaviour and crime;
 - b) Provide a new vehicular connection from Clarina Park to Lenihan Avenue.
 - c) Upgrade the existing laneway (Alley Lane) to allow greater access to Prospect Hill and Rosbrien Road to the north;
 - d) New street from Beechgrove Avenue to Crecora Avenue.
2. To support the provision of multifunctional spaces at Our Lady of Lourdes Community Centre to provide flexible and accessible spaces adaptable to communities' needs.
3. To provide new and improved crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Rosbrien Road, to the west of Our Lady of Lourdes Community Centre;
 - b) At Childers Road, north of Our Lady of Lourdes Primary School;
 - c) At Hyde Road from Crecora Avenue;
 - d) At Hyde Road from Lenihan Avenue to Hyde Villas;
 - e) At Byrne Avenue from Clarina Park.
4. To promote potential enterprise development in Ballinacurra Weston through the reuse of underutilised sites at the existing local centre, Our Lady of Lourdes Community Centre and lands associated with the ESB Depot and Adapt House.



BALLINACURRA WESTON: Key Physical Objectives

Southill Framework Strategy

Southill is located in the southern fringe of Limerick City centre. The Masterplan aims to 'redefine the south city as a distinctive and popular neighbourhood. This new image and identity will transform Limerick's Southside into a place where people will aspire to live and feel that they belong, and help secure long term regeneration in the area'. Despite a distance of less than 1.5 km from the Roxboro roundabout to the City Centre, the area is poorly connected to the city with one principal access road (R511) due to the severance effect of the railway line. The predominant land use in the area is low density residential. Other land uses include a hotel, commercial and retail outlets, the Limerick Enterprise Development Park complex, Roxboro shopping centre, Galvone Industrial Estate, Southill House (community and enterprise campus), schools and community buildings, Rathbane golf club, football club and areas of open space.

Key Challenges:

Southill presents the following key challenges:

- Poor accessibility with adjacent neighbourhoods which has resulted in Southill becoming physically, economically and socially isolated;
- The Radburn layouts that characterise Southill create a place that is difficult to navigate;
- Poorly observed rear courts (as part of the Radburn layouts);
- Poorly observed and confusing pedestrian routes;
- Over-provision of underutilised public open space;
- Several under-used and vacant infill housing sites, which currently detract from the overall appearance of the estate;
- Due to the demolition of some blocks to date, many houses have exposed boundaries which provide little in the way of natural surveillance. This undermines the safety and security of the area;
- The lack of strategic access into Southill from the M7 motorway. This greatly limits possible opportunities to attract employment into the area and acts as a barrier to permeability;
- Roxboro roundabout represents a key challenge to pedestrian and cycle movement;
- The lack of connectivity to the wider area, including the University of Limerick to the northeast, presents a key challenge;
- The lack of active play facilities for children under 15 years old within each of the estates.

Tenure Diversity:

Southill was constructed in various phases from 1966 to 1989 and the original number of housing units built in this period equated to a total of 1,125 units. A number of these units were vacated and many have been demolished in recent times to make way for better place making and strategic connections in line with the adopted LRFIP. On the 31st December 2014 there were 657 occupied residences in Southill. Of these, 317 units are local authority houses, while the remaining 340 units were privately owned homes. Thus, the mix stood at 48% Local Authority-owned and 52% private tenure.

In accordance with the refocussed Physical Framework Strategy, Southill has the capacity to accommodate approximately 3002 residential units on zoned lands for residential use (449 local authority and 2553 private units). Therefore, Southill is capable of maintaining a strong tenure mix of 15% Local Authority-owned and 85% private over time.

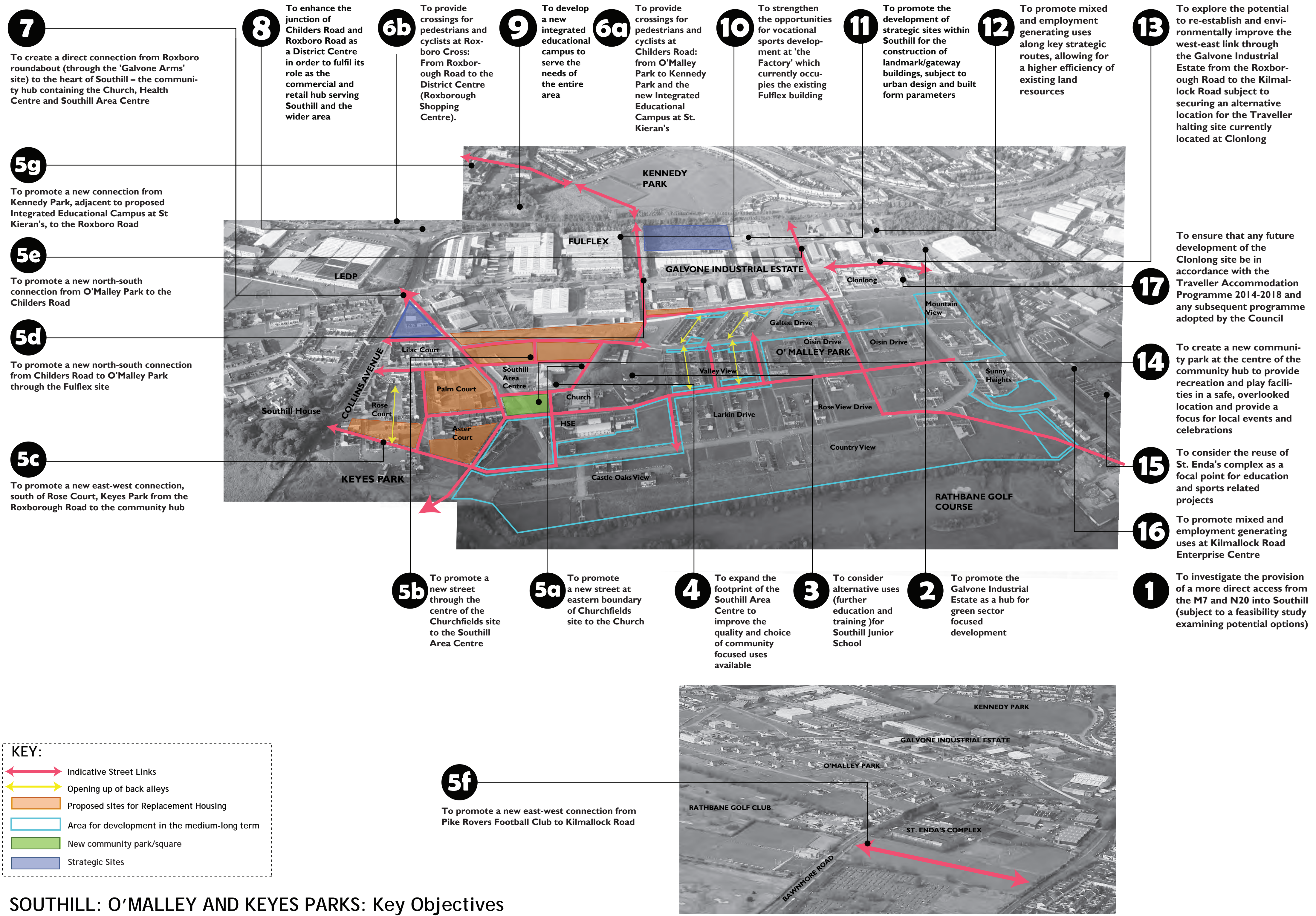
The following are the local objectives for Southill:

O Malley Park and Keyes Park:

1. To investigate the provision of a more direct access from the M7 and N20 into Southill (subject to a feasibility study examining potential options).
2. To promote the Galvone Industrial Estate as a hub for green sector focused development.

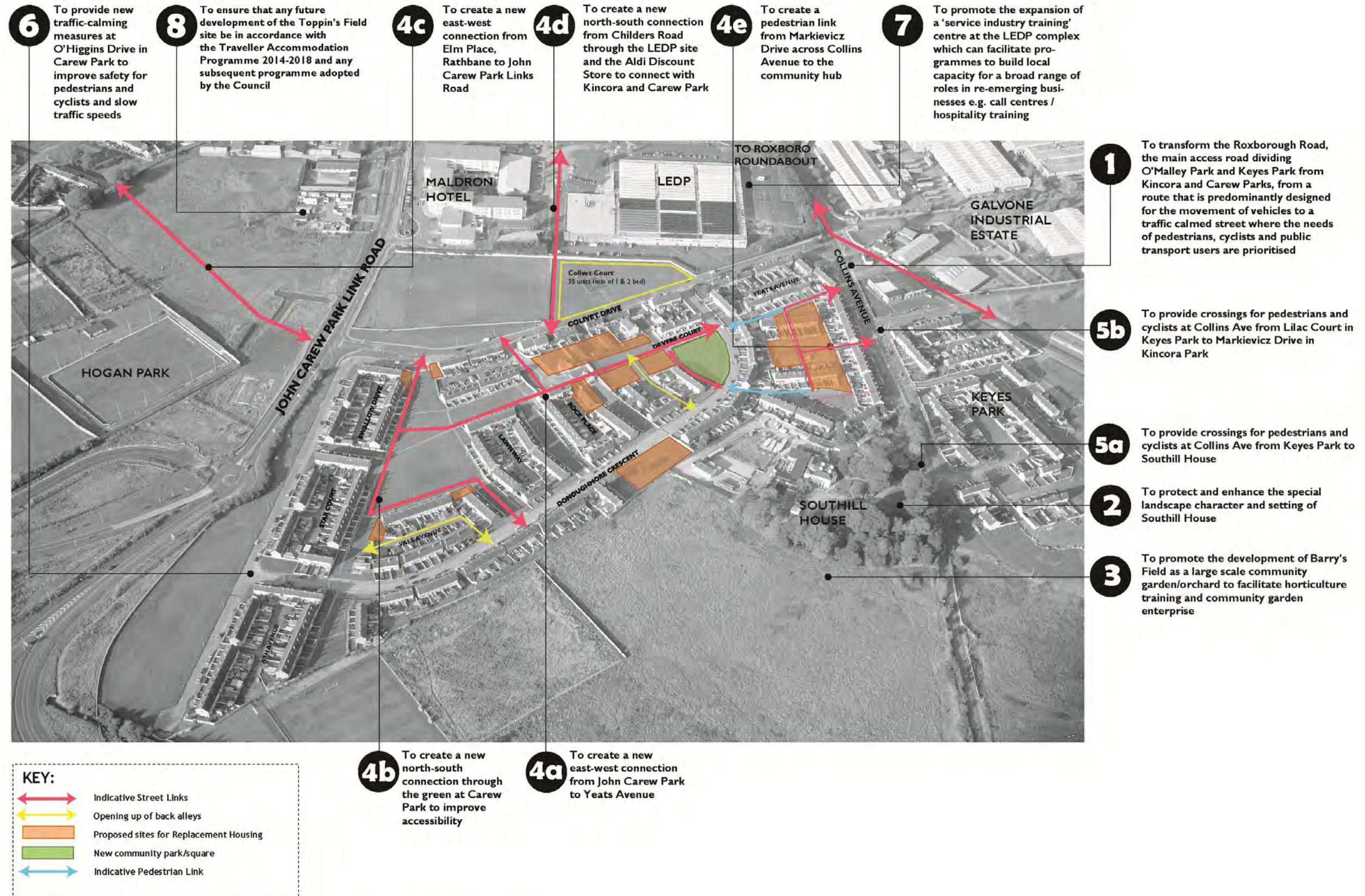
3. To consider alternative uses (further education and training)for Southill Junior School.
4. To expand the footprint of the Southill Area Centre to improve the quality and choice of community focused uses available.
5. To promote the following local connections within O'Malley and Keyes Park Southill:
 - a) A new street at eastern boundary of Churchfields site to the Church;
 - b) A new street through the centre of the Churchfields site to the Southill Area Centre;
 - c) A new east-west connection, south of Rose Court, Keyes Park from the Roxborough Road to the community hub;
 - d) A new north-south connection from Childers Road to O'Malley Park through the Fulflex site;
 - e) A new north-south connection from O'Malley Park to the Childers Road;
 - f) A new east-west connection from Pike Rovers Football Club to Kilmallock Road;
 - g) A new connection from Kennedy Park, adjacent to proposed Integrated Educational Campus at St Kieran's, to the Roxboro Road;
6. To provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Childers Road: from O'Malley Park to Kennedy Park and the new Integrated Educational Campus at St. Kieran's;
 - b) At Roxboro Cross: From Roxborough Road to the District Centre (Roxborough Shopping Centre).
7. To create a direct connection from Roxboro roundabout (through the 'Galvone Arms' site) to the heart of Southill – the community hub containing the Church, Health Centre and Southill Area Centre.
8. To enhance the junction of Childers Road and Roxboro Road as a District Centre in order to fulfil its role as the commercial and retail hub serving Southill and the wider area.
9. To develop a new integrated educational campus to serve the needs of the entire area.
10. To strengthen the opportunities for vocational sports development at 'the Factory' which currently occupies the existing Fulflex building.
11. To promote the development of strategic sites within Southill for the construction of landmark/gateway buildings, subject to urban design and built form parameters.
12. To promote mixed and employment generating uses along key strategic routes, allowing for a higher efficiency of existing land resources.
13. To explore the potential to re-establish and environmentally improve the west-east link through the Galvone Industrial Estate from the Roxborough Road to the Kilmallock Road subject to securing an alternative location for the Traveller halting site currently located at Clonlong.
14. To create a new community park at the centre of the community hub to provide recreation and play facilities in a safe, overlooked location and provide a focus for local events and celebrations.
15. To consider the reuse of St. Enda's complex as a focal point for education and sports related projects.

16. To promote mixed and employment generating uses at Kilmallock Road Enterprise Centre
17. To ensure any future development of the Clonlong site be in accordance with the Traveller Accommodation Programme 2014-2018 and any subsequent programme adopted by the Council.



Kincora and Carew Parks

1. To transform the Roxborough Road, the main access road dividing O'Malley Park and Keyes Park from Kincora and Carew Parks, from a route that is predominantly designed for the movement of vehicles to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised;
2. To protect and enhance the special landscape character and setting of Southill House;
3. To promote the development of Barry's Field as a large scale community garden/ orchard to facilitate horticulture training and community garden enterprise;
4. To promote the following local connections within Carew and Kincora Parks Southill:
 - a) To create a new east-west connection from John Carew Park to Yeats Avenue;
 - b) To create a new north-south connection through the green at Carew Park to improve accessibility;
 - c) Create a new east-west connection from Elm Place, Rathbane to John Carew Park Links Road;
 - d) To create a new north-south connection from Childers Road through the LEDP site and the Aldi Discount Store to connect with Kincora and Carew Park;
 - e) To create a pedestrian link from Markievicz Drive across Collins Avenue to the community hub;
5. To provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Collins Ave from Keyes Park to Southill House;
 - b) At Collins Ave from Lilac Court in Keyes Park to Markievicz Drive in Kincora Park.
6. To provide new traffic-calming measures at O'Higgins Drive in Carew Park to improve safety for pedestrians and cyclists and slow traffic speeds.
7. To promote the expansion of a 'service industry training' centre at the LEDP complex which can facilitate programmes to build local capacity for a broad range of roles in re-emerging businesses e.g. call centres / hospitality training.
8. To ensure any future development of the Toppin's Field site be in accordance with the Traveller Accommodation Programme 2014-2018 and any subsequent programme adopted by the Council.



SOUTHILL: CAREW AND KINCORA PARKS: Key Objectives

Implementation and Delivery

Programme Management

A key innovation in the LRFIP is the mainstreaming and reforming of public policy (the joined up 'whole of government' approach) and this is demonstrated clearly in Volume 3: Implementation and Delivery of the adopted LRFIP. Key to the implementation and delivery of the LRFIP is the formation of a partnership group chaired by the Local Authority Chief Executive. This is an important signal of the significance of the strategy and provides the mechanism for benchmarking progress and ensuring actions are taken and behaviour changes are sustained.

The local strategic partnership reports into the Government inter-departmental committee on local development. This approach ensures commitment and capacity to implement the 'whole of government' approach. The development of the implementation and delivery section reflect lessons that have been drawn from past regeneration and also reflects the role of the new merged Local Authority structure that created Limerick City & County Council. Within the neighbourhoods involved, structures for community participation and involvement will be enhanced and sustained throughout the lifespan of the plan.

Monitoring

A comprehensive measurement and monitoring framework is described in Volume 3 of the adopted Limerick Regeneration Framework Implementation Plan. There is a commitment by the Office of Regeneration that monitoring of the programme is carried out on an annual basis.

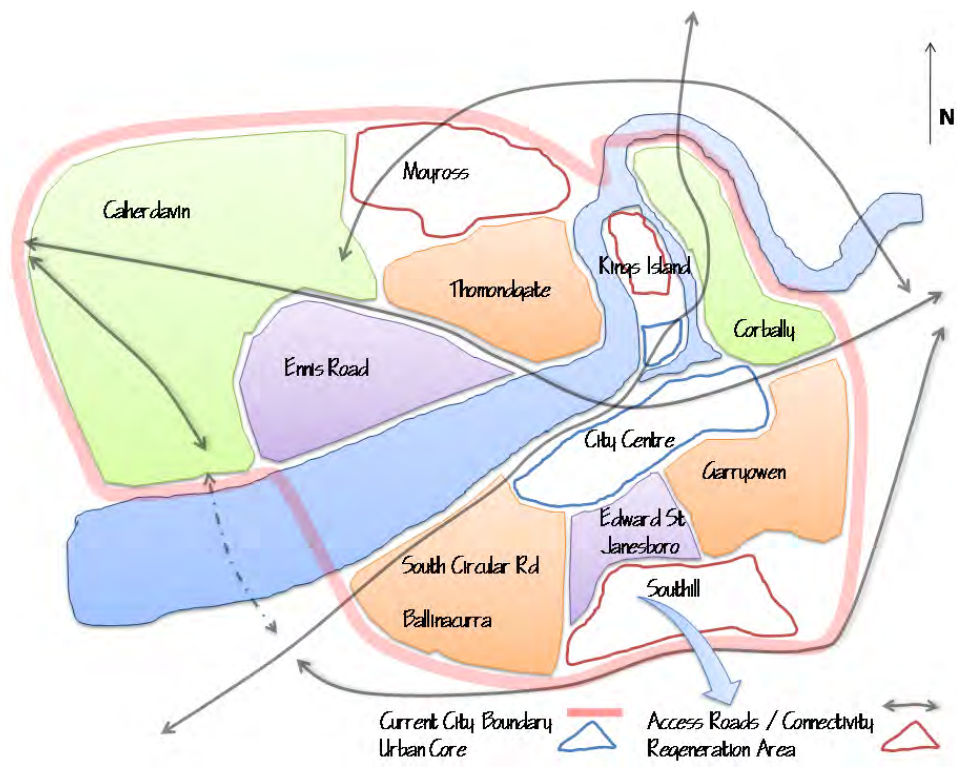
Policy RG6:

It is the policy of Limerick City and County Council to undertake an annual Monitoring Report of the adopted Limerick Regeneration Framework Implementation Plan to establish key trends emerging and measure progress.

Applications in the Regeneration Areas

Planning applications will be assessed as follows:

- All applications made shall be processed in accordance of the Planning & Development Act, 2000 (as amended) subject to adherence to the requirements below.
- All applications shall be accompanied with a statement as to how they accord with the Limerick City Development Plan 2010-2016, as varied and the adopted Limerick Regeneration Framework Implementation Plan.
- The scale of all commercial development shall take into account a needs based assessment that addresses the needs of the City Centre as the primary location for commercial development in the Region



Social & Community



Chapter 8 Social & Community

Introduction

The term '*Community*' is often used loosely to mean '*the population of a certain locality*'. In reality, people may belong to several different communities at the same time, some close at hand, some more scattered, whilst other people belong to a few or, if they are isolated, to none. Community activity nurtures human bonds, providing more attractive places to live and work.

Community development is about increasing the extent and effectiveness of community activity and improving the local authority's relationship with communities. It involves adopting and facilitating a range of practices dedicated to increasing the strength and effectiveness of community life, improving local conditions and enabling people to participate in public decision making and achieving greater long term control over their circumstances which improves the quality of life within the City and in turn makes it a more attractive place for inward investment.

All communities need social infrastructure to support itself, this comes in many forms, childcare, healthcare, education, community centres etc. These facilities provide a local focus for community activity and in turn supporting the development of sustainable communities.

The Regeneration of Moyross, St. Mary's Park/King's Island, Southill and Ballinacurra Weston has as a core objective, the improvement of the quality of life for residents. This is to be achieved through the creation and implementation of a programme for a radical new landscape, which, among other things, will incorporate quality-designed modern homes, improved community facilities and integrated services. Numerous area based redevelopment initiatives have provided a focus and opportunity to help create a healthy environment for community development.

In addition to the Regeneration process Limerick City Council supports other initiatives. The Regeneration Areas are addressed in detail in Chapter 7.

This chapter outlines the main programmes and types of social infrastructure currently operating as follows:

- Limerick City Development Board
- RAPID
- Education
- Health
- Childcare
- Community centre.

Finally the issue of social inclusion is addressed together with the poverty proofing of this development plan.

Limerick City Development Board

Limerick City Development Board's *Strategy for 'Economic, Social & Cultural Development'*, addresses the needs of the City for the period 2002–2012 under a number of themes:

- Regional Hub
- The City of Open Governance
- Quality of Life
- The Vibrant City
- City of Equality
- The City of Culture
- The City of Learning & Opportunity

- Enterprise & Entrepreneurship

A key element in planning for local communities is the effective integration of public, private and voluntary agencies. The Limerick City Development Board (LCDB) is a unique partnership of 27 individuals representing agencies and organizations from the four sectors of local government, local development, state agencies and social partners, and as such is uniquely positioned to promote the value of integration, sustainability and social inclusion.

The Civic and Urban Framework of this Development Plan outlines Limerick City Council's approach to developing this City of neighbourhoods through the development of character areas, prime urban centres and neighbourhood centres. Each of these areas represent a particular community or neighbourhood and it is an objective to develop their community landscape.

Policy SC.1

It is the policy of Limerick City Council to support the Limerick City Development Board in the sustainable implementation of its economic, social and cultural strategy for the City.

RAPID - Revitalising Areas by Planning, Investment & Development

The RAPID programme, which is led by the Department of Community, Equality & Gaeltacht Affairs (DCEGA), aims to improve the quality of life and the opportunity available to residents of the 45 most disadvantaged communities in Irish cities and towns. It does this through targeting Government resources at the needs of these disadvantaged areas in order to improve local services and facilities.

In Limerick there are 3 Rapid Areas and two key types of improvement are of prime importance to RAPID:

- The improvement in integration and community-focus of existing services in RAPID areas, in order to better meet local need.
- The targeting of new and additional services and facilities into RAPID communities, to meet identified needs.

The RAPID Programme has already delivered a range of measures to these communities and will continue to address their economic and social needs through community development and investment. The Programme ensures that priority attention is given to these areas by Government Departments, Local Authorities and State Agencies dealing with disadvantage and local development under the National Development Plan.

Education

The vision of Limerick City Council is to establish Limerick as a City of learning, where all levels of ability are catered for. At a strategic level, Limerick City provides an important focal point for education with a high concentration of prestigious third level institutions within the urban area. The development of innovation in these institutions is critical for the prosperity and stability of the City and the employability of its citizens. Limerick City Council will in principle support the expansion of these institutions within the City Centre.

The provision of suitable and adequate primary and secondary education is an essential element of any community. The Department of Education & Skills has published an *Area School Development Plan for Limerick City & Part of its Environs 2008 - 2013*. This report deals with the adequacy of existing facilities. In addition the Department of Education & Skills and the Department of Environment, Heritage & Local Government published in July 2008 '*The Provision of Schools & the Planning System a Code of Practice for Planning Authorities*'. The document highlights the need for close liaison between Planning Authorities and the Department

of Education & Skills to ensure that the provision of schools and new residential development are coordinated in this regard. No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

Limerick City Council considers that more intensive use can be made of many of the school sites and therefore supports the sharing of these facilities for a range of community activities.

Limerick City Childcare committee published its *Childcare Strategy 2007– 2010*.

The objectives of the strategy are:

- To develop a coordinated approach to childcare provision in the City.
- To increase the supply of childcare places to enable parents to avail of employment, training and education opportunities.
- To monitor the implementation of the *Childcare Strategy* for the City.
- To develop and support local childcare provider networks.
- To update and develop the baseline data provided in the National Childcare Census.
- To establish and maintain effective links with the appropriate structures, e.g. City Development Board, Health Board.

Policy SC.2

It is the policy of Limerick City Council to support the provision of education and training facilities to serve the needs of the City and the Region.

Policy SC.3

It is the policy of Limerick City Council to support the sustainable development of third level institutions in the City.

Policy SC.4

It is the policy of Limerick City Council to ensure that school and college sites are made available in accordance with the code of practice for Planning Authorities.

Policy SC.5

It is the policy of Limerick City Council to support the concept of multi-campus style school facilities.

Health Services

The provision of adequate health facilities is necessary for a safe and healthy community. At a strategic city wide level the City is served by six general hospitals. These form important health and economic clusters within the City and their continued development will be supported. At the local community level the Primary Care Strategy, issued by the Department of Health & Children in 2001, sets out a new framework for the planning and development of primary care between 2001 and 2011. This strategy promotes a local team based approach to service provision. A primary care team will operate in an area serving roughly 10,000 people, and each team will be supported by a primary care network of other professionals. While in the immediate future these teams may be based in separate locations, it is the long-term objective of the Health Strategy that primary care teams would operate out of one premises, providing a single point of access for the user and encouraging closer co-ordination between providers. The new Health Strategy complements the City Council's plans to consolidate the prime urban centre of the City.

Policy SC.6

It is the policy of Limerick City Council to support the provision of medical facilities within the City boundary.

Childcare

Changes in the population structure, changing lifestyles and economic needs have led to increasing demands for pre-school childcare facilities and day nurseries. The provision of childcare is also identified as a key component in addressing poverty and social exclusion. Limerick City Council will seek to comply with national policy on childcare, which aims to increase the number of childcare facilities and places available, and to introduce a coordinated approach to the delivery of childcare services. Limerick City Council will also have regard to the *Childcare Facility Guidelines for Planning Authorities* published by the DEHLG (2001). Standards and guidelines for the provision of childcare facilities are set out in **Chapter 16 Development Management** of this Plan. Limerick City Council encourages the establishment of community pre-school playgroups through its Community Development Section.

Policy SC.7

It is the policy of Limerick City Council to encourage the provision of childcare facilities in appropriate locations, including residential areas, City Centre and neighbourhood centres, in areas of employment and educational institutions and convenient to public transport nodes.

Community Centres

The term 'community centre' covers facilities that provide opportunities for social interaction, activities, recreation, events, programmes, interest based courses and meeting spaces that benefit the local community. The provision of such places is considered necessary for the effective operation of community life. It is an objective of Limerick City Council to allow for a network of community venues across the City, so people can meet and participate in the life of their communities. The network can consist of both Limerick City Council and non-Council owned facilities. What is important is that people irrespective of age, gender or economic status have access to a variety of spaces and venues.

Policy SC.8

It is the policy of Limerick City Council to encourage the provision of a range of community facilities across the City, which cater for all age groups and various community activities.

Policy SC.9

It is the policy of Limerick City Council that large scale facilities should be located in the City centre where they can be accessed by citizens.

Social Inclusion

One of the overall goals of the City Development Plan is to promote social inclusion. The City Council has put in place a number of measures to support the mainstreaming of social inclusion so that the needs of all members of the community are considered. In this regard a Social Inclusion Officer has been appointed in Limerick City Council. Furthermore the Draft Development Plan will be independently poverty proofed as part of the development plan review process.

Poverty and social exclusion are defined as follows:

"People are living in poverty if their income and resources (material, cultural and social) are so inadequate as to preclude them from having a standard of living which is regarded as acceptable by Irish society generally. As a result of inadequate income and resources people may be excluded and marginalised from

participating in activities which are considered the norm for other people in society'' (Dept. of Social & Family Affairs, 2002).

The **National Action Plan for Social Inclusion 2007-2016** (NAP inclusion) was published by the Office for Social Inclusion which has overall responsibility for developing, coordinating and driving the Government's social inclusion agenda. It sets out a wide-ranging programme of actions to address issues of poverty and social exclusion. Its overall Poverty Goal is: To reduce the number of those experiencing consistent poverty to between 2% and 4% by 2012, with the aim of eliminating consistent poverty by 2016, under the revised definition. Persons are regarded as being in consistent poverty if their income is below 60% of median income and they experience deprivation in relation to a list of deprivation items. NAP inclusion is complemented by the social inclusion elements of the National Development Plan 2007-2013 and is based on the lifecycle approach set out in the national partnership agreement '*Towards 2016*'. The key lifecycle groups are: Children, People of Working Age, Older People and People with Disabilities. The plan focuses on delivery and achieving positive outcomes, with regular monitoring and evaluation of progress against social inclusion targets and objectives.

Policy SC.10

It is the policy of Limerick City Council to work in cooperation with relevant organizations to reduce the extent of social exclusion across the City.

Poverty Impact Assessment

Poverty appraisal techniques are being introduced into policy making processes across the European Union and elsewhere. In Ireland, there have been various efforts to apply poverty proofing at national and local level for several years. The process itself has been a feature of the work of the Combat Poverty Agency and the Office for Social Inclusion (OSI) for over a decade. At the national level, OSI published, in 1999, guidelines on poverty proofing for use by Government Departments. This was in response to a commitment to do so in the original **National Anti-Poverty Strategy**. At local authority level, County and City Development Boards, between 2001-2002, were encouraged to complete poverty proofing of their integrated strategies for economic, social and cultural development. The boards received some limited guidance, in this regard, from the Task Force for the Integration of Local Government and Local Development.

This Development Plan is the first in the country to be independently poverty proofed. In carrying out the assessment it was considered that the drafting of the City Development Plan will have a considerable impact on levels of poverty in the City if the objectives as currently set out are substantially underpinned by planning objectives that include poverty assessment as a central feature. Equally a failure as indicated earlier to take a targeted approach to key communities in the City will result in limited progress. The Issues Paper and the Manager's Report clearly indicate recognition that this is the case. The Development Plan includes policies in respect of social inclusion. This approach along with the identification of particular groups is a positive initiative which would be given substantial backing through enabling the Planning Authority to apply similar assessment requirements to its development control procedures.

The implementation of the City Development Plan and through it the underpinning of the Limerick Regeneration Programme will provide considerable scope for ameliorating the current levels of poverty in the City provided;

- Integration between the City wide development perspective is fully integrated with that in the Regeneration Areas and vice versa;
- Communication between the City Development Board Team and internally within the City Councils own Departments is in place and substantively underpinned by the City Council corporate planning process;

- Delivery of the Plan's objectives and those of the Limerick Regeneration Framework Implementation Plan are implemented on the ground in line with the objectives set out in each;
- Poverty Impact Assessment is included in the planning and development of key City wide projects as well as those targeting particular areas of the City;
- The City must be treated as a single entity perspective in order to inform the delivery of regeneration.

Policy SC.11

It is the policy of Limerick City Council to address the issue of poverty through the development plan policies.

Arts, Culture, creativity & tourism

9

Chapter 9 The Arts, Culture, Creativity & Tourism

Introduction

The aim of this chapter is to create a collective approach to Arts, Culture, Creativity and Tourism development in Limerick, provide appropriate infrastructure to support this aim and in turn support the economic and social development of the City of Limerick

This chapter, specifically in relation to Arts and Culture is the continuation of a journey which Limerick City Council embarked upon when it developed the first policy approach to Culture and Arts for the City. In that time, the Council has achieved much in terms of the development of the City, and in particular, has influenced the shift of Culture and Arts to a more central position on the urban regeneration agenda. It is now time to take this a stage further, by aligning and integrating this work with the other main players to ensure that not just Culture and Arts make an optimum impact on the further development of this City, but Creativity and Tourism also.

Cities are hugely important assets to the modern economy and social wellbeing. They are the powerhouses of their regions and generate much of the wealth of a nation. It is only in the heart of our cities that the physical, intellectual and cultural assets are gathered together in a critical mass that provide the conditions for successful growth and it is therefore clear that those engaged in urban development need to embrace the opportunities offered by cultural activity alongside more traditional economic and infrastructure development. Arts, Culture and Creativity also contribute to education, development of skills, competitiveness, Tourism and social inclusion. The importance of a vibrant urban Cultural, Creative and Arts Sector in building and sustaining a unique and competitive 21st Century Limerick cannot be over-stated.

This chapter promotes a strong individual identity for the City and strengthens our ability to achieve a wide range of social and economic goals. It requires us to aspire to the best practice approaches we have seen in other cities, but also to be aware of the very specific context here in Limerick. Realizing the true potential of Culture, Creativity, Arts and Tourism to the development of Limerick will require a joining up of the plans and activities of the main players in this sector and also the development of an evolving skill set for leaders and practitioners to drive this ambitious policy approach.

The purpose of this chapter is to set out the policies and objectives for the development of high quality, sustainable, Arts, Culture, Creativity and Tourism supports for the City up to 2016 and beyond. Arts, Culture and Creativity support the quality of life for individuals and communities in addition to forming part of urban value systems. Arts, Culture and Creativity facilities also act as tourist attractions. Limerick City has a strong and vibrant cultural heritage. This is highlighted by several events and festivals of national and international distinction and by its well established local Arts community and educational facilities. Limerick City Council aims to reinforce the City as a place which visitors enjoy, where they are welcomed, enjoy positive experiences, receive good service and contribute to the local life, character and economy of the historic City. The protection of these assets is of major importance to the future social and economic development of the City, as is the delivery of essential supporting infrastructure and services. This Chapter aims to aid in the joined-up delivery of supporting infrastructure and services relevant to the proper planning and sustainable development of the City of Limerick as the Gateway of the Mid-Western Region.

Part I The Arts

It is the aim of Limerick City Council to provide a range of Arts and Cultural Services through its combined support for the Arts Service, Limerick City Gallery of Art, the Library Service and the Museum Service. Together these services provide a programme of activities that create an ‘*access for all*’ approach to service provision while supporting the continued advancement, participation and collaboration of Arts and Cultural Services in the City. It is the aim of Limerick City Council, through its services, to ensure that this support for the Arts and associated services is part of the planned development of the City and the wider Mid-Western Region. With such a high concentration of Arts in Limerick City it will be the continued aim of the City Council to promote Limerick City as a centre for the Arts in all its forms.

Arts Service

The Arts Service at Limerick City Council represents the new status of Arts provision. The service comprises the facilitation and support for the long-term development of the Arts sector as a whole. The aim of the service is to understand and work to meet the needs of the artists, participants in Arts activities, audiences, and the general public. The day to day service provides information and advice, it supports and develops Arts infrastructure, it provides support for individual artists, independent cultural organisations and activities, it provides Arts programming and Art form development, specific groupings, and aids in the advancement of Arts and education.

Policy ACT.1 Arts Service

It is the policy of Limerick City Council to integrate and support the continued advancement, participation and collaboration of Arts services in the City.

Limerick Integrated Arts Strategy, 2002

The Arts, in all forms, underpin quality of life in an urban area in addition to enhancing the attractiveness of the City. The *Limerick Integrated Arts Strategy* was published in 2002 and outlined six strategic action areas to support further development of Limerick as a centre for ‘*Creativity*’. These six action areas have been put in place to achieve an inclusive and coordinated approach to Arts provision in the City of Limerick and are outlined as follows; public planning and support for the Arts, the Creative City, public access and participation, the individual artist, Infrastructure and facilities for the Arts, collaboration and partnership.

Policy ACT.2 Arts Support

It is the policy of Limerick City Council to support the further development of Limerick as a Centre for Arts, in all its forms, and to support the continued advancement of the Arts in Limerick (as outlined in the Limerick Integrated Arts Strategy).

Future policy

A further strategy will be needed to guide the next period of Arts development. This additional Integrated Arts Strategy affirms the City Council’s belief in the importance of the Arts to individuals and communities and as an important aspect of local government service to the community.

Policy ACT.3 Arts Strategy

It is the policy of Limerick City Council to support and facilitate the aims of the current Limerick Integrated Arts Strategy, 2002, and any subsequent Arts Strategy.

Policy ACT.4 Action Areas

It is the policy of Limerick City Council to review and update the action areas set out by the Integrated Arts Strategy where necessary.

Facilities for the Arts

Limerick City Council recognises the contribution made by artists, in all their forms, to the City's artistic and cultural life. The Arts Service supports artists and continues to deliver and encourage artistic development in the City by providing studio space. Due to the fact that living space can also be problematic for artists, a number of live-work studio apartments are being funded by Limerick City Council through *ACCESS II* funds to aid in this difficulty. Limerick City Council will continue to examine the feasibility of providing infrastructure to meet artists' needs. The provision of studio and exhibition space in addition to rehearsal and performance space shall be considered by Limerick City Council. The Council shall also investigate the feasibility of establishing further live-work units and work spaces throughout the City.

Policy ACT.5 Work Spaces

It is the policy of Limerick City Council to investigate the possibility of the provision of spaces for artists in suitable buildings to live, work & exhibit.

Policy ACT.6 Formal Funding Application Process

It is the policy of Limerick City Council to establish a formal funding application process, through the Arts Service, to support the work of individual artists and artist organisations operating in Limerick City.

Infrastructure for the Arts

The existing Arts infrastructure in Limerick includes theatres, performance spaces, galleries, museums, libraries, and outdoor venues. Despite the range of existing facilities, the Council recognises that there is a deficit of Culture and Arts infrastructure in the City as well as a growing list of Arts infrastructures in need of renovation. The full list of Arts amenities and infrastructure is set out in the '*Limerick Integrated Arts Strategy*'. International research reinforces the significance of the Arts and outlines that in order to enhance the Culture of the City the infrastructural needs must be properly maintained and expanded. The *Limerick Integrated Arts Strategy* recognises the Council's role in the promotion and encouragement of the Arts. The maintenance of Arts and Cultural identity is essential for the well being of the City and to this end the City Council shall liaise with the relevant organisations working in this area.

Policy ACT.7 Arts Infrastructure

It is the policy of Limerick City Council to work with the relevant organisations to promote, maintain and expand high quality Arts Infrastructure in Limerick City.

Policy ACT.8 Requirement for Arts & Cultural Infrastructure

It is the policy of Limerick City Council to require Arts and Culture Infrastructure to be integrated into large scale re/development of key sites in the City Centre area which include lands in the Georgian Quarter, the Medieval Quarter, the Riverside Area, in or near John's Square, the Railway Area and the Docklands.

Policy ACT.9 Provision of Arts Infrastructure

It is the policy of Limerick City Council to facilitate and encourage the provision of new and improved Arts and Culture facilities in the City with consideration given to district or neighbourhood centres where deemed more appropriate.

Public Art

Public pieces of art greatly contribute to the overall appearance of a City and improve the quality of life through the visual enhancement of the area. Public art can be of any form and can work within or across many art forms, such as visual art, dance, film, literature, music, opera, theatre

and architecture, including all aspects of contemporary Arts practice such as performance, live art, multimedia, video art, sound art, etc.

The '*Per Cent for Arts*' scheme is a scheme that allows for the inclusion in the budgets for all capital construction projects of up to 1% as funding for an art project, subject to conditions. Works under the scheme can be of any duration, temporary or permanent. It provides a challenge and an opportunity to a wide range of artists to create work for public engagement and response. Further to this, proposed residential schemes also provide opportunities for community-focused art projects at the pre-planning stage of the planning process.

Policy ACT.10 Public Art

It is the Policy of Limerick City Council to encourage large-scale development schemes throughout the City to incorporate works of public art as detailed in the 'Per Cent for Art' Scheme.

Policy ACT.11

It is the policy of Limerick City Council to ensure that all construction projects undertaken by the City Council, which are supported by government funding, will be considered for the 'Per Cent for Art' Scheme.

Part II Culture

Culture Aim

It is the aim of Limerick City Council to provide a range of cultural services through support for Cultural Infrastructure both physical and social. Culture is often defined by attitude and behavior that are characteristic of a particular social group. In the case of Limerick City our **culture** continues to support the Arts, the Creative Sector, sport, tourism, heritage, and education in all their forms.

Cultural Heritage

The cultural heritage of Limerick City is rich, diverse and unique and therefore it is necessary for the City Council to set out a clear policy approach to protecting and continually enhancing the existing Cultural Heritage for generations to come. When reference is made to Cultural Heritage, this does not just mean museums, archives and libraries, but encompasses all aspects of the City's heritage such as place-names, heritage objects and buildings, local history and river-based traditions. It is this Cultural Heritage which makes Limerick City an attractive vibrant place for both local people and tourists to live, work, study and visit. Limerick City Council will aim to promote Cultural Heritage through policies on naming new places (including streets and estates), heritage objects and buildings, and the promotion of river-based heritage throughout the City, as well as continuing to support Cultural Heritage services.

Policy ACT.12 Promotion of Local Heritage

It is the policy of Limerick City Council to promote local heritage by encouraging the use of local place-names or geographical, historical or cultural names in the naming of new building developments citywide and continuing to support sustainable/appropriate river-based heritage throughout the City.

Policy ACT.13 Protection of Heritage Buildings

It is the policy of Limerick City Council to protect heritage buildings through the proper planning and sustainable development of City of Limerick.

Heritage Objects

Limerick City Council values heritage objects in all their forms and will seek to ensure their protection as appropriate. The Heritage Act, 1995, defined heritage objects as '*Objects over 25 years old which are works of art or of industry (including books, documents and other records, including genealogical records) of cultural importance*'. Using this definition, Limerick City Council will seek to ensure heritage objects are protected as appropriate.

Policy ACT.14 Protection of Heritage Objects

It is the policy of Limerick City Council to ensure the protection of heritage objects and respect their settings as appropriate.

Museums & Archives

The museums in Limerick City are an important resource for both the people of the City and its many tourists and visitors. The museums house collections including important archaeological material, artifacts, collections and documents.

Policy ACT.15 - Museum Functions

It is the policy of Limerick City Council through its museums to collect, record, and preserve objects and associated information relating to the City's and surrounding areas past. Such information is for the public's benefit and enjoyment now and into the future. Therefore Limerick City Council will continue to support Museum/Archive facilities in the City which allow us to provide the highest standards of genealogical research, client service and genealogical records management.

Galleries

Limerick City Gallery of Art is an important resource for both the people of Limerick and the Mid-Western Region and its many tourists and visitors. Limerick City Gallery of Art houses quality contemporary art through its exhibition programme and houses an extensive collection of important Irish Art. LCGA is the largest contemporary art gallery in the Mid-Western Region, annually exhibiting national and international artists in a diverse exhibition programme.

Policy ACT.16 City Gallery

It is the policy of Limerick City Council through its Art Gallery, to display, extend and maintain the gallery's permanent collection, provide artists with opportunities to experiment, develop and display their work, and to provide local, national and international audiences with a wide range of quality contemporary visual art practice.

Theatres & Cinemas

Theatre and Cinema has always been an important cultural asset and attraction to the people of, and visitors to the City. The Belltable Arts Centre has an artistic policy to provide space for Arts development, Arts provision and social engagement in Limerick and beyond. They aim to achieve this by; presenting work of good calibre across the art forms: visual art, live performance, film and literature; fostering, developing and nurturing local, national and international Arts practitioners and encouraging innovation in their practice; making space and resources available to create new work across the art forms; fostering partnerships, networks and create debate and dialogues with Arts practitioners, local communities and audiences; being a focal point, a vital resource and social space for the Arts in Limerick and beyond. The live performances include but are not restricted to: theatre, poetry, circus, music, comedy, dance, opera, and traditional Arts.

Policy ACT.17 Theatre Facilities

It is the policy of Limerick City Council to continue to support and to expand theatre facilities in the City.

Limerick has a great tradition with Cinema. Over the years there have been eleven cinemas in existence at different times and varied locations around the City. Attendance has always been high, highlighting the cultural demand for this type of entertainment. Currently there are no cinemas in the City Centre forcing the community to commute to out of City locations in order to avail of this service.

Policy ACT.18 City Centre Cinema Development

It is the policy of Limerick City Council to encourage and support the development of a Cinema in Limerick City Centre.

Libraries**Policy ACT.19 Library Service**

It is the policy of Limerick City Council to develop, expand and deliver a quality Library Service to Limerick City and to promote the library as a vibrant service capable of meeting the challenges of change in information, education, recreation and culture.

Stadia & Sports

Limerick City Council recognises the contribution that sport, sport-facilities, sporting-events, sport participants and sports personalities, make to the City of Limerick and the wider region. Limerick has a great and varied history with all types of sport and has continued to develop sport through investment in sports education and the supporting services needed to maintain this cultural interest. Limerick must continue to build upon these efforts and encourage further investment in this area.

The redevelopment of (to name but a few) Thomond Park and the Gaelic Grounds has provided the City with high class national and international sporting facilities, which have the capability to be used for other types of entertainment events. A recent review of the economic impacts of events, at Thomond Park, on the economy of the City, demonstrates that such events are a significant contributor to the City's economy in respect of hotel bed nights and spending within the City.

Policy ACT.20 Sporting Facilities

It is the policy of Limerick City Council to support the expansion and intensification of sporting facilities and events in the City and support the diversification of all sporting venues to allow for the accommodation of all types of sport, entertainment and cultural events.

Policy ACT.21 Support of the Continued Growth of Sporting Facilities

It is the policy of Limerick City Council to support the growing number of sports, sport-facilities, sport-events, sport participants, volunteers and personalities in Limerick through its varied services.

River-Based Heritage

The river-based Heritage is extremely important to Limerick City. The City's relationship with the Shannon River is significant in shaping the development of the City though providing a medium for transport, communication, defense, commerce and recreation.

Policy ACT.22 Maritime Heritage

It is the policy of Limerick City Council to promote the maritime heritage of the City.

Part III Creativity

Creativity Aim

Limerick has the capacity to act as a Gateway to Creativity, not just to the Mid-Western Region, but even further a field. This capacity is partly due to Limericks location at the lowest crossing point on the river Shannon, it being an intersection point between the major cities of Ireland and its connections to these cities. This historic settlement, based on commerce and connections, is pivotal to the strong base needed to support the foundations of any Creative City.

The City Centre has become the largest employment hub in the region, and boasts strong links to high achieving third level institutions and research centres. The City Centres close proximity to Shannon International Airport, allows it to attract visitors from elsewhere in Ireland, the U.K, Europe and beyond. With these supports the City Centre has become a hub for creative practice in all its forms allowing Creativity to grow and Innovation to prosper in a supporting environment with all the perks a City has to offer.

Creativity and Innovation are vital components to the future sustainability and competitiveness of Limerick in the global marketplace, grounding its position as a place of commerce, research, development, education, and industry all strategically located on the most western point of Europe with international links by air and the 100km deepwater of the Shannon Estuary.

We can no longer rely on traditional industries to build wealth and supply sustainable jobs for citizens; this is why Limerick should not be put forward on the world stage as a low cost option for large employers. Globalisation has removed most of the barriers to the movement of goods, services, labour and technologies - barriers which traditionally protected many of Limerick's core economic functions. As a City, Limerick must now develop a global competitive advantage with an increasingly sophisticated number of characteristics that cannot easily be replicated by cities elsewhere. Creativity and Innovation, within our unique context, must become our distinctive selling points.

Limerick City Council will aim to encourage a new generation of entrepreneurs who, through clever design, and by adopting the skills of a well trained workforce, can competitively exploit cutting edge research and development. Limerick City Council will also aim to provide such people with a modern, well-connected, safe, attractive and exciting place in which to live and work. There is a clear economic reward to be reaped from nurturing this high growth, high value Creative Sector. Playing a strategic role in developing Creative Industries will help to establish a stronger economic base for Limerick as a whole. The initiative of the Creative Industries offers significant scope to generate employment and contribute to the sustainable economic growth of our City and Region.

Creativity & Economic Growth

A study to quantify the number of individuals engaged in creative occupations must be carried out to benchmark the Region's creative workforce against competitor Regions.

In order to retain and gain creative minds, perceptions of Limerick City matter. Focus must be given to young professionals and industry leaders in disciplines fundamental to an innovation economy to identify what they expect from a metropolitan area and where they choose to locate. The availability of a broad range of Arts and Cultural experiences and amenities will play a major role in people's choices. It may be necessary to carry out a study to this effect.

The findings from such a study should then be used to make the business case which could be supported through European and Government funded programmes for a vibrant, sustainable creative community in Limerick City.

Policy ACT.23 Creativity Industries

It is the policy of Limerick City Council to support the expansion and intensification of the Creative Industries in Limerick through the use of appropriate guiding documents and studies.

Georgian Creative Quarter

Within the compact City of Limerick, there is an emerging Creative/Cultural Quarter within the Georgian Area of our City Centre. This quarter currently has the potential to create a critical mass of culturally rich environments and interesting, distinctive and memorable creative and cultural experiences. Developing and promoting the unique identities of this Creative/Cultural Quarter will allow the City Council to communicate the value placed on this Creative Economy and cultural heritage; to develop creative and cultural products in an inclusive way; to increase use of cultural space; to target investment; and, to increase the visibility and accessibility of Creativity and Culture in the City. Limerick City Council will encourage the City's creative and cultural organisations, hospitality industry and private sector to work more closely in these areas. Working in co-ordination with all facilitators to develop and market creative and cultural infrastructure and the programming of events and activities, will facilitate greater community and economic benefit, and create environments which are more people-friendly and welcoming.

Policy ACT.24 Georgian Creative Quarter

It is the policy of Limerick City Council to support the expansion and intensification of the Creativity and Cultural Industries in the Georgian area of the City Centre.

Creative Industry Spaces, Initiatives & Supports

Creative Spaces are places where the creative industries design and develop their products. Currently there is no dedicated suitable space for creative business start ups within the City.

Policy ACT.25 Creative Spaces

It is the policy of Limerick City Council to facilitate the establishment of incubators for start up creative businesses within the City in conjunction with all interested bodies.

Policy ACT.26 Creative Initiatives & Supports

It is the policy of Limerick City Council to support and develop the creative industries in the City through the use of initiatives to promote and support their work.

Part IV

Tourism

Introduction

Tourism as an economic driver is of huge importance in Limerick City and the potential that exists for the Tourism Industry to expand further must be harnessed through appropriate development policies which will enhance the visitor experience of Limerick by capitalising on its qualities as a cultural destination and area of local distinctiveness.

Limerick City functions as a gateway and base for Regional tourism, tourism which has been attracted in from all over the world. These visitors are traveling to the region for a particular experience. It is this experience that we need to clearly identify, understand, and develop in order to maximise the tourism potential and economic benefit to our Region including the City of Limerick. Limerick City Council acknowledges the importance of a quality visitor experience. The Council aims to encourage Tourism that is sustainable and environmentally friendly. Further developing the potential that exists offers a significant opportunity for increased expenditure, economic development and job creation throughout the City.

Policy Context

Tourism Product Development Strategy 2007-2013 - Fáilte Ireland

Overall recommendations in the strategy cover the following areas:

- Capital investment in the hard tourism product.
- Infrastructure and services relevant to tourists.
- The physical environment.
- Packaging and presentation.
- Expanding the skills and capability of people working in the industry.

Shannon Development Regional Strategy 2008-2010

Shannon Development is responsible for the development and promotion of Tourism in Ireland's Mid-Western Region. Its mission is to initiate, participate in and support integrated Tourism Development that will achieve sustained economic growth in and throughout the Shannon region. The area covered by this includes Limerick City, Co. Limerick, Co. Clare, Northern Tipperary and South and West Offaly.

Tourism product development is pro-actively pursued by Shannon Development by means of;

- Supports including project identification.
- A tourism advisory service for prospective developers.
- And grant aid support for certain categories of tourism projects.
- Through a network of Tourist Offices

Tourism and the Environment: Fáilte Ireland's Environmental Action Plan

The five areas of the plan are as follows:

- To place environmental issues at the core of sustainable tourism policy at national, regional and local levels.
- To advocate for the protection of key environmental and tourism assets.
- To undertake research leading to a clearer understanding of the relationship between tourism and the environment.
- To promote good environmental practice within the Tourism Sector and to advise on the development of ecotourism.
- To establish a number of strategic partnerships in implementing this plan.

Tourism Development

In order to fully exploit the tourism potential of the City, investment will be required in marketing, product development and the provision of facilities such as quality accommodation and infrastructure. A vibrant tourism industry can only develop where a multitude of attractions exist to suit varied tastes and needs. Diversification within the tourism industry is essential in order to ensure continued competitiveness and growth of Limerick as the Gateway to the Mid-Western Region. The City Council shall therefore help promote other forms of tourism such as festival based, themed trails, business and culinary diversifications.

Policy ACT.27 Sustainable Tourism

It is the policy of Limerick City Council to facilitate and encourage sustainable tourism development which is based on and reflects the City's distinctive history and environment and it will promote diversification and innovation in the Tourism sector e.g. supporting business and culinary tourism.

Policy ACT.28 Themed Trails

It is the policy of Limerick City Council to seek to provide a series of themed trails, in particular walking trails that focus on historic parts of the City or other themes to guide and facilitate visitors.

Tourist Accommodation & Facilities

Along with a range of attractions and visitor services, the provision of a diverse range of high quality accommodation is essential for successful City wide tourism. The City Council will support the upgrading of existing accommodation and new proposals at suitable locations while ensuring a high standard of design.

Policy ACT.29 Tourism Facilities

It is the policy of Limerick City Council to encourage the continual provision of and improvements to the quality of a range of accommodation, attractions, and visitor services available Citywide.

Policy ACT.30 Tourist Attraction Opening Hours

It is the policy of Limerick City Council to support increased access to visitor attractions by supporting extended opening hours of tourist facilities where deemed appropriate.

Policy ACT.31 King John's Castle

It is the policy of Limerick City Council to facilitate the redevelopment of King John's Castle and Nicholas Street as a tourist destination.

Tourist Signage

The Riverside Legibility Initiative is aimed at increasing people's awareness, understanding and appreciation of the waterfront experience. Legibility has been developed in various ways from simple way-finding signage to more subtle interventions such as distinctive street furniture, lighting and public art. The integrated programme includes map boards as can be seen on O'Callaghan Strand, interactive information points, interpretative plaques, directional signs, public art and monuments (existing and new), all aimed at more effectively portraying the unique natural and built heritage of the river linking back to the City Centre.

Policy ACT.32 Tourism Signage

It is the policy of Limerick City Council to promote integrated and well informed tourist signage throughout the City in an attractive and well designed manner.

Festivals & Events

Festivals in Limerick create memorable opportunities for audiences to engage in a wealth of unique and often new experiences in a celebratory atmosphere. While some programmes focus purely on local communities, others have proven their power to draw international visitors to the City. A number of festivals within the City offer international and multi cultural programming, attracting both performers and audiences from around the world.

Policy ACT.33 Festivals & Events

It is the policy of Limerick City Council to support and develop existing festivals and encourage the establishment of new festivals and events on a yearly basis.

Markets

The success of the existing casual trading area and the Milk Market demonstrates that there is a demand to broaden the location and mix of casual trading within the City. In particular there is a need to facilitate special events and festivals. In this regard the existing bye-laws need to be reviewed.

Policy ACT.34 Market Bye-Laws

It is the policy of Limerick City Council to review the existing casual trading bye-laws in relation to Markets and events.

Cultural Tourism

Cultural Tourism is the fastest growing and most sustainable aspect of the Tourism Industry and is an important growth area for the Limerick economy. Defined as the movement of people for essentially cultural motivations, cultural tourists travel extensively to see a broad range of attractions, including museums and galleries, performing Arts, cultural tours, festivals, study tours, historic sites, monuments and folklore. Cultural tourists look for the things that are indigenous to a specific destination and mark it out from others. They spend more than regular tourists and currently account for 37% of all world travel.

Policy ACT.35 Cultural Heritage

It is the policy of Limerick City Council through land use zoning, policies and objectives, to protect and enhance the Tourism and Cultural amenities of the City including the conservation, protection and enhancement of Limerick City's natural, built and cultural heritage. Limerick City Council will seek to protect the natural and built environment which forms the basis of the City's attractiveness for tourists.

Cultural Quarters

A key focus in the development of cultural quarters, around Europe, has been the expansion of the evening economy. Recent studies demonstrate that the evening economy can generate between 5 -15% of a City's gross domestic product and is a crucial aspect of developing short break Tourism destinations.

Policy ACT.36 Cultural Quarters

It is the policy of Limerick City Council to promote and develop cultural quarters in the City and in particular, John's Square, the Georgian Quarter, the Commercial Core, the Medieval Quarter and the Docklands.

Built heritage &
archaeology

10

Chapter 10 Built Heritage & Archaeology

Introduction

The aim of this chapter is to create a collective approach to the preservation of the Built Heritage & Archaeology of the City, educate the inhabitants of the City with regard to the importance of this preservation, provide the appropriate infrastructure to support this aim and in turn support the economic and social development of the City of Limerick as a whole.

Part I Heritage Context

Heritage is defined under the Heritage Act 1995 as items such as monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways.

The importance of heritage was recognised by the Government by the publication of the *National Heritage Plan* in 2002. This Plan sets out a vision for the management of Ireland's National Heritage. It recognises that conservation and management of our heritage plays an essential role in maintaining a high quality of life and recognises that our heritage is economically important particularly because of the role it plays in the tourist industry. The aim of the *National Heritage Plan* is to “ensure the protection of our Heritage and to promote its enjoyment by all”. A key objective of the *National Heritage Plan* is to promote the role that local communities play in protecting and enhancing Local Heritage. This is achieved through the preparation and adoption of Local Heritage Plans by the Local Authority.

The City Council will set an objective to prepare a *Local Heritage Plan* within the lifetime of this Development Plan which will set out a series of realistic and practical actions to protect, conserve and manage the Heritage of Limerick City into the future. This will include identification, more active management strategies and public education initiatives for all Protected Structures, Architectural Conservation Areas, features identified on the National Inventory of Architectural Heritage and sites of Archeological interest - Record of Monuments & Places (RMP) and Sites & Monuments Record (SMR) in the Development Plan. This Plan shall be subject to Appropriate Assessment screening under the Habitats Directive.

Policy BHA.1 Heritage Plan

It is the policy of Limerick City Council to implement a 'Limerick City Heritage Plan' addressing the Natural, Built and Cultural Heritage within the City during the lifetime of the City Development Plan.

The Historical Development of Limerick

Limerick City's unique character derives from the combination of its plan and built fabric along the River Shannon, where the original layout of Medieval Limerick survives in the historic core of the City. Medieval Limerick was a walled city and the shadow of the wall remains today, existing above ground in parts and influencing the streetscape and street pattern.

In the second half of the 10th century the Dál Cais kings emerged as a new power in Munster. Key to their success was the control of Limerick. In 967 their leader, Mathgamain, defeated the Norse of Limerick at the battle of Sulchoid (Solohead) and sacked their city. The Normans then took control of Limerick but in 1175 the settlement was attacked and destroyed by Dónal Mór O'Brien and became the seat of the O'Brien Kings of Thomond. The Normans subsequently regained control and the granting of the town charter in 1197 heralded the development of a large-scale medieval town. This consisted of two main districts, divided by the river; Englishtown,

encompassing the Norse settlement on King's Island, and Irishtown, located to the southeast on the mainland.

Some of the City's most significant buildings date to the later medieval period, including King John's Castle at Thomond Bridge and St. Mary's Cathedral. King John's Castle dates to the early 13th century and forms part of the extensive defenses that once encircled Limerick. Its strategic position on King's Island overlooking Thomond Bridge afforded control of shipping passing the town and land traffic crossing the river. Excavations on the site have revealed the remains of an earlier earthwork castle, apparently a ringwork dating to c. 1175. St. Mary's Cathedral was constructed by Dónal Mór O'Brien in the late 12th century and is one of the oldest surviving cathedrals in Ireland.

Limerick City played a pivotal role during the civil wars of the 17th century. It was besieged by Oliver Cromwell in 1651 and twice by the Williamites in the 1690s. The Jacobite force which then occupied the town was besieged and finally capitulated to William of Orange. This resulted in the signing of the Treaty of Limerick and the Treaty Stone is located in the City Centre on the banks of the Shannon.

The eighteenth century saw a change in the layout of Limerick when the town defenses were largely demolished and a new brick city built outside the old walls. This area, located to the southwest of Irishtown and known as Newtown Pery, forms the current economic centre of the City. It differs dramatically from the other areas of the historic city in that it is a planned development dominated by 18th century (Georgian) buildings. Lewis's Topographical Dictionary of 1837 called it *'one of the handsomest modern towns in Ireland'*.

Limerick was the only settlement in the South Shannon corridor that supported large-scale industrialization. Communication to and from the city was facilitated by the construction of the Park Canal in the mid-18th century (as part of the Limerick to Killaloe Navigation) and the development of the docks and rail service in the mid-19th century. There are a number of important structures associated with the City's industrial past including Bannantyne's Mill on Dock Road, The Granary and Plassey Mill, located on the banks of the Shannon to the north of the City.

Historically Limerick extended from the medieval walled city in a number of directions with King John's castle acting as a focal point. From the later Seventeenth Century, the city gradually developed from the docks on the River Shannon and at the same time, the villas and country houses on the outer areas of the city were giving way to the blocks of terraced Georgian-style houses, many associated with the military barracks and navy.

The mills, warehouses, distilleries, breweries and other industrial buildings which survive in many parts of Limerick bear witness to the great economic expansion of the 18th and 19th Centuries. Many of these buildings, as well as being of industrial archaeological importance, are also of significant architectural and social interest, and contribute greatly to the City's character. The lanes of small single and two-storey houses provided homes for the industrial workers.

Part II Archaeology

Introduction

Limerick City is one of the oldest cities in Ireland and has a rich archaeological record. In addition to the historic core described above, the post-medieval period was a time of great prosperity in the city and the many houses of the merchant lords are present on the north-side of the city. Only through an understanding of the past obtained from the study of archaeology, history and cartography can the factors which have influenced the shape of the City be appreciated.

In 1999, two significant documents were published by the State, which outlined the Government's policy in relation to the protection of the archaeological heritage and the conduct of archaeological excavations:

- *Framework and Principles for the Protection of the Archaeological Heritage, DEHLG.*
- *Policy and Guidelines on Archaeological Excavations, DEHLG.*

These documents clearly set out the basic principles of national policy on the protection of the archaeological heritage and reflect the obligations on the State under the European Convention on the Protection of the Archaeological Heritage.

Sites & Monuments Record (SMR)

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The National Record of Monument & Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

This record is referred to as the Sites & Monuments Record (SMR) in the Development Plan which forms part of the Appendices. The Records of Monuments and Places map for Limerick (LI005-017) shows the large majority of Archeological Monuments being located within the *Zone of Archaeological Potential* forming the medieval core of the City. In this zone archaeological remains lie within a metre of the modern surface, and these strata can be present to a depth of 3 to 4m in places. The City wall also survives beneath the modern street surface and in some places is present less than 30cm below the present ground surface to a depth of 2.5m. In addition to the Medieval Core Monuments there are numerous sites located outside the Zone of Archaeological Potential in the outer suburbs of the City. These are also listed in the SMR in Appendix II of the Plan.

Policy BHA.2 Sites Within the Zone of Archaeological Potential

It is the policy of Limerick City Council to protect and enhance the archaeological value of the sites (and their settings) located within the 'Zone of Archaeology Potential' and all other features listed in the Sites and Monuments Record (SMR).

Preservation of Archaeological Remains In-Situ

Archaeology in its various forms ranging from fragmentary buried remains to the fabric and contents of modern domestic and industrial buildings is a vital component of the culture, conservation and redevelopment in the City. The in-situ preservation of undisturbed archaeological material is a fundamental tenet for the protection of the archaeological heritage. Preservation in-situ refers to the actual physical preservation of archaeological sites and monuments (which include archaeological deposits, features and structures).

In the absence of standing buildings from the earlier periods of Limerick's existence the buried archaeological remains take on increased significance. A presumption in favour of the retention of the existing built environment is the best way of protecting the buried archaeological strata. This is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of existing structures without the need for new foundations.

Archaeological remains are a non-renewable resource and so it is essential that they are properly safe-guarded and managed. Most of these remains are fragile and vulnerable in the face of current construction methods and development proposals (such as bulk excavation for basement excavations). Preservation in-situ and preservation by record are the two approaches applied in the protection of the archaeological heritage. Archaeological Assessment (to include the results of a test trenching programme where possible) is the first step in ensuring that the above approaches are applied appropriately. The results of the assessment will determine the archaeological conditions required for the site. Archaeological monitoring or excavation may subsequently be recommended.

Policy BHA.3 Preservation of Archaeological Remains In-Situ

It is the policy of Limerick City Council to require Archaeological Impact Assessment be carried out on all development proposals that are likely to impact upon in-situ archaeological structures or deposits within the Zone of Archaeology Potential and / or within areas of archaeological importance as identified through the National Monuments Record (SMR - Appendix II).

Protection of Limerick's Historic Street Pattern

In Section 3.8.5 of *Framework and Principles for the Protection of the Archaeological Heritage, DEHLG (1999)*, it states that most historic towns, which have continued in use as urban areas, retain an urban morphology which originated in the medieval period. The historic street pattern of Limerick is an intrinsic part of the City, defining in large measure its unique layout and form. The laneways are of special significance to the character of the medieval core. In addition to their historic interest, the laneways are of immense value in terms of aiding permeability in the City Centre by providing routes through larger city centre blocks. These lanes also provide a sense of discovery and interest to the visitor and help give a human scale to the City Centre. The retention and enhancement of existing laneways within new developments shall be encouraged. The preservation of the post-medieval streetscape (including traditional laneways) will also be promoted.

The physical integrity of the medieval core should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings.

The physical integrity of Newtown Pery which is an example of an important 18th century Italian inspired street pattern should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings.

Policy BHA.4 Protection of Limerick's Historic Street Pattern & Medieval Plot Widths

It is the policy of Limerick City Council to protect Limerick's historic street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape and seek to retain and protect historic building lines and traditional plot widths where these derive from medieval origins.

Survey of Remains of Medieval Buildings incorporated in Later Structures

Above ground there are only a few surviving medieval and early post medieval structures such as King Johns Castle or St Mary's Cathedral, and as discussed below, the Limerick City Walls.

Far more numerous, are components of medieval buildings, incorporated into the walls of later buildings. Where such material is known the structures are Recorded Monuments or Protected Structures. Elsewhere, the potential for the occurrence of elements of ancient structures within more modern buildings necessitates pre-development architectural survey and vigilance in demolition works.

Policy BHA.5 Survey of Medieval Remains

It is the policy of Limerick City Council to require a detailed Archaeological Survey of buildings proposed for demolition, where in the opinion of the City Council medieval fabric may be present.

Limerick's Medieval City Wall

Walled towns are an important feature of the medieval Irish past and have helped to mould the Country's present landscape patterns. There are fifty-six walled towns in Ireland, all with walls in varying states of preservation, with a further thirty-five towns with some evidence of enclosure. As such, walled towns have been part of Irish urban history from its inception and have influenced the Country's society for hundreds of years, up to and including the present day.

The *National Policy on Town Defenses, DEHLG (2010)* sets out national policy for the protection, preservation and conservation of historic urban defenses in Ireland. While urban defenses are part of the morphology of historic towns and cities and should not be isolated from any other aspect of such towns, they present particular challenges in terms of protection, conservation, planning and development. This is due to the often disconnected or fragmentary nature of the remains, buried or above ground, which survive in both private and public ownership.

The important historical monument known as the 'Limerick City Walls' has played an intrinsic role in the everyday life of the City and its hinterland. The town wall, towers, gates, defenses, and other features collectively have become known as the 'Limerick City Walls'. This monument is both an important recorded archaeological monument (an element of RMP LI005-017) and a Protected Structure (individual stretches included in the Record of Protected Structures). As such, the monument, Limerick City Walls, has legal protection under the National Monuments Acts 1930-2004 and the Planning & Development Acts.

The Limerick City Walls Conservation and Management Plan 2008 (Aegis & ACP Consultants) identified thirteen extant stretches of the City Wall of Limerick, all in varying degrees of preservation, all of which have been identified and physically surveyed within the Plan. As well as these thirteen stretches, the entire circuit of the City Wall is known, many portions of which can be today noted in the street pattern of the modern City. Further portions of the City Wall are known to exist below ground level, through the numerous archaeological investigations that have taken place, over the past twenty-five years or so.

Not only are Limerick City Walls a substantial archaeological monument, rich in archaeological and historical information, all extant (standing) stretches of the wall are also Protected Structures as listed in the RPS in Appendix II of the Plan. All Non-extant sections (underground) are identified and protected under the SMR.

Policy BHA.6 Protection of Limerick's Medieval City Walls

It is the policy of Limerick City Council to secure preservation in-situ of the historic medieval city walls as identified in the Conservation and Management Plan for Limerick City Walls, 2008, and will have regard to the preservation and enhancement of the line of the city wall when considering development proposals in its vicinity. Disturbance, removal and alteration of the line of the city wall will not be permitted.

Policy BHA.7 Promotion of Limerick's Medieval City Walls

It is the policy of Limerick City Council to improve public awareness and increase knowledge and appreciation of the Medieval City Walls. This will be achieved through the implementation of the recommendations of the Conservation & Management Plan for Limerick City Walls, 2008 and any applications for funding to undertake restoration works will be strongly supported.

Figure 10.1 The Medieval Walls of Limerick



Source: The Limerick City Walls Conservation and Management Plan 2008 (Aegis & ACP Consultants).

Historic Burial Grounds / Cemeteries

Outside of the historic core, numerous sites, especially church sites and burial grounds, are also of important archaeological significance. In particular many old burial grounds covered areas greater than their contemporary enclosures; consequently human burials occur beneath some of the streets and houses of the City. In these areas, new buildings may not be appropriate, or may require extensive archaeological excavations in order to obtain maximum archaeological information from the site. Numerous examples of disused burial grounds are identified within the SMR and shall be protected from future damaging development.

Policy BHA.8 Development on Burial Grounds

It is the policy of Limerick City Council to protect and enhance historic burial grounds and settings.

Industrial Archaeology

Limerick's development as a significant industrial centre in the 18th and 19th centuries, created an important record of historic archaeological remains still surviving in the contemporary City. Today many of the buildings that housed the industries and associated warehouses, grain-stores, malt-houses, etc still survive. Many of these buildings have been demolished in recent years, some are derelict or ruinous, some are converted but scarcely recognisable as structures of architectural heritage merit while an exceptional few have been sympathetically converted and refurbished. Associated features, such as millraces, are particularly vulnerable as they may extend for considerable distances from the core building. Intact machinery and fittings rarely survive but structural elements designed to accommodate machinery can be extremely informative.

Policy BHA.9 Industrial Archaeology

It is the policy of Limerick City Council that all development proposals for industrial buildings and sites of industrial archaeological importance must be accompanied by an Archaeological and Architectural Assessment of the building(s) and curtilage/surrounding environment.

Protection of Underwater Archaeology

Since Limerick City developed as a direct result of both its coastal and riverine locations, its waterways have always been a strategic factor in its expansion, involvement in transport, trade, communication and settlement. Under the National Monuments (Amendment) Act 1930-2004 all shipwrecks over one hundred years, underwater archaeological structures, features and objects are protected. 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>. There is also 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. In regard to Underwater archaeology, the Local Authority will require a licensed Underwater Archaeological Impact Assessments that includes, *inter alia*, detailed desk-top studies with all relevant documentary research including the cartographic 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.

Policy BHA.10 Underwater Archaeology

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.

Policy BHA.10A Preservation of the Underwater Archaeological Heritage

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.

Part III Conservation of the Built Heritage

Conservation Principles

The *Architectural Heritage Protection – Guidelines for Planning Authorities* was published in 2004 by the DEHLG and whilst primarily aimed at planning authorities, these guidelines are also of assistance to owners and occupiers of protected structures, proposed protected structures and buildings located in Architectural Conservation Areas. Sympathetic maintenance, adaptation and re-use can allow the architectural heritage to yield aesthetic, environmental and economic benefits even when the original use may no longer be viable. Conservation can be recognised as a good environmental choice as the reuse of buildings rather than demolition contributes to sustainability through retaining the embodied energy of buildings and reducing demolition waste. In some cases it is more cost effective to renovate than demolish and rebuild. Conservation also supports employment and skills, and provides for good quality jobs for artisans.

Policy BHA.11 Re-Use & Refurbishment of Structures of Architectural Heritage merit & Protected Structures

It is the policy of Limerick City Council to positively encourage and facilitate the careful refurbishment of the Structures of Architectural Heritage merit and Protected Structures for sustainable and economically viable uses.

Protected Structures

The City's architectural heritage is a unique resource and reflects the history of commercial and social development, changing lifestyles over time, and also demonstrates the different building techniques and materials and designs. Such heritage gives each local area its own character and history. The Planning & Development Act 2000 introduced legislation and methods for protecting the Architectural Heritage and introduced the Record of Protected Structures (RPS) to ensure that each Local Authority must include policies and objectives in its Development Plan for Protected Structures or parts of structures of special interest.

A Protected Structure is a structure which 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 which contains buildings considered to be of special interest in its operational area. Section 51 (1) of the 2000 Act requires that every development plan is to include a record of protected structures and that the record is to include every structure which is, in the opinion of the planning authority, of special interest. In that regard it is only the planning authority which can either add or remove structures from the RPS. The Limerick City Record of Protected Structures is contained in the Appendix II of this Plan.

The effect of the designation of Protected Structure status is to ensure that any changes or alterations to the character of the building are carried out in such a way that the existing special

character is retained and enhanced. Therefore works which would in the opinion of the City Council, have a material effect on the character of the structure, require planning permission.

National Inventory of Architectural Heritage (NIAH)

The NIAH is an inventory which has been prepared by the Department of the Environment, Heritage and Local Government. The work of the NIAH involves identifying and recording the architectural heritage of Ireland through a series of building surveys. The Limerick survey was undertaken between 2005 and 2006.

Buildings highlighted on the NIAH are recommended for inclusion by the Minister on the Record of Protected Structures. The NIAH has completed a survey of Limerick City and the City Council's Planning Department is progressively making additions to the RPS, during the lifetime of this Plan, reflecting the Ministers Recommendations where considered appropriate and as resources permit. As such all Buildings identified on the NIAH will be referred to in any Pre-Planning or Planning Application process as a 'Candidate Protected Structure'.

Where Planning Applications involve works to or redevelopment of a building or structure identified in the NIAH, the Planning Authority will have regard for the DEHLG *Architectural Heritage Protection - Guidelines for Planning Authorities*, 2004, and may require an architectural heritage impact assessment to be prepared commensurate to the nature and scale of the proposal.

Policy BHA.12 Record of Protected Structures (RPS)

It is the policy of Limerick City Council to protect all structures indicated on the Record of Protected Structure which shall include structures or parts of structures which are of special social architectural, historical, archaeological, artistic, cultural, scientific social or technical interest and continually review the Record where necessary.

Facilitating Development of a Protected Structure

Development which would not conflict with the general planning objectives for the area in which a Protected Structure is located will be considered on its merits and on the impact such development would have on the character of the Protected Structure.

Policy BHA.13 Facilitating Development of a Protected Structure & Curtilage

It is the policy of Limerick City Council to facilitate developments to protected structures that do not materially affect the architectural character employing conservation best practice standards for any purpose compatible with the character of the building and to make available financial assistance where possible

Section 57 Declarations

Owners of Protected Structures can seek a *Declaration* from the Planning Authority (under Section 57(b) under the Planning & Development Act 2000-2008) to set out the type of work the authority considers would or would not materially affect the character of the Protected Structure.

Demolition

Demolition of a Protected Structure will not be permitted except in exceptional circumstances. Most structures can generally and practically be repaired, once an economical and viable use can be found. However there are circumstances where in the interest of the economic viability of the City that a protected structure may be permitted to be demolished. Consideration of any delisting of a Protected Structure shall be carried out in accordance with the provisions of Section 54 and Section 55 of the Act where protection of the structure is no longer warranted, in advance of any development application.

Policy BHA.14 Demolition of Protected Structures

It is the policy of Limerick City Council that proposals for demolition of a Protected Structure shall not be permitted except in exceptional circumstances and where it can be showed that a greater public interest will be served which outweighs the loss to the architectural heritage.

Policy BHA.15 Record of Protected Structures

It is the policy of Limerick City Council that when it is proposed to alter or demolish a Protected Structure, either partially or totally, a full record of the structure and significant elements shall be prepared to the International Council on Monuments & Sites (ICOMOS) standard which shall be forwarded to the National Archive and the Architectural Archives for record purposes.

Alterations & Extensions

Any proposals for alterations or extensions to a Protected Structure should ensure that there is no damage to the special character of the Protected Structure having regard to the *Architectural Heritage Protection Guidelines for Planning Authorities, 2004*. Any extensions should be appropriate in terms of architectural design, treatment, character, scale and form to the existing protected structure.

Curtilage & Attendant Grounds

Curtilage is normally taken to be the parcel of grounds associated with the protected structure. Attendant grounds are those areas that may not be immediate to the protected structure but are associated with them. Both the curtilage and attendant grounds of a Protected Structure are included for their protection within the definition of a Protected Structure as they are defining elements of the building/structure. The definition of the curtilage of the Protected Structure should be determined on a case by case basis through any Section 57 Declaration undertaken as outlined above.

Historic Landscapes

Historic landscapes and gardens associated with Protected Structures are also an important amenity and contribute to the setting and character of a Protected Structure. It is the policy of the City Council to protect these unique historic gardens, landscapes and settings from inappropriate development. Also see Landscape Policies with Chapter 11 of the Development Plan.

Policy BHA.16 Historic Landscapes

It is the policy of Limerick City Council to ensure the historic landscapes and gardens throughout the City are protected from inappropriate development.

Funding & Assistance for Protected Structures

There are a number of sources of funding for the repair of Protected Structures, such as the Civic Structures Conservation Grants Scheme, Heritage Council Buildings at Risk Scheme, Irish Georgian Society Grants Scheme and Section 482 Consolidated Taxes Act, and possible exemption from development contributions. Limerick City Council also administers the Protected Structures Grant Scheme.

Protected Structures Grant Scheme

The National Annual Scheme of grants for Conservation of Protected Structures is administered in Limerick City by the City Council. The objective of the Scheme is to assist the owner or occupier of a protected structure to undertake the works necessary to secure the conservation of the structure or part of the structure. Applications are assessed on the importance and urgency of the works and the appropriateness of materials and standards of workmanship, according to a

Scheme of Priorities agreed. Owners or occupiers can avail of a grant amounting to a maximum of 50% of the approved cost, subject to a maximum of €25,000.

Part IV Architectural Conservation Areas (ACAs)

Purpose

Limericks historic areas can be protected by means of Architectural Conservation Areas (ACAs) under Section 81 of the Planning & Development Act 2000-2008. The aim of designating areas is to protect their special characteristics and distinctive features from inappropriate actions. External works that would affect the character as described by the Planning Authority will require planning permission, whereas repair or refurbishment which does not materially affect the external character will not require planning permission.

In assessing an area designated as an Architectural Conservation Area, the following criteria shall be considered:

- That there is distinctive character of architectural, historical, archaeological, artistic, cultural, scientific, social or technical special interest, or an area which contributes significantly to the setting of an important protected structure.
- That the designation is useful in achieving the proper planning and sustainable development of the area.
- That each area meets with the requirements of the Planning & Development Act 2000-2008 and the criteria set out in the Department of the Environment's *Architectural Heritage Guidelines*.
- That sufficient resources are available to successfully survey the areas selected, and formulate the appropriate development policies.

Architectural Conservation Areas

The Architectural Conservation Areas for Limerick City are listed below and are mapped in detail in the Appendix I of the Plan. There are four Architectural Conservation Areas in Limerick City (1A, B & C, 2, 3 & 4), extending the previous one area covering the majority of the City Centre in the 2004 City Development Plan. The South City Centre & Newtown Pery ACA and the John's Square ACA already contain numerous existing protected structures, and also numerous features identified on the National Inventory of Architectural Heritage.

In comparison, the Ballinacurra Road and Ennis/Shelbourne Road ACAs are primarily in residential use where a large majority of the buildings contained within these ACAs are domestic dwellings, terraced, and detached, which have been identified in the National Inventory of Architectural Heritage (NIAH) surveys and may individually be recommended for inclusion on the Record of Protected Structures at a later date through Variations to the Development Plan, as resources allow.

Following consideration of the DEHLG recommendations for inclusion of the NIAH into the Development Plan and further surveys of the proposed areas it is considered that making a group of buildings an ACA will give due recognition to the exterior of the buildings, contribution to the streetscape and protection to the character of these areas. These small areas have a special character which contributes to their surroundings and whose features it is an objective to protect from demolition or inappropriate alteration or interventions.

Elements of Built Heritage within Architectural Conservation Areas

Many non-structural elements such as curtilage features, historic gardens, stone walls, historic ironwork, historic plaques and street furniture (post boxes, horse troughs etc) contribute to the City's built heritage. These items are often an integral part of the urban landscape or provide significant historic references which contribute to the character of an area. These elements can be vulnerable to needless, partial or total destruction as well as poor reconstruction due to carelessness and a lack of awareness. The City Council shall have regard for all such elements when considering proposals for development in an ACA.

Policy BHA.17 Development in Architectural Conservation Areas

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features from inappropriate external works within the four Architectural Conservation Areas as follows:

- **ACA 1A** *South City Centre & Newtown Pery*
- **ACA 1B** *South Circular Road*
- **ACA 1C** *O'Connell Avenue*
- **ACA 2** *John's Square*
- **ACA 3** *Ballinacurra Road*
- **ACA 4** *Ennis /Shelbourne Road*

Any development proposal in an ACA shall take account of the following:

- All unique elements contributing to the 'Statement of Character and Identification of Key Threats' for each individual Architectural Conservation Area as set out in the policies below.
- Works that impact negatively upon features within the public realm such as paving, railings, street furniture, kerbing etc shall not be generally permitted.
- Appropriate design, scale, materials and finishes for new developments.
- Original materials and methods of construction should be retained. For example, timber barge boards, windows and doors are not replaced with PVC, original roofing material types should be retained along with original forms and locations of openings etc.
- Features of historic or architectural value should not be removed.
- Parties may apply for Exemption Certificates under Section 5 of the Planning & Development Act 2000 – 2008 to ascertain whether Planning Permission is required for any works to buildings, properties or for any other development in an ACA.
- Sections 3.7 – 3.10 of the *DEHLG Architectural Heritage Protection Guidelines (2004)* dealing with Architectural Conservation Areas.

The City Council will produce an information leaflet detailing permitted development in Architectural Conservation Areas including supplementary good practice guidelines regarding external material alterations to buildings.

ACA 1A South City Centre & Newtown Pery - consists of the following Street/Avenues:

- O'Connell Street from the Junction of Cecil Street, southwards to the Crescent, Quinlan Street to O'Connell Avenue with the junction of Wolfetone Street and St Gerard Street.
- Lower Cecil Street from the junction of Henry Street - Upper Cecil Streets.
- Lower Glentworth Street to the junction of Henry Street to Upper Glentworth Streets, including Griffith's Row, Baker Place extending halfway down Davis Street.
- Catherine Street from the Junction with Cecil Street, and Catherine Place to Hartstonge Street.
- Pery Street (from Baker Place) to Pery Square including People's Park.
- Mallow Street from the junction of Henry Street to the junction with Pery Street.

- Lower Hartstonge Street from the junction of Henry Street to the junction with Pery Square.
- The eastern side of Henry Street from Lower Cecil Street, to Upper Henry Street to the junction with St Gerard Street, including parts of Windmill Street O'Curry Street.
- Newenham Street to Barrington Street through to People's Park.
- Crescent Avenue, Contarf Place, Naughton's Place.

ACA 1A Statement of Character & Identification of Key Threats

This ACA constitutes the core heart of Limerick City's Georgian Heritage within the City Centre, Newtown Pery adjoining the green centre of the City – the People's Park. It also represents the core business area of the City with high densities of up to six storey Georgian terraces consisting of a range of uses, including retail, commercial and residential on upper floors. The streets of Newtown Pery represent a unique example of 18th and 19th century planning in Ireland. Its initial division of the areas into rectangular lots did not assume its final shape until the 1820s and 1830s, when the last streets, such as Hartstonge Street, Catherine Place and the Crescent, were built. Pery Square, which was never fully realised, was laid out in the 1830s, by which time the era of Georgian building which created the Newtown was coming to an end. The streets leading to The Crescent and Pery Square conform to eighteenth century town planning, defining the streetscape by their adherence to fixed proportions and ordered harmonious symmetry. They combine to form an architectural heritage of great urbanity and considerable beauty. The irregularity which emerged in relation to the treatment of heights, facades, type of buildings combined with the rigid street pattern gives Georgian Limerick a distinct sense of place.

Most of the original street furniture and external features of the buildings still exist in Newtown Pery, although the original character of the interior has all too often been compromised. A mews was at that time an integral part of the townhouse being used for stabling horses, storing carriages, located at the rear of the terrace in a laneway. Most of them still exist but they have often been converted into workshops or garages. The most distinguishing features of the mews building was the arched entrances and the hayloft above.

An interesting feature of the Georgian buildings within this ACA is the ironwork, found on balconies (mainly on the first floor) and railings, which still survive in good condition. Excellent Victorian and Georgian style railings and gates may be seen on O'Connell Street, the Crescent, Mallow Street and Pery Square and examples of boot scrapers may be seen throughout the City Centre. However the main focus of attention in a terrace is the door, which is always set to one side of the house. The typical Georgian doorway has a semi-circular, decorative fanlight over the entrance and Classical style wooden or stone columns framing the door. All of these features contribute to the strong character of ACA 1A and create a defined '*sense of place*' within this part of the City Centre. Please see Map 8A Appendix I for detail.

Key threats to Character in ACA 1A include:

- Dereliction, abandonment and lack of maintenance of Georgian Buildings due to vacancy.
- Insensitive/Inappropriate redevelopment and or additions/extensions impacting the original form, fabric and appreciation of buildings or streetscape when viewed from a public place.
- Repair and refurbishment to the external fabric of buildings (including repainting, removal of original fascia, soffit, gutters, downpipes & bargeboards) affecting the character of the building/area. Retrofitting to remove uPVC gutters and downpipes previously installed shall be required where planning applications are made to restore character to the building and area.
- Removal of original front walls and railings, often to achieve off street car-parking.

- Removal and replacement of original timber sliding sash windows shall be strongly discouraged and repair and restoration of original windows is preferred. Replacement with uPVC/aluminium windows shall not be permitted, and retrofitting to remove uPVC/aluminium windows previously installed shall be required where planning applications are made to restore character to the building and area. Fenestration detailing and iron-mongery/fastenings has a large impact on retention of Architectural Heritage Values in ACA Areas.
- Installation of street network utilities and infrastructure incompatible with established character.
- Removal/destruction of mature and established trees and gardens.
- Inappropriate signage and advertising relating to commercial premises.

Policy BHA.18 ACA 1A South City Centre & Newtown Pery

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features of ACA 1A (South City Centre, Newtown Pery & People's Park) as shown on Map 5.1A of the Development Plan, from inappropriate development affecting the external materials and features defined in the 'Statement of Character' and 'Key Threats to Character'.

ACA 1B South Circular Road & New Street - consists of the following Streets / Avenues:

- South Circular Road from the Redemptorist's Church Site and Quin Street to the junction with Courtbrack Avenue.
- South Circular Road including Shannon Terrace, Laurel Villas, Victoria Terrace, Summerville Terrace, Bellview Terrace, Sarsfield Terrace, Mount Prospect Terrace.
- Mary Immaculate Training College.
- New Street including Rose Terrace and Fern Villas, Lincoln Terrace, Friend Terrace, Shamrock Villas, Oakville Terrace, Washington Terrace.
- South Circular road including Rutland Villas.

ACA 1B Statement of Character & Identification of Key Threats.

This ACA extends south from the City Centre and consists mainly of residential, religious and educational uses accessed from the South Circular Road and onto New Street. The defining features contributing to the architectural character of this area commences at the mid nineteenth century Saint Alphonsus Ligouri Redemptorist Church and Monastery, then continues southwards taking in numerous fine early twentieth century terrace dwellings many with existing front boundary walls and railings, and original front facades intact. The ACA then takes in the imposing Mary Immaculate College site and also the Mount Saint Vincent Covent site accessed off O'Connell Avenue. The ACA then extends further south and east taking in the numerous examples of mid nineteenth century to early twentieth century vernacular terrace dwellings on New Street with original facades, fenestration detailing and front boundary treatments. South Circular Road continuing to New Street is recognised as an area of significant architectural heritage character given the combination of community orientated elements along these key historic Limerick Streets. Please see Map 8B Appendix I for detail.

Key threats to Character in ACA1B include:

- Removal of original front walls, railings, front gardens and vegetation, often to achieve off street car-parking (*constraints are evident in regard to the width of the South Circular Road*).
- Redevelopment proposals for institutional/educational buildings to modernise (*including Redemptorist Church and Monastery site and Mary Immaculate College*).

- Insensitive/Inappropriate redevelopment and or additions/extensions impacting the original form, fabric and appreciation of buildings or streetscape when viewed from a public place.
- Removal and replacement of original timber sliding sash windows shall be strongly discouraged and repair and restoration of original windows is preferred. Replacement with uPVC/aluminium windows shall not be permitted, and retrofitting to remove uPVC/aluminium windows previously installed shall be required where planning applications are made to restore character to the building and area. Fenestration detailing and iron-mongery/fastenings has a large impact on retention of Architectural Heritage Values in ACA Areas.
- Insertion of velux windows and satellite dishes to the front elevations of buildings.
- Repair and refurbishment to the external fabric of buildings (including repainting, removal of original fascia, soffit, gutters, downpipes & bargeboards) affecting the character of the building/area. Retrofitting to remove uPVC gutters and downpipes previously installed shall be required where planning applications are made to restore character to the building and area.
- Removal/destruction of mature and established trees and gardens.
- Installation of street network utilities and infrastructure incompatible with established character.

Policy BHA.19 ACA 1B South Circular Road & New Street

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features of ACA 1B (the South Circular Road and New Street) as shown on Map 5.1B of the Development Plan, from inappropriate development affecting the external materials and features defined in the 'Statement of Character' and 'Key Threats to Character'.

ACA 1C O'Connell Avenue - consists of the following Streets/Avenues:

- O'Connell Avenue from the junction with St Gerard's Street to 50m north of the junction of Punch's Cross.
- St Gerard's Street, Upper Henry Street between St Gerard's Street and Quin Street, and St Alphonsus Avenue.
- Quinn Street and O'Connell Terrace, Mortell Villas, Violet Villas, Munster Terrace & Jasmine Villas (on O'Connell Avenue).
- The Model School and grounds.
- Verona Villas, Swanson Terrace, Auburn Villas, Mount Vincent Terrace, Ascot Terrace, Hawthorne Villas, Carlyle Terrace, Mount Vincent View.

ACA 1C Statement of Character & Identification of Key Threats

This ACA extends south from the City Centre forming the main spinal route out from the historic core of Limerick being lined by fine examples of ornate late nineteenth- and early twentieth-century terrace dwellings and other understated but uniform vernacular red brick and render terrace dwellings of the first half of the nineteenth century. The Model School located within this ACA is important to Limerick in terms of its architectural and cultural associations where the building retains a strong character and contributes to the mix of domestic architecture and historic educational buildings located on O'Connell Avenue. See Map 8C Appendix I for detail.

Key threats to Character in ACA1C include:

- Removal of original front walls, railings, front gardens and vegetation, often to achieve off street car-parking.

- Insensitive/Inappropriate redevelopment and or additions/extensions impacting the original form, fabric and appreciation of buildings or streetscape when viewed from a public place.
- Removal and replacement of original timber sliding sash windows shall be strongly discouraged and repair and restoration of original windows is preferred. Replacement with uPVC/aluminium windows shall not be permitted, and retrofitting to remove uPVC/aluminium windows previously installed shall be required where planning applications are made to restore character to the building and area. Fenestration detailing and iron-mongery/fastenings has a large impact on retention of Architectural Heritage Values in ACA Areas.
- Repair and refurbishment to the external fabric of buildings (including repainting, removal of original fascia, soffit, gutters, downpipes & bargeboards) affecting the character of the building/area. Retrofitting to remove uPVC gutters and downpipes previously installed shall be required where planning applications are made to restore character to the building and area.
- Insertion of velux windows and satellite dishes to the front elevations of buildings.
- Removal/destruction of mature and established trees and front gardens.
- Installation of street network utilities and infrastructure incompatible with established character.
- Inappropriate signage and advertising relating to commercial premises.

Policy BHA.20 ACA 1C O'Connell Avenue

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features of ACA 1C (O'Connell Avenue) as shown on Map 5.1C of the Development Plan, from inappropriate development affecting the external materials and features defined in the 'Statement of Character' and 'Key Threats to Character'.

ACA 2 John's Square- consists of the following Streets/Avenues/Places:

- John's Square.
- Extending through to the bottom of Lower Gerald Griffiths Street.
- Church Street and the grounds of Saint John's Church of Ireland.
- Cathedral Place and the grounds of Saint John's Roman Catholic Cathedral, Cathedral Place, Garryowen Road.
- The entire grounds of Saint John's Hospital, New Road, Pennywell, including Limerick City Walls and Citadel.

ACA 2 Statement of Character and Identification of Key Threats

John's Square is probably the most important historic focal point within Limerick City with a concentration of architecturally significant buildings and monuments (all protected structures) contributing to unique and well defined sense of place. Three sides of the square are closed in by the three storey limestone Palladian style town houses dating back to the 1750's, framed to the east by Saint John's Church oriented to address the open north side of John's Square. To the south lies the former John's Gate of the medieval Limerick City Walls, where the existing Citadel is located and incorporated within Saint John's Hospital surrounded by remnant stands of the City Walls. The Gothic Revival ashlar limestone Catholic Cathedral of Saint John (1855-1861) and grounds is contained in the ACA to the south dominating the City Skyline with its graceful spire. John's Square itself is located at a key nodal point for entry and exit into the city from the East where proposed public realm renewal works will act to enhance and revitalise this focal public space. Please see Map 8D Appendix I for detail.

Key threats to Character in ACA 2 include:

- Insensitive/Inappropriate redevelopment and or additions/extensions impacting the original form, fabric and appreciation of buildings or streetscape when viewed from a public place.
- Removal and replacement of original timber sliding sash windows shall be strongly discouraged and repair and restoration of original windows is preferred. Replacement with uPVC/aluminium windows shall not be permitted, and retrofitting to remove uPVC/aluminium windows previously installed shall be required where planning applications are made to restore character to the building and area. Fenestration detailing and iron-mongery/fastenings has a large impact on retention of Architectural Heritage Values in ACA Areas.
- Repair and refurbishment to the external fabric of buildings (including repainting, removal of original fascia, soffit, gutters, downpipes & bargeboards) affecting the character of the building/area. Retrofitting to remove uPVC gutters and downpipes previously installed shall be required where planning applications are made to restore character to the building and area.
- Removal of original front railings.
- Installation of street network utilities and infrastructure incompatible with established character.
- Inappropriate signage and advertising relating to commercial premises.

Policy BHA.21 ACA 2 John's Square

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features of ACA 2 (John's Square) as shown on Map 5.2 of the Development Plan, from inappropriate development affecting the external materials and features defined in the 'Statement of Character' and 'Key Threats to Character'.

ACA 3 Ballinacurra Road - consists of the following Streets/Avenues:

- The western side of Ballinacurra Road including (From South to North): Brookvilla Terrace, Querrin Villas, Vokes Villas, Greenpark Villas, Ferndale, Ballinacurra Terrace, County View Terrace, Sydenham Terrace, Lifford Terrace, St Mary's Terrace.

ACA 3 Statement of Character & Identification of Key Threats

This ACA extends along the eastern side of Ballinacurra Road, the main spinal route into the City Centre from the south. This area has been identified due to the architectural character presented by the numerous rows of red brick late nineteenth-century early twentieth century terrace houses along this focal gateway road. Terraces of uniform houses some with fine pre-cast detailing, ornate mouldings and front railings gave 'instant architecture' to the simply designed houses, which is a product of the era of mass production where the uniformity of most of these terraces remain all virtually intact. Such detailing proved an expedient and economic solution to the high demand for good quality housing for a large middle class population in Limerick's architectural history. Please see Map 8E Appendix I for detail.

Key threats to Character in ACA 3 include:

- Removal of original front walls, railings, front gardens and vegetation, often to achieve off street car-parking.
- Insensitive/Inappropriate redevelopment and or additions/extensions impacting the original form, fabric and appreciation of buildings or streetscape when viewed from a public place.
- Removal and replacement of original timber sliding sash windows shall be strongly discouraged and repair and restoration of original windows is preferred. Replacement with uPVC/aluminium windows shall not be permitted, and retrofitting to remove

- uPVC/aluminium windows previously installed shall be required where planning applications are made to restore character to the building and area. Fenestration detailing and iron-mongery/fastenings has a large impact on retention of Architectural Heritage Values in ACA Areas.
- Insertion of velux windows and satellite dishes to the front elevations of buildings.
- Repair and refurbishment to the external fabric of buildings (including repainting, removal of original fascia, soffit, gutters, downpipes & bargeboards) affecting the character of the building/area. Retrofitting to remove uPVC gutters and downpipes previously installed shall be required where planning applications are made to restore character to the building and area.
- Removal/destruction of mature and established trees and front gardens.
- Installation of street network utilities and infrastructure incompatible with established character.

Policy BHA.22 ACA 3 Ballinacurra Road

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features of ACA 3 (Ballinacurra Road) as shown on Map 5.3 of the Development Plan, from inappropriate development affecting the external materials and features defined in the 'Statement of Character' and 'Key Threats to Character'.

ACA 4 Ennis/Shelbourne Road - consists of the following Streets /Avenues:

- Both sides of the Ennis Road east from the junction of Shelbourne Avenue eastwards to 'Tralawn House' to the southern side and 'Aintree' on the northern side of the Ennis Road.
- The eastern side of Shelbourne Road south of the junction with the Ennis Road to the junction with Clanmaurice Avenue.
- On the Ennis Road this includes: Moyola Terrace, Ardara Terrace, Landsdowne Terrace, Clogrennan Terrace.

ACA 4 Statement of Character & Identification of Key Threats

This ACA is located along the main spinal road within the east of the City representing the more affluent housing areas of late nineteenth- and early twentieth-century Limerick. The numerous examples of uniform terraces, together with semi-detached and detached dwelling houses with the most salient features intact present important examples of variations to the late Victorian, and Edwardian typologies that exist on Ennis Road and the inner suburbs of the City. Mostly two to three storied red brick, the dwellings within this area mostly adhere to the building traditions that were typical of modestly-scaled domestic suburban architecture in Limerick of the period. Large front gardens together with front walls and railings contribute strongly to the unique character of this area of the City. Please see Map 8F Appendix I for detail.

Key threats to Character in ACA 4 include:

- Removal of original front walls, railings, front gardens and vegetation.
- Insensitive/Inappropriate redevelopment and or additions/extensions impacting the original form, fabric and appreciation of buildings or streetscape when viewed from a public place.
- Removal and replacement of original timber sliding sash windows shall be strongly discouraged and repair and restoration of original windows is preferred. Replacement with uPVC/aluminium windows shall not be permitted, and retrofitting to remove uPVC/aluminium windows previously installed shall be required where planning applications are made to restore character to the building and area. Fenestration detailing and iron-mongery/fastenings has a large impact on retention of Architectural Heritage Values in ACA Areas.

- Repair and refurbishment to the external fabric of buildings (including repainting, removal of original fascia, soffit, gutters, downpipes & bargeboards) affecting the character of the building/area. Retrofitting to remove uPVC gutters and downpipes previously installed shall be required where planning applications are made to restore character to the building and area.
- Removal/destruction of mature and established trees and front gardens.
- Insertion of velux windows and satellite dishes to the front elevations of buildings.
- Installation of street network utilities and infrastructure incompatible with established character.
- Inappropriate signage and advertising relating to commercial premises.

Policy BHA.23 ACA 4 Ennis/Shelbourne Road

It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features of ACA 4 (Ennis/Shelbourne Road) as shown on Map 5.4 of the Development Plan, from inappropriate development affecting the external materials and features defined in the 'Statement of Character' and 'Key Threats to Character'.

Demolition in an Architectural Conservation Area

The reuse of existing buildings is preferable to replacement. Applications for demolition of buildings or parts of buildings that contribute to the character of an ACA will only be granted in exceptional circumstances. The onus will be upon the applicant to justify the demolition of the building. The Council will always start from the premise that the structure should be retained. Where buildings are considered to have a negative impact on the character of an ACA, demolition of existing and replacement with buildings of more appropriate design may be desirable. The replacement buildings should always respect their setting. Where in exceptional circumstances a structure or a part of a structure which is considered to contribute to the special character, is to be demolished, it should first be recorded prior to demolition, and where appropriate, should be monitored during demolition.

Policy BHA.24 Demolition in Architectural Conservation Areas (ACAs)

It is the policy of Limerick City Council that the demolition of structures and parts of structures will in principle only be permitted in an Architectural Conservation Area where the structure, or parts of a structure, are considered not to contribute to the special or distinctive character, or where the replacement structure would significantly enhance the special character more than the retention of the original structure. Any structure or a part of a structure permitted to be demolished shall first be recorded prior to demolition, and shall be monitored during demolition.

Landscape, biodiversity & recreation

11

Chapter 11 Landscape, Biodiversity & Recreation

Introduction

With the intensification of the City, landscape, natural heritage and recreational opportunities are of huge importance to those living, working and visiting Limerick. They are vital to quality of life, are non-renewable assets and help enhance the attractiveness and image of the City.

Limerick City has an attractive physical setting formed by the Shannon River which is supplemented by a range of public open spaces and parks, walkways, public and private spaces (including sports grounds), views in and out of the City, biodiversity, trees and tree groups, which combine to form the natural backdrop for the built environment. The River Shannon runs through the heart of the City interacting with both the natural and built heritage to give a unique and distinctive character. The City's waterways also include environmental areas of national importance that are designated for protection.

The City Council recognises that there is a close relationship between the landscape, natural heritage and recreational open spaces. The distribution of landscape, natural heritage and recreational assets around the City is vitally important to creating an accessible city. All areas of the City should have access to nature, parks and public open space, sports facilities within 5-10 minutes of their place of residence or work.

The City Council will strive to create a network of natural heritage areas and recreational open spaces/amenity areas by promoting linkages and accessibility between these areas and by using walkways/cycleways to connect them where appropriate. Linkages will serve to provide higher accessibility for the wider community to green areas, provide more interaction and recreation on these sites and strengthen the existing walkways and cycleways while also supporting the City Council's general objective of encouraging alternative transportation modes.

Policy LBR.1

It is the policy of Limerick City Council to ensure that Limerick's landscape, biodiversity and recreational facilities are preserved and enhanced, and that the overall combined potential and value of the network of open spaces and related assets within the City is recognized, retained and enhanced.

Landscape

Under Section 10(2)(e) of the Planning & Development Acts 2000-2008, the Planning Authority is required to include objectives in the Draft Plan to preserve the character of the landscape where the proper planning and sustainable development of Limerick requires it. This should include the preservation of views and prospects and the amenity value of places and features of natural beauty or interest.

In accordance with the Department of the Environment, Heritage and Local Government's '*Draft Landscape and Landscape Assessment Guidelines*' 2000, the City Council recognises a broad view of the landscape, embracing its complexity of form and character. One commonly held definition of landscape is:

"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors" (European Landscape Convention, 2000).

The preservation of the landscape can be secured in various ways (Development Plan Guidelines, DEHLG, 2007), including:

- Zoning designations - Zoning designations should be based upon an assessment of the landscape character of the City and;
- Other statutory and non-statutory designations, including those available under the Planning Acts (Areas of Special Amenity, Tree Preservation Orders, Landscape Conservation Areas for the preservation of landscapes, etc.) and EU designations.

Policy LBR.2

It is the policy of Limerick City Council to:

- *preserve and enhance Limerick's Landscape Assets and Key Landscape Sites;*
- *preserve and enhance Limerick's Views and Prospects of Special Amenity Value;*

Limerick City's Landscape Character & Key Landscape Assets

Limerick has a unique and distinctive landscape that forms a key aspect of the City's character. Within cities, such as Limerick, landscape character involves the combination and interplay of many elements, including: the landscape; built environment; riverscape and natural heritage. Landscape is largely a non-renewable resource and therefore it is in the City's interest to ensure that the City's landscape assets that remain are protected for future generations for their visual, functional, natural heritage and other values. Many of Limerick's landscape assets, and particularly those that have an open 'greenfield' character, have been lost over a period of time. Given the diminishing supply of non-renewable landscape assets the City Council has sought to review the existing landscape policy and to provide a clear policy basis for protecting those remaining assets.

Policy LBR.3

It is the policy of Limerick City Council to take a proactive approach to the landscape with policies that seek to conserve and enhance the strongly distinctive landscape character of the City by protecting landscape elements of significance that are either intrinsically important or contribute to the general amenity of Limerick City. Landscape assets are a non-renewable resource that the City Council shall seek to protect.

Planning applications within areas benefiting from landscape protection must meet specific standards, and in particular demonstrate by means of a design statement that includes a landscape assessment and visual impact assessment of the impact on the landscape of the proposal in question. The City Council will seek discretionary Environmental Impact Assessments on all developments that it considers would be likely to have a negative impact on the landscape.

Policy LBR.4

It is the policy of Limerick City Council to explore the potential and benefits of designating one, or more, Landscape Conservation Areas under Section 204 of the Planning & Development Act 2000- 2008 for the purposes of preserving Limerick's landscape character.

Views Prospects

The City at large is appreciated by most people along important viewpoints such as the River Shannon or panoramic views from vantage points both inside and outside the City. The amenity views indicate the outer visual border of the City, the main character areas, and principle elements of the City skyline. These special views are of strategic significance to Limerick City and the City Council will seek to protect and enhance them, where appropriate. In order to fully appreciate and legislate for the unique size, scale and distinctive topography of Limerick City, three different view types (below) were identified. Limerick City Council will have a

presumption against development that threatens to obstruct strategic views or compromise the quality or setting of these views. In addition to these strategic views and prospects of special amenity value which are enjoyed by large numbers of people, local views of significance are also very important to the character and legibility of areas within Limerick. Local views will be identified on a case-by-case basis through the planning process. There will also be a presumption against proposals that would cause unacceptable harm to local views of significance and their settings. Amenity views types and prospects which are particularly relevant to Limerick City and shall be considered in the assessment of development proposals are as follows:

View types

Linear Views of Landmark Buildings, the City Walls & City Skyline

Linear Views occur when a single landmark building (e.g. King John's Castle) is the main point of focus within the view path. Views tend to be framed within relatively narrow viewing corridors. The city skyline is a combination of elements - the general scale of buildings, streets and spaces from area to area, major landmarks on the skyline, other individual higher buildings, higher building groups and landscape elements.

River Prospects

River Prospects are usually (though not exclusively so) experienced while crossing a bridge. While many bridge crossings allow opportunities to pause and appreciate views, many of these views can also be enjoyed in motion as a viewer moves across a bridge. River Prospects in this instance refer to the ability to see landmark building(s) from bridges.

Approach Road Views

Approach Road prospects often give the visitor the vital 'first impressions' of a city. The approach roads into Limerick City give the viewer an instant appreciation of the topography and character of Limerick. New developments in these areas will be required to take due cognisance of these qualities and clearly demonstrate how they will preserve and enhance their visual appearance and amenity.

Policy LBR.5

It is the policy of Limerick City Council to protect the intrinsic character and scale of the City and the City skyline.

Policy LBR.6

It is the policy of Limerick City Council to protect key views and vistas and the visual prominence of important city landscape and townscape features such as areas of woodland, important tree groupings and areas of special architectural or heritage value.

Biodiversity & Natural Heritage

Limerick City's Natural Heritage includes flora, fauna, geology and landscape. This variety of life is often referred to as biological diversity or biodiversity. Wildlife habitats occur throughout the City with many mammals, birds, invertebrates and wild plants having adapted to live alongside humans in the urban environment.

The River Shannon and its associated waterways support an immense variety of wildlife while also providing a corridor for the movement of species between the surrounding countryside and urban areas. The built environment provides habitats for a variety of species of flowering plants, mosses, and lichens and various species of invertebrates, birds and bats. Other important wildlife areas in the urban environment include wetlands, trees, parks, institutional green spaces, gardens, and graveyards, all of which play a significant role in supporting the local biodiversity.

Biodiversity Plan

The *National Bio-diversity Plan, 2002*, underlines the principle that environmental concerns should be integrated into all relevant sectors stating that “*Environmental policy is now based on the internationally recognised principle of sustainability, ‘the precautionary principle’, the integration of environmental considerations into all areas, ‘the polluter pays principle’ and the principle of shared responsibility for environmental protection by public bodies, private enterprise and the general public.*” This implies basing policies and decisions on ecological principles, which recognise the conservation, enhancement and sustainable use of biological diversity in Ireland and contribute to conservation and sustainable use of biodiversity globally.

Limerick City Council will prepare in the lifetime of this Development Plan a Draft Limerick City Biodiversity Action Plan which will:

- Provide a framework for the conservation of biodiversity providing scope for all designated areas and Protected Species and coordinate new and existing conservation initiatives.
- Translate international and national biodiversity obligations into effective local actions.
- Assist sustainable planning and development and provide a framework that is complementary to the Development Plan and Local Heritage Plan.
- Raise public awareness and stimulate involvement in the conservation of biodiversity.
- Collect and collate information on local biodiversity.

Policy LBR.7

It is the policy of Limerick City Council to adopt and implement a Limerick City Biodiversity Plan within the lifetime of this Draft Development Plan providing scope for all designated areas and Protected Species within Limerick City and any relevant additional actions relating to natural heritage in the Heritage Plan.

Designated Areas & Protected Species

There are a number of habitats, flora and fauna within Limerick City’s boundary which are protected under national and international legislation. These include the national and EU designations of Natural Heritage Areas (NHA), Special Areas of Conservation (SAC) and Special Protection Areas (SPA). These land areas are zoned ‘Preservation Areas’ of Open Space within the Development Plan Landuse Zoning Plan, Objectives and Matrix. The following list outlines all designated or proposed designated sites within Limerick City.

Table 11.1 Proposed Designated Sites (Environmental Preservation Areas)

| Reference: | Name: |
|--------------|-----------------------------------------------|
| cSAC | |
| Ref: 002165 | Lower River Shannon |
| SPA | |
| Ref: 004077 | River Shannon and River Fergus Estuaries |
| pNHAs | |
| 002001 | Knockalisheen Marsh |
| 002048 | Fergus Estuary And Inner Shannon, North Shore |
| 000435 | Inner Shannon Estuary - South Shore |

The Shannon River in its entirety, along with all connected landscape features such as feeder streams, shoreline vegetation, woodlands and fields is such a feature, recognised and required by EU legislation to be protected through land use, planning and development policy. Almost the entire length of the South Shannon including the shoreline and islands is covered by either

International (cSAC and SPA) or National (pNHA) designation based on criteria relating to habitat quality, species complement and ecological processes.

The EU Water Framework Directive recognises the critical influence of land use on the water quality within a catchment. The waterway corridor as defined for this study is composed of the catchments of all streams draining directly into the Shannon River between Meelick and Limerick. This area, being critical to the habitat quality, species complement and ecological processes of the Shannon River, can itself be considered a landscape of international natural heritage significance.

Special Areas of Conservation (SACs)

These are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. The legal basis on which SACs are selected and designated is the EU Habitats Directive, transposed into Irish law in the European Union (Natural Habitats) Regulations, 1997 as amended in 1998 and 2005.

The Directive lists certain habitats and species that must be protected within SACs. Irish habitats include raised bogs, blanket bogs, turloughs, sand dunes, machair (flat sandy plains on the north and west coast), heaths, lakes, rivers, woodlands, estuaries and sea inlets. The 25 Irish species which must be afforded protection include Salmon, Otter, Freshwater Pearl Mussel, Bottlenose Dolphin and Killarney Fern.

The River Shannon and the bordering wetland habitat is within the Lower River Shannon SAC. Also within the SAC are Meelick Creek, its bordering wetland habitat and the wetland area at Westfields City Park. These areas are also designated as a proposed Natural Heritage Area (NHA) forming part of the Fergus Estuary and Inner Shannon, North Shore NHA. Most of this area is also designated as part of The River Shannon and River Fergus Estuaries SPA, but it does not include the wetland at Westfields City Park.

The Lower River Shannon SAC is a very large site stretching along the Shannon valley from Killaloe, Co. Clare, to Loop Head, Co. Kerry. It is designated for fifteen habitats which are listed in Annex I of the Habitats Directive and for seven species which are listed in Annex II of the Habitats Directive.

An additional seven species listed on Annex I of the E.U. Birds Directive breed within the SAC site, including kingfisher (*Alcedo atthis*). Seven plant species listed in the Irish Red Data Book (Curtis and McGough 1988) species occur within the SAC, several also being protected under the Flora (Protection) Order, 1999. One particular species, the triangular club-rush (*Schoenoplectus triqueter*) is a rare plant species where a number of reports have been prepared recently including Waldren et al. (2002), Deegan & Harrington (2004) and MacNaughton & Brennan (2006) as part of the Limerick Southern Ring Road EIS. In relation to the Westfields City Park, a management plan was prepared for Limerick City Council by NATURA (2003).

Special Protection Areas (SPAs)

Special Protection Areas (SPAs) are areas of European importance designated under the Birds Directive EU Directive 79/409/EEC to protect birds at their breeding, feeding, roosting and wintering areas. Under the Bird Directive each EU member state is required to designate SPAs for natural areas that support populations of particular bird species that are rare or threatened in Europe and that require measures including the designation of protected areas to conserve them.

Within Limerick City, the main SPA is the River Shannon and River Fergus Estuaries SPA, Site code: 004077. The estuaries of the River Shannon and River Fergus form the largest estuarine

complex in Ireland. The site comprises all of the estuarine habitats west from Limerick City and south from Ennis, extending west as far as Killadysert and Foynes on the north and south shores respectively of the River Shannon (a distance of some 25 km from east to west). The site has vast expanses of intertidal flats which provide a rich food resource for the wintering birds which is the most important coastal wetland site in the country and regularly supports in excess of 50,000 wintering waterfowl.

Fishing is a main tourist attraction on the Shannon and there are a large number of Angler Associations. Fishing stands and styles have been erected in places. This site is of great ecological interest as it contains a high number of habitats and species listed on Annexes I and II of the E.U. Habitats Directive and most of the estuarine part of the site has been designated a Special Protection Area (SPA), under the E.U. Birds Directive, primarily to protect the large numbers of migratory birds present in winter.

Natural Heritage Areas (NHAs)

The basic designation for wildlife is the Natural Heritage Area (NHA). This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. The Wildlife (Amendment) Act 2000 provision was made for the designation of Natural Heritage Area (NHAs) which include nationally important semi natural and natural habitats, landforms and geomorphological features, plant and animal species, or a diversity of these natural heritage attributes.

In Limerick City a number of areas have been designated as Natural Heritage Areas (NHA). These are shown on Map No. 5 in Appendix I.

Protected Species

Certain plant, animal and bird species are protected by law. This includes plant species listed in the Flora Protection Order 1999 and animals and birds listed in the Wildlife Act, the Habitats Directive and the Birds Directive. The planning process seeks to protect and enhance species protected by law and their habitats. Very often this can be done by minimising adverse impacts (for example, by requiring that development takes place outside the breeding season). In other cases it may be appropriate to seek to ensure that individual members of a species survive by providing alternative roosts in the case of bats for example. It may also be appropriate to seek to have an alternative area of habitat provided.

Policy LBR.8

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.

A detailed and comprehensive ‘*Environmental Impact Assessment*’ and ‘*Appropriate Assessment*’ shall be required where appropriate for any application in or adjoining these areas to mitigate all potential impacts on designated areas and all important habitats and/or species and ensure that development does not undermine the conservation objectives of these sites. Planning permission shall not be granted where significant impacts cannot be adequately mitigated through the relevant EIS and/or ‘*Appropriate Assessment*’ process.

Appropriate Assessment

An ‘Appropriate Assessment’ is required by Regulation 48 of the Habitats Regulations 1994 implementing Article 6(3) of the Habitats Directive (92/43/EEC) in respect of any plan or project which either alone or in combination with other plans or projects would be likely to have a

significant effect on a European Site, and is not directly connected with the management of the site for nature conservation. Appropriate assessment is required by law for all European Sites (Regulation 48) which is classified as an SPA and any SAC from the point where the DEHLG agree the site as a Site of Community Importance. Appropriate assessment is also required, as a matter of Government policy, for potential SPAs, candidate SACs and listed Ramsar Sites for the purpose of considering development proposals affecting them. The Planning Department will require applicants to undertake an 'Appropriate Assessment' on a case by case basis.

It is an objective to maintain the conservation value of the River Shannon and Shannon Estuary European sites (Special Areas of Conservation, Special Protection Areas, or lands notified for inclusion in such sites), during the lifetime of this plan, and to ensure that an appropriate assessment is carried out where a development project is likely to have a significant effect on one or more of these sites. Development projects and local development plans (either individually or in combination with other plans or projects) will only be approved or adopted where they comply with Article 6 procedure of the Habitats Directive. Where plans or strategies, yet to be completed, will be implemented, facilitated or supported under this City Development plan, then they will also be subject to the Habitats Directive Article 6 procedure.

Notwithstanding a favourable assessment in respect of the plan or project's effects on the international nature conservation interests for which the site was classified or designated, decisions to undertake or give consent to the plan or project may need to take account of other international, national, regional or local nature conservation interests in the light of other policy and legislative provisions.

Environmental Impact Assessment

The Appropriate Assessment is not the same as an environmental assessment under the provisions of the various Environmental Assessment (EA) Regulations (1988-95), in compliance with the Directive 85/337/EEC. In many cases, plans or projects that will be subject to an appropriate assessment will need an Environmental Statement (ES) to be prepared under the EA Regulations. The ES will address all significant environmental effects. It will be appropriate to use the information assembled for the ES when carrying out the appropriate assessment under the Habitats Regulations. In view of this it would be helpful if the relevant ES clearly identified, under a specific subject heading, the likely significant effects on the internationally important habitats and/or species.

Rivers & Waterways

Rivers and waterways are very important assets of Limerick and play an important role in the layout and structure of the City and are an integral element of the city's landscape character. The River Shannon forms the north-eastern boundary of the city then running south to divide Limerick into two halves forming the dominant physical landscape feature through the centre of the City and smaller channels creating Kings Island and the manmade Park canal stretching from east to west. Waterway corridors, defined as those areas that are physically or visually linked to the waterway, are multi-functional in nature. *They:*

- Provide important visual amenity for the city as a whole;
- Allow for the provision and enhancement of open space, public amenities and linkages;
- Provide for the preservation and enhancement of wildlife habitats and natural corridors;
- Provide opportunities for waterfront developments, new recreational facilities and leisure activities;
- Provide opportunities for tourist related development;
- Provide for drainage and flood water storage.

Waterways Corridor Study 2006

In recognition of the importance of Ireland's inland waterways, the Heritage Council has undertaken a series of Waterway Corridor Studies on the Shannon, as well as for parts of the Grand and Royal Canals. The studies are intended to encourage recognition of the significance, value and sensitivity of the waterway corridor as a geographic entity in socio-economic and heritage terms. The Heritage Council's *'Waterways Corridor Study'* 2006, addresses the South Shannon River corridor from Victoria Lock at Meelick (County Galway) to the Limerick City Docklands. The Study identifies that the Limerick Metropolitan corridor has character and range of functions unique along the Shannon River. The waterway is the source of water for the city and surroundings (with a population in excess of 120,000). It is a major recreation resource, being used for angling, rowing, kayaking, navigation, and walking and cycling along the banks. Recent improvements to the Limerick Navigation, including the reinstatement of Sarsfield Lock and the construction of a new weir, have improved the historically difficult up-stream navigation to Lough Derg.

Limerick has a long water sports tradition, particularly the pursuits of rowing and fishing. A number of boat and rowing clubs developed along the banks of the river in the 19th and early 20th centuries. The Shannon Rowing Club was founded in 1866 and the clubhouse on Sarsfield Bridge (built in 1896) is a significant landmark in the modern city. The annual city regatta brings together crews from four local clubs - the Limerick Boat Club, the Shannon Rowing Club, St. Michael's and Athlunkard. Other regattas are held on the Abbey River and on the Shannon at Plassey. The traditional activities of rowing and angling now share the resource with modern pursuits such as kayaking (the Curragower Falls in the city centre is the site of the highest standing wave in Ireland and the British Isles). The Corridor Study also identifies that the city is widely attributed as the birth place of the 'gaudy salmon fly', created by O'Shaughnessy the renowned fly-fisher who established a thriving fishing business in Limerick in 1795.

As importantly the river is recognised as a driver of environmental and socio-economic change in the metropolitan corridor. Several projects are in progress as part of the Riverside City Initiative, a partnership involving Shannon Development, Limerick City Council, Limerick and Clare County Councils, Waterways Ireland, Shannon Foynes Port Company and the University of Limerick. These include:

- Redevelopment of the Park Canal - involving restoration of the navigation and environmental improvements such as foot and cycle paths, site furniture, lighting and angling platforms.
- City Riverside Enhancement Strategy - which aims to create a pedestrian-friendly, river focused city centre environment as a catalyst for further cultural and economic development.
- The recently completed landmark Riverpoint development to the south side of Shannon Bridge.
- The Docklands Project - which envisages the creation of a high intensity, high quality mixed use docklands quarter to be developed.
- Several important potential redevelopment riverside sites, including Arthur's Quay and the Dunne's and Roche's Stores to the south, and the Golden Vale site north of the river.

The Shannon River Basin Management Plan

Limerick, Clare and Roscommon County Councils are jointly leading a project to establish a management system for the Shannon River Basin District. The aim of the management system is to set up a monitoring network to identify the pressures on water quality in the region and to devise a programme of measures to tackle the various sources of pollution. This project will look at the entire Shannon catchment from the source in County Cavan to the estuary, which is bounded by Counties Limerick, Clare and Kerry and Limerick City. All water bodies will be

examined, including surface waters, ground waters, estuarine and coastal waters and wetland habitats. Any future development adjoining the River Shannon within Limerick City needs to be considered in the broad context of the adopted plan.

To achieve attractive, accessible and safe waterway corridors including the Park Canal which conserve and enhance their value as landscape and natural heritage assets. Development proposals in river corridors will be considered favourably providing they:

- Dedicate a minimum of 10m from the waters edge for amenity, biodiversity and walkway purposes where practical;
- Preserve and enhance the biodiversity value of the all riverside sites and propose ecologically appropriate improvements (i.e. indigenous plantings & management plans);
- Do not permit landfilling, diverting, culverting or realignment of river and stream corridors, having clear regard for the flood storage potential and ecological impacts;
- Consider the potential for sustainable drainage systems (SUDS) where appropriate including stormwater attenuation proposals (ponds/lagoons) combining potential natural wildlife enhancement;
- Do not have a negative effect on the distinctive character and appearance of the waterway corridor and the specific characteristics and landscape elements of the individual site and its context.
- To implement measures to control and prevent the introduction and establishment of ecologically damaging alien invasive species (e.g. Japanese Knotweed and Himalayan Balsam).

Policy LBR.9

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.

Wetlands

Limerick City contains extensive areas of wetlands within the built up area of the City which are owned by Limerick City Council and have been zoned Open Space within this and previous Development Plans. The wetlands are remnants of the original floodplain of this part of the River Shannon and many of them provide a remarkable natural amenity for the City.

The major areas of wetlands within Limerick City are:

- Westfields, NCR
- Park Canal
- Lucas Lough/Shannon Fields (Athlunkard)
- Monabraher/Longpavement
- Kings Island (St Mary's Park)
- Corbally
- Ballinacurra Creek -Vance Lands
- Ballinacurra Creek - Baggot Estate

Management and protection of these remaining wetland areas shall be considered when considering all land use and land filling proposals under this Development Plan in consultation with the DEHLG Parks and Wildlife Service, Waterways Ireland and the OPW. An Environmental Survey was undertaken of the Limerick Wetlands by CAAS Environmental Services in 1998, along with the '*Westfield's Management Plan*', Natura, January 2001, where it is

proposed that all wetlands areas shall be resurveyed and assessed through the proposed Biodiversity Strategy (see Policy LBR4 - Biodiversity Plan above).

Trees & Urban Woodlands

Trees make a valuable contribution to the landscape, local visual amenity and biodiversity of Limerick City. They also have an educational and scientific value. Trees can help to absorb pollutants, filter dust, reduce noise, produce oxygen and reduce carbon dioxide as well as enhancing the aesthetics of the built environment and public realm thus benefiting Limerick City's environmental and economic wellbeing.

The Planning & Development Act 2000-2008 sets out the legal framework and procedures to make a Tree Preservation Order. To date the City Council has not instigated any Tree Preservation Orders, although it may consider additions within the lifetime of this plan, as resources allow.

Policy LBR.10

It is the policy of Limerick City Council:

- *To protect and maintain existing important individual and groups of trees from development risk, provide additional tree planting of native deciduous trees and other appropriate plantings through planning permissions in order to benefit local biodiversity;*
- *To strengthen the protection of trees in the City and protect tree lined settings;*
- *To preserve, maintain and increase the general tree cover in the City by extending planting at identified locations and identifying new sites suitable for the creation of small woodland areas;*
- *To make use of tree preservation orders to protect important trees or groups of trees which may be at risk;*
- *To protect and maintain existing important wetland habitats from development risk, encroachment of incompatible uses, and proposals for filling to ensure sustainability, enhancement of local biodiversity and retention of flood plain storage areas.*

Historic Gardens & Designed Landscapes

The DEHLG have undertaken a 'Survey of Historic Gardens & Designed Landscapes' where this inventory includes over 6000 records of historic gardens and designed landscapes throughout Ireland. Phase One and Two (Historic Ordinance Surveys and Aerial Photography) desktop surveys are complete for Limerick City with Phase three (field surveys) yet to be complete. Within Limerick City, some of these historic gardens include:

- Castlepark House (Moyross) Reference: LI-65-R-561597, Grid Reference : 561597
- Corbally House (Corbally) forming grounds of St Munchin's College, Reference: LI-65-R-584590;
- Clonmacken House: LI-65-R-548568. Grid Reference : 548568

Policy LBR.11

It is the policy of Limerick City Council to protect and maintain surviving remnants of Historic Gardens, Designed Landscapes and surrounding Parklands including form and patterns of hard and soft landscaping and all mature trees and vegetation as highlighted in the DEHLG 'Survey Of Historic Gardens & Designed Landscapes' Inventory.

Sport & Recreation

Properly maintained and easily accessible public open spaces and sports and recreational facilities are key elements in ensuring a good quality of life is achieved for all members of the community. They also enhance the overall attractiveness of the urban environment and provide

places for active and passive recreation. Active recreation facilities include sports grounds and pitches, as well as indoor facilities such as swimming pools and multi-purpose halls. It is vital that such spaces and facilities are retained and managed to a high standard while being easily accessible to as wide a population as possible. With increasing pressure for development and higher densities in urban areas, it is crucial that new spaces and facilities are designed to the highest standards so that their potential usage is maximised.

In order to identify shortages in the provision for sports in specific parts of the city and potential for development of additional sports the 'Limerick Recreational Facilities Needs Study' should be updated and specific account taken of the proposals contained in the Limerick Regeneration Framework Implementation Plan as discussed in Chapter 7.

Policy LBR.12

It is the policy of Limerick City Council;

- *To protect existing green areas and public open spaces, which provide for the passive and active recreational needs of the population;*
- *To protect and enhance recreational areas including sports grounds and facilities;*
- *To improve the quality and range of uses provided within parks and public open spaces including sports facilities and encourage their greater use and enjoyment in accordance with the objectives of this plan;*
- *To manage and maintain parks to the highest standards;*
- *To provide new parks and green spaces with proper facilities, which are designed to a high standard;*
- *To develop and improve linkages between parks and public open spaces such as public walkways/cycleways.*

Existing Parks & Open Space

One means of increasing the usage of the existing public spaces is the provision of an integrated walking and cycling network that links many of these spaces in a coherent manner. Similar linkages must also be made from the residential areas to these spaces.

Policy LBR.13

It is the policy of Limerick City Council to work with adjacent local authorities to improve the provision of local parks and play spaces and will extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other.

Standards for Public Open Space Provision

The *Sustainable Residential Development in Urban Areas Consultation Guidelines for Planning Authorities (DEHLG, 2009)* which replaced the *Residential Density Guidelines (1999)* provides guidance on the provision of open space for new developments. The Guidelines outline how, as part of new development areas, local area plans should identify the preferred location of larger open spaces, including if considered appropriate, locations in adjoining non-development areas. This would allow playing pitches and larger recreational facilities to be concentrated away from housing areas but easily accessible from them and allow a more flexible approach to open space requirements within housing schemes by way of more casual spaces suitable for smaller children's play, informal kick-about and passive amenity.

Quality of public open spaces should be emphasised, in terms of design, accessibility, shared use, biodiversity, sustainable urban drainage systems and provision for allotments and community gardens. In this regard details of the proposed landscaping, hard and soft should be submitted as

part of planning applications. Quantitative standards in relation to public open space are outlined in Chapter 17 - Development Management.

Guidance in relation to the public realm and public open space is also outlined in the '*Urban Design Manual, A Best Practice Guide*' (DEHLG, 2009), which accompanies the Guidelines. There will be an emphasis on quality and ensuring that all public open space is overlooked by surrounding homes so that this amenity is owned by the residents and is safe to use. It is important that the public realm is considered as a usable integrated element in the design of the development, that children's play areas are sited where they will be over-looked but not a nuisance and there is a clear definition between public, semiprivate and private space.

Policy LBR.14

It is the policy of Limerick City Council To protect, retain, improve and provide for areas of public open space for recreation and amenity purposes.

Hierarchy of Open Space

The following hierarchy of open space is proposed for all of Limerick City:

- **Strategic Corridors & Networks**
Cycling and walking routes, rights of way, green, blue and brown routes, corridors and networks.
- **Regional Open Space / Parks**
Sites which individually or cumulatively, as part of an overall strategy, create an amenity of regional importance. This generally involves projects of wider potential value to the City – Economic Development focus/catalyst, image building as well as recreation and amenity. e.g. The Shannon corridor including Westfields (166.76 ha), through to the University of Limerick Campus.
- **Citywide Open Space / Parks**
Sites which create an amenity of Citywide importance. This could include parts of regional spaces and/or larger playing fields/sports stadia and golf courses. e.g. Groody Valley Park (unextended - 47.52ha), Rathbane Public Golf Course (58ha), Baggot Estate (taking account of the southern cross route 73.7ha). This could also include the newly acquired amenity areas of Coonagh West (see *The Coonagh Recreational Framework Plan, 2009* text below).
- **District Open Space/Parks**
Parks/open spaces of around 8ha in size with the potential to provide a range of facilities/ activities to a neighbourhood.
 - Kennedy Park
 - Shelbourne Park
 - O'Briens Park
 - Green Park Racecourse (within context of new development).
 - South of Dublin Road, Newtown, Castletroy*
 - The People's Park, Boherbuoy
 - Ballygrennan adjacent train line and Craeval Court
 - Lands adjacent to Clonmacken Road & N18
 - Lands adjacent to Limerick Regional Hospital*

**Within Limerick County Administrative Area.*

- **Local Open Space / Parks**

Spaces, varying in size, usually associated with local housing which provide informal and formal local recreational potential as set out in the Open Space Schedule – ‘Local Spaces’ Table 2 of the report.

Policy LBR.15

It is the policy of Limerick City Council to update the Limerick Recreational Facilities Needs Study within the lifetime of this Development Plan in conjunction with Limerick County Council to ensure a coordinated approach to the adequate provision of recreational facilities within greater Limerick also having specific regard for the proposals contained in the Limerick Regeneration Framework Implementation Plan as discussed in Chapter 7.

Amenity Walkway Routes

Amenity routes provide a linkage between and improve access to areas of public open space and recreational amenities. The dual use of such routes as walkways and cycleways is encouraged where possible. It is the City Council’s policy to identify, promote and maintain a series of walking routes within the city and to link these to a strategic network of treks into the county. The creation of a network of high quality amenity walkway routes, particularly along waterways shall be subject to compliance with the Habitats Directive Article 6 (assessment and approval) procedure.

Policy LBR.16

It is the policy of Limerick City Council to develop a network of high quality amenity walkway routes, particularly along waterways, linking existing parks and public open spaces and providing for strategic creation of new public open spaces.

The Coonagh Recreational Framework Plan

The Coonagh Recreational Framework Plan, 2009 sets out a strategy that will maximise the recreational and ecological potential of the area for the benefit of local residents, the wider City population and visitors, taking into account other committed and future development proposals. Of particular relevance to the area is the opportunity to develop a series of ‘Looped Walks’ linked to the City Centre and to the expanding suburbs of Caherdavin. The potential for quality looped walks is promoted by Fáilte Ireland and involves the following elements:

- Upgrading of the Cleaves Bank Walk to make it safer for pedestrians and cyclists;
- Developing the amenity value of the area in response to the expanding population of Limerick City and its Environs and facilitating healthy outdoor pursuits in close proximity to the City Centre.
- Significant amenity and informal recreational provision, including walkways, cycleways, angling activities, boating facilities, and nature based activities such as bird watching and nature walks;
- Suitably located and designed car parks, linked to the walkways and recreational facilities;
- Identification of areas considered suitable for recreational development in the short to medium term, with appropriate phasing;
- Maintenance of the natural characteristics of the floodplain by allowing it to flood naturally in order to decrease the flooding risk to populated areas and developed zones.

Coonagh West Sedimentation Ponds - Future Wildlife Habitat

The Southern Ring Road Phase II requires 27ha of ground in Coonagh West to be used as a recovery area for material extracted from the river during the Limerick Tunnel construction. Following completion of the tunnel element and approach ramp construction, the temporary

casting basin will be filled, seeded and planted with grasses and hedgerows/scrub woodland. The sedimentation ponds near Coonagh Point comprise three receptor areas for inert dredged material (approx. 400,000m³), which it is estimated will take approximately 4 years to dewater (2013). Immediately after de-watering, the material in the sedimentation area will be very viscous, resulting in potential health and safety concerns. Adopted mitigation after completion of the works will include a permanent 2.4m high 'Ibex' (palisade) fence around the sedimentation area (green in colour) which will restrict public access and allow the areas to form natural wetland habitat areas as set out in a detailed Ecological Plan to be developed in consultation with the EPA.

Policy LBR.17

It is the policy of Limerick City Council to facilitate the creation of the proposed walkways and natural wildlife and recreational amenities as set out in the 2009 Coonagh Recreational Framework Plan in line with Article 6 of the Habitats Directive.

Sports Facilities & Grounds

Sports facilities and grounds include a variety of both indoor and outdoor recreational facilities, which predominantly provide for the active recreational needs of the community. It is vital that such facilities are maintained to a high standard and easily accessible. In order to ensure facilities are located close to the population, existing facilities are zoned to protect their recreational value where it is necessary to retain such facilities in their current locations and where they are of most value and accessible to the community being served particularly younger people. Accessibility should be promoted through improved public transport links and walking / cycling. Sports facilities should be upgraded and maintained to the highest standards to ensure quality of provision. This gives recreational land the greatest value and potential for being used.

Policy LBR.18

It is the policy of Limerick City Council to support the development of indoor and outdoor multi-purpose recreational facilities which are easily accessible to all members of the community.

Policy LBR.19

It is the policy of Limerick City Council to protect, retain and enhance the range and quality of sports facilities and grounds in the City and to permit future redevelopment and development of these facilities where considered appropriate.

Policy LBR.20

It is the policy of Limerick City Council::

- *To promote the provision and management of high quality sporting facilities.*
- *To facilitate access to sports facilities for all members of the community and ensure that the particular needs of different groups are incorporated into the planning, design and management of new facilities.*
- *The City Council will continue to encourage joint provision and dual use of sports facilities in appropriate locations.*
- *To take account of the priorities set out in both national and local sports strategies in co-operation with the County Council when planning new facilities.*

Play Facilities

The importance of providing high quality play facilities for children is recognised, particularly given that the nature of play is changing and opportunities for play are diminishing due to changes in the environment, technology, lifestyle and society. The National Children's Office published *Ready, Steady, Play! A National Play Policy* in 2004, which covers the years 2004-

2008. Its objective is to increase public play facilities and thereby increase the quality of life of children living in Ireland by providing them with more play opportunities. The play policy addresses the needs of younger children.

The *Urban Design Manual: A Best Practice Guide, 2009*, which accompanies the '*Guidelines on Sustainable Residential Development in Urban Area*', 2009, provides guidance on the development of children's play areas. A key ingredient in making children's play areas safe to use is overlooking. This can be provided from within nearby homes or by other users of the surrounding public spaces. New residential developments will therefore be required to include play areas which cater for different age groups. Areas for young children should provide opportunities for play by toddlers and young children close to their homes.

Play Areas can generally be categorised as follows:

- Local Areas for Play (LAP). These include small areas of open space specifically designated and laid out for young children to play close to where they live. They cater for children up to 6 years of age and can be overseen by parents, care professionals and the local community.
- Local Equipped Area for Play (LEAP). These include areas of open space designed and equipped for children of early school age and located within a 5 minute walk from home.
- Neighbourhood Equipped Area for Play (NEAP). These cater mainly for older children and are located within a walking time of 15 minutes from home.

Policy LBR.21

It is the policy of Limerick City Council to provide play facilities that are well-designed, easily accessible and maintained to a high standard.

Allotments/Community Gardens

Public allotments and community gardens can have a number of benefits including promoting healthy lifestyles, providing a cheap and local source of food and promoting diversity. The City Council will support the development of public allotments and will seek to identify sites for such activities.

Policy LBR.22

It is the policy of Limerick City Council to develop an overall strategy for the development of allotments/community gardens within the City during the lifetime of this Development Plan.

Environment, management & infrastructure

12

Chapter 12 Environment Management & Infrastructure

Part I Environment

Introduction

The purpose of this chapter is to outline Limerick City Council's policies and objectives for achieving high quality, sustainable environmental standards and to provide high quality public infrastructure in the City. The City Council seeks to maintain and enhance the quality of the City's environment and eliminate potential environmental risks, while also facilitating sustainable economic and physical development. The protection of the natural and built environment is of major importance to the future social and economic development of the City, as is the delivery of essential infrastructure and services.

Policy EM.1

It is the policy of Limerick City Council to avoid or reduce, where relevant, the negative environmental impacts of development in the City.

Surface Water Quality

Water quality in the River Shannon has improved significantly with the works undertaken as part of the Limerick Main Drainage Scheme. The completion of the Scheme has had a major influence on improving the water quality and appearance of the river in both the city and the upper and lower reaches of the river outside the city boundaries creating greater opportunities for developing the river from an amenity point of view for tourism, riverside walks and boardwalks and generally for water frontage development and living.

The Water Framework Directive (WFD) requires that all member states implement the necessary measures to prevent deterioration of the status of all waters i.e. surface, ground, estuarine and coastal, and contains measures to protect, enhance and restore all waters with the aim of achieving good status by 2015. All public bodies, including Limerick City Council, are required to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted; and improve polluted water bodies to good status by 2015.

For the purpose of implementing the WFD, Ireland has established a system of integrated river basin management. Limerick City is located in the Shannon International River Basin District which is the largest in Ireland at more than 18,000 km² in area.

The system will include provision & implementation of:

- A comprehensive water quality monitoring system for all waters within the river basin district;
- A computerized management system;
- A programme of appropriate abatement measures;
- A public awareness and consultation programme;
- An environmental management system.

Policy EM.2

It is the policy of Limerick City Council to assist in the preparation and joint implementation of the Shannon River Basin Management Strategy in order to promote and achieve an improvement of both surface and ground water quality.

Policy EM.3

It is the policy of Limerick City Council to continue to improve systems of monitoring and surveying water quality in the Shannon River and other City Streams in conjunction with Limerick County Council.

Waste Management & Recycling

Limerick City Council is part of a Waste Management Region along with Limerick, Clare and Kerry County Councils. The City's policies on managing waste are set down in the *Regional Replacement Waste Management Plan 2006-2011*.

The overall approach of the Limerick, Clare, Kerry Waste Management Plan follows the Irish & European Waste Hierarchy of:

- Prevention
- Materials Recovery (recycling/recovery)
- Energy Recovery
- Safe Disposal including landfill

Prevention

To prevent the generation of waste a fundamental behavioral change in waste management practices is required by the householder, business, industry etc. In the *Replacement Regional Waste Management Plan 2006-11*, one of the key aims is to prioritise waste prevention across all sectors.

Reuse

Limerick City Council actively supports reuse web sites and has links on the website to local and national reuse sites. The Regional Waste Management Office will be participating in the roll out of a national reuse website in 2009 on behalf of its partners.

Materials Recovery

The dry recyclable bin or opti-bag collection service provides householders with a readily accessible outlet to maximise the recovery of dry recyclable materials. This service is available to all householders in the City. The target in the current waste management plan for recyclables is 45%.

Energy Recovery

There is no existing thermal treatment and energy recovery in the Limerick, Clare, Kerry Waste Management Region. The current target in the regional waste management plan for the thermal treatment is 41% of waste to be treated by thermal treatment. This target assumes that the infrastructure is in place.

Landfill

Limerick City Council does not operate a working landfill. Municipal waste in the City is collected by private collectors with waste collection permits and brought to landfills in other parts of the region or country. The most recent 2007 annual report on the plan indicates that 77 % of the City's municipal waste was land filled in 2007. The current target under the regional waste management plan for the land filling of municipal waste is 14%. This target assumes that the infrastructure is in place for thermal treatment, materials recycling and biological treatment.

In line with National Policy the following targets are set down in the plan for 2013:

- Recycling 41%
- Thermal Treatment 45% (depending on the infrastructure being available)
- Landfill 14% by 2013

Policy EM.4

It is the policy of Limerick City Council to implement the provisions of the 'Regional Replacement Waste Management Plan for Limerick/Clare/Kerry Region 2006-2011', which includes:

- *Implement European Policy on Waste including the Waste Management Hierarchy*
- *Implement National Policy on Waste*
- *Achieve Targets set out in the EU landfill directive*
- *Implement Targets set out in the National Biodegradable Waste Strategy*
- *Polluter pays principal.*

Policy EM.5

It is the policy of Limerick City Council to continue working with the local community to raise awareness on best practice in-relation to waste management in Limerick City.

Longpavement Landfill Site

The Longpavement landfill site is located adjacent to Moyross. The facility opened in 1957 and closed in 1998. Limerick City Council is committed to restoring the Longpavement Landfill site under EPA Waste Licence W0076-1.

Policy EM.6

It is the policy of Limerick City Council to restore the Longpavement landfill site into a positive landscape feature that provides a recreational, amenity and biodiversity resource for the community within the city boundary.

Municipal Waste Management & Recycling

Limerick City Council continues to promote an increase in the amount of waste reused and recycled consistent with the Waste Management Plan for the City and Waste Hierarchy. The waste collection service in Limerick City is provided by private waste collection companies. These waste collection companies are regulated by the City Council via Waste Collection Permits which are issued on a regional basis. All households in Limerick City have a segregated waste collection service available to them. Householders separate domestic waste at source into a dry recyclable fraction and a residual waste fraction.

In accordance with the National Biodegradable Waste Strategy an additional opportunity to segregate the organic fraction from the waste stream is being introduced to both commercial and household waste collections.

Recycling figures in the regional plan annual report June 07-08 indicate:

- household recycling rate of 23%
- commercial recycling rate of 65%.

The City Council also operates approximately 20 Bring Sites around the City. The target number of Bring Sites for the city in the Replacement Regional Waste Management Plan is 26 by 2011

Policy EM.7

It is the policy of Limerick City Council to protect existing bring sites in the city and to provide for the development of additional sites in accordance with the Replacement Waste Management Plan.

Policy EM.8

It is the policy of Limerick City Council to identify and develop within the lifetime of the Plan a suitable site for a Civic Amenity Site within the City boundaries.

Construction & Demolition Waste

National Policy (*Changing Our Ways*) on Construction and Demolition Waste (C&D) has set an overall target of 85% recycling by 2013. Over the life time of the Replacement Regional Waste Management Plan, Limerick City (in conjunction with other local authorities in the region) must progress towards this overall objective through the implementation of the waste hierarchy and producer responsibility.

Policy EM.9

It is the policy of Limerick City Council to reduce the generation of Construction & Demolition Waste and ensure that reuse and recycling of this waste is maximized in support of the implementation Plan for the Management of C&D in the Region.

New building design and layout is crucial to effective waste management particularly at the operational phase of a development. Specific provisions must be made for segregated space appropriate to the size of the building that will allow for the segregation of waste consistent with the type of development in question and in line with national and regional policy, law and regulations.

These issues should be addressed at the planning stage of any development. Generally these would include:

- To ensure the provision of adequate space for wheelie bins in all new residential schemes;
- To ensure that communal refuse storage areas/bin enclosures are easily accessible to residents and are sited sensitively;
- To ensure developers provide home composters to all new houses with gardens;
- To ensure that appropriate design requirements for the facilitation of waste sorting and collection services for all significant development proposals are provided;
- To ensure that separate storage facilities for recyclable waste for all applications to extend and/or improve existing retail centres.

Policy EM.10

It is the policy of Limerick City Council to require Applicant/Developer at the planning stage to address the issue of waste management for both the construction phase of the development and the operational phases.

Litter Management

The impact of litter is recognised by the City Council as being detrimental to tourism and other economic sectors and damaging to the aesthetic quality of the City's environment. Limerick City Council is taking a proactive approach to combat the problem of litter using the management and enforcement powers under the Litter Pollution Act 1997. Cleansing programmes for the City's streets have been expanded and streamlined. Increased numbers of litter wardens have been employed and the number of on the spot fines and prosecutions for litter violations has increased dramatically over the past couple of years. Public education and awareness initiatives have also been introduced. The City Council has adopted a Litter Management Plan which will continue to be implemented over the period of the Development Plan.

Policy EM.11

It is the policy of Limerick City Council to implement the Litter Management Plan.

Contaminated Lands / SEVESO Sites

Contaminated land is generally considered to be lands where there are substances which could cause significant harm and endanger human health. Examples of land uses that may have caused such contamination include gas works, landfill sites etc.

The Docklands area of Limerick City, given its industrial use since the turn of the century and to the present day, has a legacy of contaminants in the soil and groundwater. Any redevelopment of former industrial sites within this area must consider potential environmental impacts arising from past activities.

Applications for development on contaminated lands will generally be encouraged, the City Council will require that a detailed investigation is carried out and appropriate mitigation strategies can be implemented to ensure that the land is treated/remedied appropriately before any development may take place.

The E.U Directive (96/82 EC) on the control of major accident hazards, commonly referred to as the Seveso II Directive was adopted on the 3rd February 1999. It was introduced into Irish Law through statutory instrument i.e. the EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000 (S.I. No. 476 of 2000), on the 21st December, 2000. The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment.

These objectives must be pursued through controls on the following:

- The siting of new establishments.
- Modifications to existing establishments.
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.

Within Limerick City there are two identified Seveso Sites, known as 'lower tier' sites under the European Communities (Control of Major Accidents Involving Dangerous Substances) Regulations 2006 (S.I 74 of 2006).

These are:

- Joint Fuel Terminal (Topaz), Courtbrack Avenue, Dock Road.
- Grassland Fertilizers, Dock Road.

The Health & Safety Authority provides such advice where appropriate in respect of planning applications within a certain distance of the perimeter of these sites. Seveso Site Consultation Distances are specified in the Planning & Development Regulations, 2001 (SI No 600 of 2001) and varies depending on the nature of activity at the site. Such technical advice will be taken into account in the consideration of applications for planning permission.

Policy EM.12

It is the policy of Limerick City Council in relation to proposals for developments on land identified as a known Seveso Site to consult with the Health & Safety Authority (HSA) when assessing proposals for development.

Information & Communications Technology (ICT)

Telecommunication infrastructure is a fundamental requirement for the successful development of Limerick as a Gateway City. The availability of various telecommunications services such as broadband is an essential and beneficial element in the life of the local community and the national economy. They contribute to quality of life in two ways: firstly, access to fast, reliable and cost effective communications can increase social inclusion, economic competitiveness and employment opportunities; and secondly, modern technologies can also contribute to sustainable goals by reducing the need to travel, by home working, teleconferencing, distance learning and ecommerce for example.

The advantages of a high quality telecommunications network must however be balanced against the need to safeguard the urban environment of Limerick City, particularly in sensitive areas where the impacts on residential amenity and visual amenity of areas needs to be adequately assessed. Visual impact must be kept to a minimum with detailed consideration given to the siting and external appearance of masts and antennas particularly in areas of landscape sensitivity (see protected areas *Chapter 11 Landscape, Biodiversity & Recreation*). Detailed policies on the siting and location of telecommunications masts are outlined *Chapter 15 Land Use Zoning Objectives & Chapter 16 Development Management*.

Policy EM.13

It is the policy of Limerick City Council to promote and facilitate the provision of appropriate information and telecommunications infrastructure (including broadband services) within the City and to encourage the provision of telecommunications based services at appropriate locations subject to environmental considerations in accordance with the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities, 1996.

Energy Efficiency & Renewable Energy Measures

Climate change is now recognised as the most significant and threatening global environmental problem. In response to this, the Kyoto Protocol has imposed targets on Ireland's greenhouse gas emissions (GHG). Ireland's international commitment is to limit greenhouse gas emissions to a 13% increase above the 1990 level by 2012. As of 2005, Ireland's GHG emissions increased by 25.4% above 1990 levels indicating the extent of the challenge ahead.

Ireland's rapid economic growth over the same period has resulted in a corresponding increase in energy consumption and therefore greenhouse gas emissions through the upsurge in building throughout the country. Energy use in buildings accounts for approximately 45% of Ireland's delivered energy consumption and over one third of the country's carbon dioxide emissions.

The most significant and sustained increase in GHG emissions of 160% has been in the transport sector, mainly due to road transport through the unprecedented growth in car ownership over the last 10-15 years. The City Council is committed to facilitating and encouraging more sustainable transport options in the city and will actively engage with key transport stakeholders to help deliver an enhanced and efficient public transport system for the city. Added to this, the City Council will work with adjacent Local Authorities to provide a network of Green Transportation Routes for the urban area and will seek to identify potential *Park & Ride* facilities on all of the main approach roads into the City. Transport objectives and policies are detailed in *Chapter 5 Transportation* of the Plan.

Government Energy Policy now recognises the role that energy saving and renewable energy technologies will need to play in reducing emissions of greenhouse gases and Ireland's dependence upon fossil fuels. If such emissions are to be reduced progressively to meet rising

target levels, it is crucial that new buildings meet more stringent energy standards as soon as possible.

The recently published Government White Paper entitled '*Delivering a Sustainable Energy Future for Ireland 2007-2020*' sets a target for a 20% reduction in energy usage across the whole economy by 2020. The Public Sector will require a 33% reduction in energy usage. In addition, the Government is committed to providing 15% of electricity consumed from renewable sources by 2010 and 33% by 2020. The scale of the task ahead is highlighted by the fact that between 1990 and 2005 final energy demand increased by 64%. This target was increased to 40% by the Government in its 2008 '*Strategy Building Ireland's Smart Economy*'.

The '*National Climate Change Strategy 2007-2012*' provides a framework for the achievement of the reduction of Greenhouse Gas Emission (GHGs) in achieving Ireland's obligations under the Kyoto protocol. Some of the important strategies include a modal shift to public transport as a result of improved spatial and energy planning. There is now a requirement for all new buildings to become more energy efficient in line with the EU Energy Performance of Buildings Directive 2002/91/EC and through the development of energy related programmes and awareness campaigns targeted at all building users, both new and existing.

The Government is reviewing the current Building Regulations (Technical Guidance Document L - Conservation of fuel and energy) which is due to be completed in 2008. The Building Regulations (Part L) are the main influence on standards of energy performance and carbon dioxide emissions. The Council intends using this statutory device to improve the overall energy efficiency and renewable energy take up of new buildings in the City.

Dwelling Energy Assessment Procedure (DEAP) is the official Irish procedure for calculating and assessing the energy performance of dwellings. Published by Sustainable Energy Ireland (SEI), the procedure takes account of the energy required for space heating, ventilation, water heating and lighting, less savings from energy generation technologies. It calculates both the CO₂ emission rate and energy consumption per annum. This is a useful tool for designers when considering and comparing options to conserve energy and reduce CO₂ emission.

DEAP is used to calculate the Building Energy Rating (BER) of a dwelling. The BER is a label containing the energy performance of the dwelling. Expressed as primary energy use per unit floor area per year (kWh/m²/per annum) and illustrated as an Energy Rating (A1, A2, A3, B1, B2, B3, etc) for the dwelling, it also includes a Carbon Dioxide (CO₂) Emissions Indicator (kgCO₂/m²/yr) associated with this energy use and an advisory report. As per the Building Regulations all buildings will in time be required to be energy efficient.

As of now the roll out of this requirement applies as follows:

- To all new dwellings commencing on or after 1st January 2007
- To all new buildings other than dwellings commencing on or after 1st July 2008
- To all existing buildings when let or sold on or after 1st January 2009

Limerick City Council Climate Change Strategy

The Limerick City Council is presently preparing a *Draft Climate Change Strategy* which outlines the City Council's commitment, as a priority, to encourage more sustainable development, the efficient use of energy and the use of renewable energy in new and refurbishment buildings throughout the city. Included in this Strategy are the objectives to improve the thermal comfort of all Council owned buildings and reduce operating costs in the future as retrofitting of buildings to improve their energy performance at a later date will be much more expensive. As part of this commitment the City Council will encourage developers to

liaise with the Environment Department of Limerick City Council to discuss development proposals at pre planning stage so that the best design and layout for particular energy efficient systems can be considered from the outset.

Policy EM.14

It is the policy of Limerick City Council to support the development and use of renewable energy within the City.

Policy EM.15

It is the policy of Limerick City Council to adopt and implement the policy framework as set out in the Climate Change Strategy within the lifetime of this Development Plan.

Policy EM.16

It is the policy of Limerick City Council to encourage the use of energy saving measures and sustainable/renewable energy technologies in new developments where appropriate. Limerick City Council will promote and encourage the development of 'low energy buildings' as standard throughout the City.

In addition to full compliance with the *Building Regulations 1997-2007 TGD Part L*. Limerick City Council will require a minimum energy rating of B1 (Less than 100kWh/m²/yr) for all new dwellings (whether single use or part of a mixed use scheme) and encourage the attainment of higher standards where possible (A3, A2, A1 etc.). The current nationally approved energy rating methodology and software should be used to certify new developments. In the case of planning applications for residential schemes above 10 units an Energy Statement shall be submitted by a qualified and accredited person certifying that the proposed development conforms with, or improves upon, the above targets. Non residential development is obliged to conform at a minimum to the current and future building regulations and future Building Energy Rating requirements as required.

Policy EM.17

It is the policy of Limerick City Council to encourage energy efficiency through the design of buildings, layout and orientation on site.

Promoting Public Awareness of Energy Efficiency

Information and public awareness campaigns are vital if sustainability targets are to be achieved. The City Council, in partnership with the Limerick City Energy Agency, will continue its efforts at increasing public awareness of energy best practice through Car Free Day, Energy Awareness Week, the Green Flag initiative for schools, and the continuation of environmental initiatives through the RAPID programmes etc.

Policy EM.18

It is the policy of Limerick City Council in partnership with other relevant agencies to increase public awareness of energy best practice.

Improving Energy Efficiency of Existing Local Authority Building Stock

The improvement of energy efficiency in the existing building stock through rehabilitation should be a key focus for sustainable building and housing strategies. The modernisation of existing housing stock is being progressed by a number of Government assisted schemes. These schemes target those most at risk from fuel poverty among those local authority tenants and the elderly most notably in the form of Sustainable Energy Ireland's Warmer Homes Scheme and the Government aided Central Heating Scheme. The Regeneration programme will provide a mechanism of achieving this.

Policy EM.19

It is the policy of Limerick City Council to seek to improve the energy efficiency of its existing building stock.

Sustainability Checklist for New Developments

In considering proposals for development, the City Council will assess energy efficiency and waste management and take into account proposed site location, orientation, design, choice of materials, equipment and landscaping. The City Council is committed to the preparation of a sustainability checklist outlining best practice in achieving energy efficiency and sustainability in design and construction. The City Council will require developers to apply the principles identified in this checklist.

Conditions may be attached to planning permissions to ensure that sustainable building principles are applied. Developers of new buildings or buildings undergoing major refurbishment or change of use may be required to submit an energy statement demonstrating how their energy efficiency measures will work.

Policy EM.20

It is the policy of Limerick City Council to prepare a sustainability checklist outlining best practice in achieving energy efficiency and sustainability in design and construction during the lifetime of the Development Plan and to incorporate these into the development management system.

Promoting New & Innovative Schemes for Renewable Energy

The Government White Paper on '*Delivering a Sustainable Energy Future for Ireland*' sets very ambitious targets for expanding the role of renewable energy notably the target of 33% of electricity consumption to come from renewable resources by 2020. With regard to this, the City Council continues to pursue measures for renewable energy take-up and promotion.

The City Council will continue to promote research into, and use of, both geothermal heating systems and CHP systems along with alternative energy efficient and renewable energy technologies.

Policy EM.21

It is the policy of Limerick City Council to pursue initiatives which promote innovation in the fields of energy conservation and renewable energy resources and research.

Air Quality

The adoption of the EU Framework Directive on Air Quality Assessment & Management has fundamentally changed the entire approach to air quality monitoring and assessment in member states. The implementation of this Directive, which prescribes new and revised limit values for a wide range of air pollutants, has required a radical restructuring and expansion of monitoring networks in Ireland and other member states. Greater emphasis is placed on data dissemination and the need to keep the public informed on the state of air quality. New or extended monitoring networks have been established for the main traffic related pollutants. The information on these pollutants indicates that nitrogen oxides and particulate matter will present the greatest challenge in meeting the new EU standards in urban areas in the future with associated implications for traffic management and transport policy.

Air quality is monitored in Limerick City by a number of stations around the city measuring suspended particulates, sulphur dioxide, nitrogen oxides, ozone, carbon monoxide, sulphur

dioxide, lead PM10 and benzene/toluene/xylene, etc. These stations ensure that Limerick City is compliant with the EPA recommendations outlined in 'The National Air Quality Monitoring Plan'. The information gathered through sampling is compiled in an annual report on air quality and trends produced by the City Council.

Policy EM.22

It is the policy of Limerick City Council to continue monitoring air quality and air quality trends and to expand the effectiveness and extent of monitoring arrangements in accordance with EU policy directives on air quality and to promote and develop the use of environmentally friendly fuels (such as bio fuels) in City Council vehicles and machinery.

Noise Pollution

Noise can have a significant impact on the environment and the quality of life enjoyed by individuals and communities. Traffic is the dominant noise source in most parts of the city. Other forms of noise, however, such as impulsive or tonal noise can potentially be more of a nuisance.

Local authorities, through the planning system, can help minimise the adverse effects of noise pollution by guiding development so that activities that generate noise are located away from noise sensitive areas such as housing estates and schools. Where this is not practicable, the City Council can place planning conditions on permissions for new development which seek to control and reduce noise levels. For example, conditions can be imposed restricting noise levels during construction, on entertainment activities and on industrial activity. Added to this the Council can further control noise pollution through the EPA Act 1992. Part VI Section 107 of the Act gives powers to the Local Authority to require measures to be taken to prevent or limit noise pollution. A new EU Directive on noise, 2002/49/EC, requires member states to draw up noise maps, local plans and long term strategies to control and reduce noise in future.

Limerick City Council has prepared a '*Draft Noise Action Plan*' under Article 11 of the Environmental Noise Regulations, 2006. The draft Noise Action Plan has been made for places near major roads.

Policy EM.23

It is the policy of Limerick City Council to require all major developments to be designed and operated in a manner that will avoid significant noise impacts to sensitive receptors.

Policy EM.24

It is the policy of Limerick City Council to adopt a Noise Action Plan.

Light Pollution

While adequate lighting is essential to a safe and secure environment, light spillage from excessive or poorly designed lighting is increasingly recognised as a potential nuisance to surrounding properties, a threat to wildlife, and can reduce the visibility of the night sky. Urban and rural locations can suffer equally from this problem. Limerick City Council shall investigate and implement design of external light pollution reduction measures across all sectors especially with regards to public lighting. This will reduce the visual impact of our Cities on the night skies that is shown to have potential positive health and biodiversity impacts, while also potentially reducing long-term energy costs.

Policy EM.25

It is the policy of Limerick City Council to require that the design of external lighting/flood lighting (commercial and sports related) minimises the incidence of light spillage or pollution in to the surrounding environment and has due regard to the residential amenity of surrounding areas and road traffic safety.

Community Cemeteries**Policy EM.26**

It is the policy of Limerick City Council to facilitate the acquisition of lands necessary for the expansion of community cemeteries.

Part II Water Services**Introduction**

The purpose of this Chapter is to outline Limerick City Council's policies and objectives for achieving high quality, sustainable environmental standards and to provide high quality water & waste water infrastructure throughout the City. The protection of the natural and built environment is of major importance to the future social and economic development of the City as is the delivery of essential infrastructure and services. This Chapter is divided into key policy areas dealing with management measures and infrastructure developments relevant to the proper planning and sustainable development of the City as the Gateway of the Mid-Western Region.

Water Services Department Objective

To provide a safe and secure potable water source and a compliant waste water treatment plant to meet the needs of Limerick City, provide appropriate infrastructure to support this aim and in turn support the economic and social development of the City as a whole.

Policy WS.1 Potable Water

It is the policy of Limerick City Council to make continuously available a high quality drinking water source to meet local demands and to achieve an economically sustainable level of water production and supply through;

- *Water Production*
- *Water Quality*
- *Expansion & Improvements of the Water Distribution System*
- *Reducing Water Supply Demand through Water Conservation*

Water Production

The availability of a quality drinking water supply is essential for public health and the continued economic growth of the City and the Mid-Western Region as a whole. The need to balance the growing demand for water with the needs of the environment and those of existing users is critical. Future predicted population growth, increasing pressure for new development across the City and the changing trends in water use will lead to an increased demand for water. Thus, Limerick City Council shall seek to ensure prudent use of water resources while making adequate provision for future sustainable development. Over 60,000m³ per day of drinking water is currently produced by Limerick City Council at the Water Treatment Plant in Clareville. Of this production, 40,000m³ is delivered daily to the City whilst some 20,000m³ is exported daily to consumers in County Limerick and County Clare respectively. The source for raw water is the

River Shannon. The Water Treatment Plant at Clareville is currently undergoing an upgrade in order to meet present and future water demands in the City and the wider Mid-Western Region.

In addition to increasing capacity the plant is undergoing an upgrade in terms of:

- Rationalisation of works on the site to achieve a more efficient water production facility.
- Renewal of existing plant assets including storage, buildings and equipment in order to secure their future satisfactory operation, thereby ensuring good quality water at all times.
- Upgrading the control systems at the plant to facilitate a greater degree of automation, monitoring and control in order to improve efficiency and cost.
- Development of sustainable sludge treatment and disposal arrangements in order to secure satisfactory outlets for sludge residues at minimum cost.
- At the end of this upgrade, in April 2010, the plant will have a production capacity of 87MLD.

Objectives

- The Water Services Authority shall, not later than such date as may be prescribed by the Minister, make a '*Water Services Strategic Plan*' with regard to the provision of water services in its functional area.
- Complete a study assessing the necessity of completing Phase 2 of the proposed upgrade of the facility to 140 MLD.
- Complete a feasibility study on the potential to install a secondary source.
- Strictly monitor the O&M Phase (Operation & Maintenance) of the current contract to ensure the protection of the City Councils Assets.

Water Quality

Water abstracted from the River Shannon, is used as the primary drinking water source for the City's population. To comply with the EU Directive on the Quality of Drinking Water (98/83/EC), the City Council Laboratory monitors the water it extracts at three different stages:

- At abstraction
- During the treatment process
- And in the distribution system

The Environmental Protection Agency (EPA) assessed the results for 2008 and concluded that the quality of the water supply is above the National average. It also stated that compliance with microbiological parameters was excellent in Limerick City with none of the samples analysed detecting any E. coli or Enterococci.

Policy WS.2 Water Quality

It is the policy of Limerick City Council to comply with the requirements of the EU Directive on the Quality of Drinking Water (98/83/EC) through the monitoring of water at three different stages:

- *At abstraction*
- *During the treatment process*
- *And in the distribution system.*

Objectives

- The City Council will continue to monitor drinking water quality in the city and endeavour to ensure good quality drinking water for City residents and businesses in accordance with current legislation.
- Promote good catchment management through continued lobbying of adjoining Authorities to protect the City's abstraction point.

- To endeavour to comply with National Policy in respect of lead pipes and other parametric values.

Expansion & Improvements of the Water Distribution System

It is the policy of the City Council to maintain the existing distribution system and in addition to remedy any deficiencies in water pressure by the laying of additional mains, by the reinforcement of the distribution system and by the extension of the ring main system, subject to the availability of funds.

Policy WS.3 Water Distribution System

It is the policy of the Limerick City Council to maintain the existing distribution system and in addition to remedy any deficiencies in water pressure by the laying of additional mains, by the reinforcement of the distribution system and by the extension of the ring main system.

Objectives

- Complete and commission the installation of the Southern Ring Trunk Main infrastructure around the City to service the north of the City ensuring all strategic spurs are completed.
- Complete a study assessing the requirement for connecting the Southern Ring Trunk Main to the 700mm west of the Shannon main and seek necessary funding.
- Review and reconfigure the existing District Metre Areas (DMA) to accommodate the new Southern Ring Trunk Main.
- Introduce pressure controlling measures in all District Metre Areas (DMA) to ensure a more consistent pressure level on water distribution systems.
- Renew and rehabilitate all remaining unsuitable water supply mains in an ongoing programme of annual replacement, and in accordance with the mains rehabilitation strategy.
- To cater for the future developments through public and private driven initiatives where production capacity permits.

All new development proposals will be required to implement and install water mains in accordance with the following:

- Water mains as detailed in the Water Services Department specification for laying water mains on Limerick City Council's website.
- Water mains required to be taken in charge by Limerick City Council in the future must be laid in public open space.
- WSCR Boxes must be located on the public footpath on each separate supply to individual residences or business units.
- Have regard for the specifications and details as defined in the DEHLG '*Recommendations for Site Development Works for Housing Areas*'.
- Comply with all National Policy in respect of water metering.
- Old lead service connections must be replaced from the Water Main on the public road to the building including the installation of a WSCR Box.

Water Conservation

The Limerick City *Water Supply Conservation Project* was initiated in 1997. Under this project the City was divided into 17 Zones called District Meter Areas for Water Distribution Management. Each zone has one or two feeds, which are connected to a telemetry system in City Hall. This system is downloaded every morning and the profiles checked to alert of any changes i.e. bursts or shut valves which may have occurred in the previous 24 hours.

A number of different methodologies are used when pursuing leaks in the different zones from the simple listening stick to the leak noise correlator which is a specially developed electronic device for detecting leaks. The minimum night flows which draw off the system, allows for the identification of areas of leakage and allows assessment to take place identifying leaks. The Limerick City Leakage Reduction and Target Level Review assessed water conservation, district metering and leakage control across the City subdividing it into a number of District Meter Areas (DMA's) with active leakage control being conducted citywide. Work has been ongoing on rehabilitation of water mains in the City in conjunction with the streetscape contracts and following burst history. The City Council, as part of the Water Services Investment Programme 2007-2014, has identified the resources needed to upgrade the City's existing water main infrastructure to ensure issues such as leakage and reduced pressure are addressed as a priority. Added to this, the Council will encourage proposals which serve to reduce the overall demand for water in the City thereby removing an unnecessary strain on the City's infrastructure and environment.

Policy WS.4 Water Conservation

It is the policy of Limerick City Council to encourage development proposals which serve to reduce the overall demand for water in the City thereby removing an unnecessary strain on the City's infrastructure and environment as a whole.

Objectives

- Continue to implement the water conservation management plan as outlined above.
- Provide for an unaccounted for water detection system and continue the fix/find programmes in the supply network.
- Eliminate Common Looped Supplies through the provision of new connections to the boundary of householder's properties if the common looped supply is terminated.
- Reduce water demand through management techniques.
- Reduce demand through water saving technologies i.e. Flow limiters, pressure regulators, leak detection systems, proximity shut off valves and water meters
- Encourage the use of non-potable water such as rainwater and grey water systems to offset water consumption where appropriate, e.g. toilet flushing etc.
- Cater for the future developments through public and private driven initiatives where production capacity permits.

All new development proposals will be required to implement and install water mains in accordance with the following:

- Safeguard against high water consumption and leakage.
- Certification from a suitably qualified engineer with a minimum of €2M Professional Indemnity Insurance, confirming that the development has been pressure tested and is in accordance with good industry standards prior to a water connection application.
- Submit Water Conservation Proposals when applying for planning permission.
- Comply with all National Policy in respect of water metering.
- Old lead service connections must be replaced from the Water Main on the public road to the dwelling including the installation of a WSCR Box.

Foul Water Drainage

The EU Directive on Urban Waste Water Treatment requires that urban areas exceeding 15,000 in population, and located on estuaries, be provided with a treatment plant to at least secondary treatment standard. It further requires a collection system, designed to prevent untreated discharges into receiving waters, and that the discharge of the treated effluent meets all relevant directives and national standards. The new infrastructure will ensure that the EU requirements

for the provision of wastewater treatment facilities are met. There are over 20,000 households within the City limits and up to a further 6,000 households in Counties Clare and Limerick which use the City sewer system. Each household generates on average 380 litres of wastewater per day.

This wastewater treatment facility treats 11 million litres of wastewater per day to eliminate the discharge of raw sewerage into the Shannon River. This project has significantly upgraded the existing sewer network and pumping facilities. The system has been linked to a modern wastewater treatment plant, thereby eliminating untreated discharges to the Shannon and Abbey Rivers from Limerick. The investment is improving river water quality in the whole area, from Parteen in Co. Clare to the Shannon Estuary.

Following the completion of the Limerick Main Drainage Scheme, Phase 1, the City and its Environs is now served by a modern sewer infrastructure. The Limerick Main Drainage infrastructure was designed in 1999 to meet the current and foreseeable need of the City and contiguous areas but the City Council is mindful that continued upgrades to both the foul and surface water drainage systems in the City will be required to ensure that predicted population and economic growth for the City can be adequately and catered for in a sustainable manner.

Policy WS.5 Waste Water

It is the policy of Limerick City Council to provide a high quality sanitary wastewater collection and treatment system to meet the demands of the City's residents.

Objectives

- The development of Limerick Main Drainage Phase 2 will assess the capacities of the current plant, deliver a strategy for reducing the quantity of surface water infiltration into the foul network and extend the network, subject to the availability of finance.
- The Council will continue to upgrade and sustainably develop the drainage system for the City in order to facilitate residential, commercial and industrial development subject to the availability of finance.
- To cater for future development through public and private driven initiatives where treatment capacity permits are necessary.
- The extension of Limerick Main Drainage into the north side of the City to cater for any potential development when finance is made available.
- Continue to have a proactive approach to sewer maintenance in the City and to repair, renew and upgrade existing wastewater collection systems including the separation of foul and storm waters subject to the availability of finance.
- Strictly monitor the O&M Phase (Operation & Maintenance) of the current Waste Water Treatment facility to ensure the protection of the City Councils Assets.
- The City Council will continue to monitor the water quality discharged from the treatment facility and ensure quality discharge water to the River Shannon.
- Where possible and subject to the availability of finance it is the policy of the City Council to encourage and promote the reduction and elimination of the use of septic tanks within its functional area.
- It is an objective to eliminate the use of septic tanks where possible.
- All developments must have regard to the Shannon River Basin Management Plan.
- It is the policy of the council to ensure that the provision of waste water infrastructure keeps pace with that of development in order to ensure that the chances of water pollution are minimised.

All new development proposals shall adhere to the following:

- Have regard to the policy, national standards and guidelines, of not allowing the discharge of contaminants and greases to the City Council sewers.

- Sewers required to be taken in charge by Limerick City Council in the future shall be laid in public open space.
- Access Junction boxes shall be located on the public footpath on each separate supply to individual residences or business units.
- Have regard for the specifications and details as defined in the DEHLG *'Recommendations for Site Development Works for Housing Areas'*, National and Limerick City Council requirements in respect of discharges.

Surface Water Drainage

Urban development generally results in a high proportion of impervious surfaces, pavements, roadways, roofs etc. This causes a large quantity of surface water run-off into the drainage network.

The City Centre drainage culverts were designed and installed during the 19th Century. At that time a combined piped system was installed catering for both foul and surface water flows with overflows to relieve capacity during heavy rainfall. Since the development of Limerick Main drainage, these combined sewers have been intercepted and the contents treated to EU standards. However the high level of surface water infiltration has had an adverse effect on the economic & hydraulic operation of the treatment plant.

The majority of the newer housing estates have had a separate system of drainage designed and installed. This allows the surface water to be discharged to the surrounding water courses and rivers in a controlled manner.

Drainage practices focus on volume control. Surface water networks designed to convey surface water run-off to underground pipes and on to receiving waters as quickly as possible.

In the design of surface water systems, regard shall be had to the Department of the Environment, Heritage & Local Government Guidelines for Flood Risk Management, current best practice and all relevant technical documents.

Policy WS.6 Surface Water Drainage

It is the policy of Limerick City Council to provide a high quality Surface Water Collection and Disposal System.

Objectives

- To cater for the future developments through public and private driven initiatives where discharge capacity permits.
- Control all discharges from future developments to a maximum of 4 l/sec/ha in general areas around the City and in the areas which contribute to areas of restricted capacity, control all surface water discharges to 2 l/sec/ha through planning & development conditions.
- Control discharges of surface water into drainage systems where the receiving drainage system is at or nearing full capacity. The level of control may be as low as 2 l/sec/ha or no discharge.
- Monitor and control development areas of potential flooding, having regard to *'The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009'*, Limerick City Council requirements, current best practice and relevant technical documents.
- Provide an adequate surface water system in order to minimise the risk of flooding.
- To work in conjunction with other public bodies towards a sustainable programme of improvement for riverbanks, back drains, etc.

- To endeavor to maintain and improve all watercourses where necessary to control flooding.

Sustainable Urban Drainage Systems (SUDS)

SUDS techniques aim to improve water quality, water quantity and amenity. It is a holistic approach to minimising the adverse environmental effects of development on natural water resources. It encompasses measures such as rainwater harvesting for non-potable applications such as toilet flushing so as to reduce the burden on the public water supply.

Roofs and paved areas are major contributors to surface water runoff. Green Roof technologies are encouraged, where appropriate, to reduce surface water runoff. Limerick City Council favours the adoption of SUDS techniques in the development of the City as part of the policy to encourage sustainable aspects of urban development.

All New Development Proposals will be required to adhere to the following:

The parameters for a Hydraulic Analysis of the proposed storm water sewer network for any development as indicated:

- Rain Fall intensity : 60mm/hr
- Contributing areas: hard surfaces inclusive of roofs, roads, footpaths and any other hard standing area - 100% impermeable.
- Green areas or park land - 20% impermeable.

Storm water drainage sewers shall be designed to cater for a storm return period of a 1:30 year storm without surcharge and to cater for a 1:100 year storm without flooding

Designers shall have regard to '*The Planning System & Flood Risk Management -Guidelines for Planning Authorities' 2009*, at the design stage of any possible development site.

Policy WS.7 Sustainable Urban Drainage Systems (SUDS)

It is the policy of Limerick City Council to ensure that all new developments incorporate sustainable urban drainage systems at the application stage.

Objectives

All new Development Proposals will be required to adhere to the following:

- Complete a percolation and infiltration tests prepared by an Engineer, with a minimum of €2m Professional Indemnity Insurance, for the proposed route of the SUDS and designed to suit site specific requirements.
- Allow sufficient land take for SUDS when planning the site and also consider the region as a whole in association with adjoining lands and their requirements in designing SUDS. Developers may be required to set aside lands to cater for not only their own SUDS but also regional SUDS.
- Designed in accordance with a surface water management train.
- SUDS shall not be used where ground water or a high water table is at risk.
- Avoid pipes where possible and utilize the SWALES concept allowing for maintenance of such SWALES.
- SUDS shall be designed with wildlife in mind.
- Upstream silt traps should be incorporated in SUDS.
- Attenuate run off to pre development values or better.
- A method statement must be produced to identify and mitigate the maintenance hazards and all potential pollution hazards both during construction and operation in the future.
- All SUDS must be designed with all stages of construction approved and certified by a bonded chartered engineer.

Flood Protection

Flooding results from a combination of human activity and natural physical conditions. There is mounting evidence and consensus among scientists that the global climate is changing as a result of human activity which will lead to an increase in sea levels and consequently the threat of flooding. Flood risk will therefore need to be considered at all stages of the land use planning process and managed in an environmentally sensitive way.

Like other natural processes, flooding cannot be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management. The accepted national policy response to flood protection is now to manage the risk to life and property as sustainably as possible, and to consider flood risk and its related impacts on development on a catchment basis rather than on an individual location basis. This will facilitate sustainable development through the reduction of future flood damage and hence reduce the associated potential economic and social costs.

The Department of Environment, Heritage & Local Government in partnership with the Office of Public Works (OPW) released draft guidelines in September 2008, these guidelines have since been adopted and are titled *'The Planning System & Flood Risk Management Guidelines for Planning Authorities', 2009*.

These guidelines require the planning system at National, Regional and local levels to:

- Avoid development in areas at risk of flooding by not permitting development in flood risk areas, particularly floodplains, unless where it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall;
- Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning processes; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

Policy WS.8 Flood Protection

It is the policy of Limerick City Council to continue to work towards reducing flooding within the City and ensure that all new development proposals comply fully with the requirements of 'The Planning System & Flood Risk Management Guidelines for Planning Authorities', 2009, and any additional guidance introduced during the lifetime of the Development Plan.

Objectives

- Avoid the risk of flooding by not permitting development in flood risk areas, particularly floodplains, unless where it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.
- Adopt a sequential approach to flood risk management based on (1) avoidance, (2) reduction and only then (3) mitigation of flood risk as the overall framework for assessing the location of new development.
- Incorporate flood risk assessment into the Development Management process and planning appeals.

- Cater for future developments through public and private driven initiatives where capacity permits.
- In association with the Office of Public Works, develop a Flood Risk Map of the City in accordance with Section 14.6 of the requirements of the EU Floods Directive (Directive 2007/60/EC).

Limerick City Council shall have full regard to these guidelines within the Limerick City Development Plan 2010-2016, with particular reference to lands zoned for development. In this regard Limerick City Council has provided Map 2 - Flood Risk Areas in Appendix I. This map indicates the zones of High Probability and Moderate Probability of flooding as set out in Chapter 3 of the guidelines. Proposed developments in these zones must have regard to the guidance provided.

Other available information should also be considered such as the Office of Public Works (OPW) Flood Mapping www.opw.ie in order to identify areas that are known to have flooded in the past within and around the boundary of Limerick City. Provisions and recommended policies from studies produced will be examined and integrated into the current City Development Plan when available and where feasible. Until such time as comprehensive information and guidance is available on flooding in the City, a flexible approach is needed to take account of flood risk to ensure that appropriate measures are taken wherever the need arises. When considering development in flood risk areas regard shall be given to both the *Precautionary Principle* and *Sequential Testing* as detailed in the '*Planning System and Flood Risk Management Guidelines for Planning Authorities*', 2009.

Developers/Applicants proposing developments in an area where there is a flood risk shall:

- Provide a detailed study and modelling exercise of the catchments, Risk Assessment of whether the proposed development is likely to be affected by flooding (including for climate change), whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks in accordance with '*The Planning System and Flood Risk Management Guidelines for Planning Authorities*', 2009.
- Satisfy the planning authority that any flood risk arising from the proposal will be successfully managed with the minimum environmental effect to ensure that the site can be developed and occupied safely.
- Comply with Limerick City Council planning authority requirements on finished floor levels.

Policy WS.9 Flood Risk

It is the policy of Limerick City Council to ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.

OPW Guidelines – www.flooding.ie

- Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas. (Preventing such development, where flooding would result in significant hardship, financial losses or costs, will avoid increasing the existing level of risk and will protect the proposed new development from the human (stress and ill-health, for example) and financial costs of flood events. It will also eliminate or reduce expenditure on flood protection measures and compensation.
- Appropriately designed development, which is sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. (Examples of such development might include

- park areas, sports pitches, certain types of industry, warehousing, etc. designed to be flood resistant and/or insensitive. Such development should only be permitted provided it incorporates adequate measures to cope with the ever-existent flood risk, e.g. adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems and where it is considered that flooding would not result in significant hardship/financial loss or cost.)
- Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. e.g.:
 1. *Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials.*
 2. *On-site storm water ponds to store and/or attenuate additional runoff from the development should be provided.*
 3. *Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.*
 - Such sustainable design/construction measures are desirable in most areas and essential in floodplains, areas liable to flooding, and areas where the conveyance capacity of watercourses is marginal. In all of these cases development that reduces the rate of absorption or increases the rate of runoff increases the risk of flooding of lands and properties downstream.
 - For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. (A setback of 5m-10m is required depending on the width of the watercourse).
 - Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels. (Such structures restrict/obstruct flow and increase the risk of flooding to property and land upstream. If it is considered necessary, in exceptional cases, to permit such structures, they should be designed to minimise and/or compensate for any potential negative effects).

All new development must be designed and constructed to meet the following minimum flood design standards:

- For Urban areas or where developments (existing, proposed or anticipated) are involved - the 100 year flood;
- For Rural areas or where further developments (existing, proposed or anticipated) are not involved - the 25 year flood;
- Along the Coast and Estuaries - the 200 year tide level;
- Where streams open drains or other watercourses are being culverted - the minimum permissible culvert diameter is 900mm. (Access should be provided for maintenance as appropriate.)

The application of higher design standards may be appropriate in certain cases where the level of risk and/or uncertainty warrant it e.g. hospitals or other emergency services, main roads, chemical plants, cultural repositories, areas of karst etc.

A Flood Impact Assessment and proposals for the storage or attenuation of run-off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment must accompany planning applications for development of areas exceeding 1 hectare.

A certificate from a competent person as agreed with the Water Services Department of Limerick City Council with a minimum of €2m Professional Indemnity Insurance that the development will not contribute to flooding within the relevant catchment, must accompany planning applications for development of areas of 1 hectare or less.

City centre

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Chapter 13 City Centre

Introduction

The aim of this chapter is to provide the basis and context from which a collective approach to development in the City Centre is formed. This approach is needed in order to maintain and promote a strong, sustainable and cohesive core in the Mid-Western Region.

Numerous strategic documents at both national and regional level identify Limerick City as the capital of the region and a driver of economic growth at both national and regional level. The challenge for Limerick City and County Council is to put in place the infrastructure and policy conditions that will facilitate economic and employment growth.

Limerick 2030

The Limerick 2030 Economic and Spatial Plan for Limerick sets out the medium and long term strategy for the development of Limerick City and County for the next 15 years.

The plan sets out a new vision for Limerick:

“Limerick will become a major economic force in the Irish and European economy, a leading centre for commercial investment – both foreign direct investment and endogenous business growth, capitalising on the strength of its Higher Education Institutions (HEI'S), the skills of its workforce and its environmental and heritage attributes. The City centre will be at the heart of this economic force – an attractive magnet for retail, leisure, residential, commercial, educational and cultural growth. Growth will benefit all citizens across the City, County and Mid-West Region.”

The 2030 economic strategy 2030 identifies a multi - sectoral approach to be pursued that is to be delivered and implemented through the pursuit of five inter-related objectives:

1. Position Limerick as a competitive knowledge economy, known for its skill base excellence in high tech sectors;
2. Develop an outstanding environment for starting and growing new businesses;
3. Create the conditions for long-term economic growth;
4. Create a vibrant City Centre economy with a new mix of economic uses and a strong educational presence; and
5. Maximise the local employment impacts from development / regeneration.

The spatial element of the strategy seeks to place the City centre at the heart of the wider economic strategy, developing its role as a place of creativity, culture and consumption. It is not just about providing the accommodation and infrastructure, but also providing the quality of life factors so important to investors, employers and skilled workers. There are 5 elements to this part of the plan:

- Seven City Centre Transformational Projects;
- Enhancing the City Centre retail offer;
- A new business offer;
- Expanding the residential opportunity; and
- Infrastructure / public realm investments.

City Centre Transformational Projects

Seven Transformational large scale projects have been identified as follows:

1. A 'World Class' Waterfront – a renaissance of Limerick's entire Waterfront;
2. The 'Limerick Cultural Centre' – an iconic destination building on the Waterfront;

3. 'Great streets' – a transformation of the City's three main streets – O'Connell Street, Catherine Street and Henry Street;
4. A new City Square/Plaza – to define the focal point or 'heart' of the City Centre;
5. A City Centre higher education campus - the creation of a multi-versity combining facilities from Limerick Institute of Technology, University of Limerick and Mary Immaculate College in the heart of the City Centre;
6. Renewal of the Georgian Quarter – a concentrated programme to restore the Georgian part of the City to its former glory; and
7. Colbert Station renewal – a new public transport interchange and enhanced station environment.

Policy CC.1 Limerick 2030

It is the policy of Limerick City and County Council to secure the goals and objectives set out in Limerick 2030 – An Economic and Spatial Plan.

City Centre Retail Area (CCRA)

Limerick City and County Council is committed to the reinforcement of the City Centre's role in the retail hierarchy by facilitating the development of a significant amount of floor-space to meet projected demand and projected retail unit size. Retailing is prioritised in this area but not to the exclusion of other land use types. Other uses such as residential, hotel, office, cultural and leisure facilities etc., which compliment the retail function of the CCRA and promote vibrancy in the City Centre are also permitted, subject to the policies to promote City Centre retailing. It is essential that an appropriate mix of comparison and convenience shopping is provided in the CCRA so as to retain a vibrant and unique experience for shoppers. In this regard all applications in the CCRA will be assessed in respect of the type and format of retailing proposed and its impact on the overall vibrancy and vitality of the City centre. Please see Map 1A in Appendix I.

Policy CC.2 City Centre Retail Area

It is the policy of Limerick City and County Council to provide for the protection, upgrading and expansion of higher order retailing, in particular comparison retailing, and a range of other supporting uses in the City Centre retail area.

Enhancing the City Centre Retail Offer

Limerick 2030 reinforces the core conclusions of the Retail Strategy for the Mid-West Region that it is necessary to re-establish the City Centre at the top of the shopping hierarchy by improving the range and quality of shopping. In this regard a comprehensive redevelopment project is advocated for the Arthurs Quay area including the provision of a City Square and park. Furthermore the strategy supports the refurbishment and expansion of Cruises Street and other premises in the prime shopping area.

Policy CC.3 New Retail Development

It is the policy of Limerick City and County Council to secure the redevelopment of the Arthurs Quay area to provide an enhanced retail offer in the City Centre together with a new public square and public park.

City Centre Commercial Area (CCCA)

The CCCA reflects the commercial and employment zone of the City Centre, extending from the City Centre Retail Area. All uses are permitted throughout the CCCA, except comparison retail

uses, which are restricted to the City Centre Retail Area unless they serve a local need only. Please see Map 1A in Appendix I.

Policy CC.4 City Centre Commercial Area

It is the policy of Limerick City and County Council to support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area (apart from comparison retail uses).

A New Business Offer

Limerick 2030 sets out a number of projects to encourage businesses to locate in certain locations in the City centre. These Strategic Development sites are identified as follows:

- The Opera Site offers the potential to locate significant development adjacent to the core retail area. In particular, the development of a modern office based employment development, a third level campus with associated retail/residential/community uses. Furthermore, the site has the potential to accommodate a relocated Sarsfield House thus enhancing the riverfront by the provision of a new linear Arthurs Quay City centre park.
- The Hanging Gardens/Limerick GPO site on Henry Street is a partially completed development whose completion would reinforce Henry Street and the Waterfront along Bishops Quay as a business location.
- The former Cleeves Site on the northern bank of the river with its chimney stack which represents an iconic structure on the river front. The site offers significant potential for a range of uses including education, employment, tourism/culture and residential uses.

Other locations identified include the general City Centre Georgian Area which acts as a location for a cluster of professional services and the Georges Quay area which has potential to deliver a medical park centred around Barrington's Hospital.

Policy CC.5 New Business Offer

It is the policy of Limerick City and County Council to secure the development of the Opera Centre, the Hanging Gardens and the former Cleeves factory in support of the objectives set out in Limerick 2030.

Inner City Residential Neighbourhoods (ICRN)

The areas outside of the commercial area but within the City Centre boundary fall within this zoning type. These areas include a large quantity of older housing stock, some low-end commercial uses and a range of other non-residential types such as large health and education institutions and community facilities, which strongly contribute to the character of these areas. Limerick City and County Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to compliment the established areas will be supported. Please see Map 1A in Appendix I.

Policy CC.6 Inner City Residential Neighbourhoods

It is the policy of Limerick City and County Council to reinforce the residential character of inner City residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.

Expanding the Residential Offer

The 2030 Economic and Spatial Plan highlights the decline in the City centre population in particular in owner occupation. A pilot scheme is recommended to demonstrate the potential to refurbish the existing historic building stock to provide high quality family accommodation. Furthermore, the Government's "Living Cities Initiative" should be fully supported.

The plan also highlights the potential contribution that residential accommodation provided by third level institutions can make to the vitality and vibrancy of the City centre.

Policy CC.7 Expanding the Residential Offer

It is the policy of Limerick City and County Council to develop a pilot project to demonstrate the potential of the City centre Georgian area to support modern family living in particular owner occupation.

Policy CC.8 Expanding the Residential Offer

It is the policy of Limerick City and County Council to actively support and implement the Living Cities Initiative.

Infrastructure / Public Realm Investment

The 2030 Economic and Spatial plan proposed a series of co-ordinated investment programmes to enhance the City centre. Central to this is the preparation of a City Centre Transport Strategy that would:

- Put pedestrians first throughout the City Centre.
- Improve the management of on-street parking.
- Enable the creation of a new City Square in the vicinity of Arthurs Quay and other public plazas.
- Adopt "smarter travel" principles in the City centre.
- Accommodate improved access to / from the third level institutions for pedestrians, cyclists and public transport users.
- A unified road signage policy.
- A coherent pedestrian way finding system in the City centre.

This Strategy needs to be complemented by a new Public Realm Strategy which should have the following components:

- The creation of a network of public squares / plazas to include
 - O'Connell Street/ Arthurs Quay.
 - Potato Market / Merchants Quay.
 - Colbert Station.
 - Opera Centre
- To improve the connections between the City centre and King John's Castle, John's Square, Colbert Station, the national technological park and the Crescent.
- The continuation of the riverside walkways to enhance the appreciation of the Shannon.
- Enhancement of Nicholas Street and King John's Castle.
- Enhancement of the Park canal corridor as an amenity link between the City centre and the university.

Policy CC.9 Infrastructure / Public Realm Investments

It is the policy of Limerick City and County Council to prepare a City Centre Transport Strategy and Public Realm Strategy. In the interim Limerick City and County Council will actively pursue the objectives outlined above.

Strategic Sites

Within Limerick 2030, considerable attention has been paid to the identification of a number of strategic sites within the City Centre. These sites have been identified as strategic as the development of the sites individually and collectively hold significant potential to transform the wider City/County area and the region. These sites are of importance to the community therefore Limerick City and County Council has aimed, through Limerick 2030, to create a clear guide for the development of these sites within a holistic strategy document. Over the lifetime of the plan other sites may be identified as being of strategic importance and it will be necessary for Limerick City and County Council to take a proactive role in securing their sustainable development in the achievement of the goals and objectives set out in Limerick 2030 plan. It may be necessary for the City and County Council to take a leading role as a facilitator in the packaging of sites of suitable size and shape for developments in the City Centre. These measures can include compulsory purchase, registration of title, use of Derelict Sites legislation etc.

Policy CC.10 Strategic Sites

It is the policy of Limerick City and County Council to support the identification of strategic sites and to continue to develop strategies to secure their development in support of the objectives set out in Limerick 2030.

Area profiles

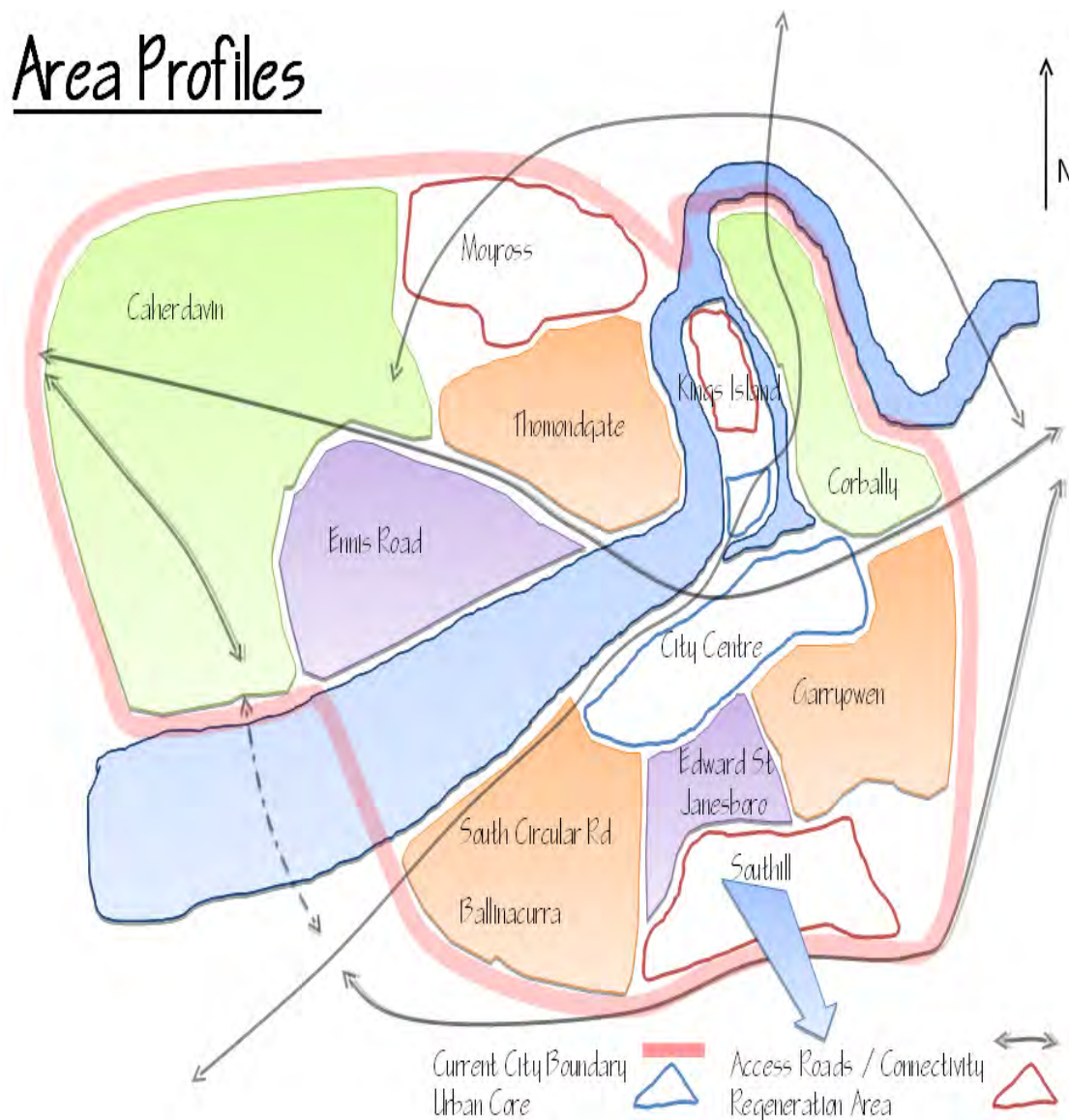
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Chapter 14 Area Profiles

Introduction

The purpose of this chapter is to outline Limerick City Council's key policies and objectives for suburban areas within the city. The Development Strategy in *Chapter 2 Strategic Context*, outlines that development in the coming years will be concentrated in the City Centre and regeneration areas in particular and these areas have been addressed specifically. However it is evident that development will happen elsewhere in the City and this chapter provides a broad range of objectives that will in addition to the development management guidelines in *Chapter 16 Development Management* guide development in these areas. The City has been extensively surveyed in respect of character and land uses and the guidance set out here reflects the findings of that research. These areas contribute to making Limerick City what it is today and the City Council acknowledges the significance these areas play in contributing to improving the image of the City and will proactively work towards promoting them and achieving high development standards within them.

Figure 14.1 City Area Profiles



Ennis Road

The Ennis Road prescient is defined by the River Shannon, High Road/Sextons Street North and the Northern Ring Road, the Condell Road to Clonmacken. The area is characterised by a number of distinct residential areas from Thomondgate, one of the oldest parts of the City to the 1950's, 60's and 70's housing estates of Landsdowne, Mayorstone and Clareview to the North Circular Road with its mix of period and modern housing. The area is characterised as the most aging in the City and as a result the most stable. The area in general is well served by schools and shopping facilities including the District Centre at Jetland. In respect of recreation and amenity the recently upgrading riverside walks provides a much needed focus along that portion of the river which faces the City Centre. There are however other facilities including Westfields wet lands, Shelbourne Park, Limerick Lawn Tennis Club and other pockets of green space which meet the needs of the area. In respect of planning for the future there are areas of underutilized land in this area which can be developed sustainably.

Key Objectives

Limerick City Council will be guided by the following specific objectives in relation to the Ennis Road Area:

- To ensure an appropriate mix of uses in the area to support the primary residential function of the area these include specific supports for the elderly population of the area;
- To ensure that an appropriate transportation system serves the area. *Chapter 5 Transportation* sets out the objectives to provide adequate pedestrian, cycling and public transport throughout the area;
- To seek the development of the existing under utilised lands in the area;
- To encourage a more sustainable and coordinated school mobility planning in the North Circular Road area;
- To seek the development of the LPYMA that retains a sporting/community use;
- To seek the development of disused sites in the area;
- To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character;
- To ensure the provision of infrastructure appropriate to the needs of the area and the emerging intensification of use;
- To ensure that development proposals do not undermine the potential of the wider area;
- To promote development within the District Centre at Jetland so as to broaden its use mix;
- To ensure that any sporting or cultural events taking place in the area are properly managed so as to minimise the disruption to local residents.

Caherdavin

The Caherdavin area is defined by the River Shannon, Clonmacken, Coonagh Caherdavin housing estates to the boundary with Moyross to Thomond Park along the northern relief road. This area largely equates to the area of extended City in 2008. The area contains the last substantial undeveloped residential land bank in the City at Caherdavin, the only agriculturally zoned land at Coonagh. Commercial development is centered on the Coonagh Cross Shopping centre and adjoining lands at Clondrinagh and Coonagh. The area is largely characterised by 1960 type suburban housing development with similar type of housing over the last decade. Community facilities are centered around the church and primary school in Caherdavin which contains a community centre library, credit union. This area contains St. Nessans Community College and Limerick Institute of Technology. With respect to recreational facilities the area does not possess many publicly owned facilities. There are tracts of open space in the housing areas which largely consist of grassed areas with limited active recreation facilities. The area does have a number of sporting organizations; Na Piersaigh GAA, Coonagh AFC, Shannon RFC, Caherdavin AFC, Thomond RFC and Coonagh Flying club.

Key Objectives

The City Council will be guided by the following specific objectives in relation to the Caherdavin Area:

- To secure the completion of the northern relief road from Coonagh to Moyross;
- To develop Coonagh Cross and the adjacent commercial and industrial lands as an employment zone and as an appropriate gateway to Limerick City;
- To support the development of recreational facilities in particular the development of a park to serve the Caherdavin/Coonagh area;
- To implement the '*Coonagh Recreation Strategy*';
- To seek the improvement of the existing community centre and library;
- To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character of the area;
- To ensure the provision of infrastructure appropriate to the needs of the area and the emerging intensification of use;
- To ensure that development proposals do not undermine the potential of the wider area;
- To ensure that the regeneration programmes do not adversely impact on the amenities of the area;
- To ensure an appropriate mix of uses in the area to support the primary residential function of the area;
- To ensure that an appropriate transportation system serves the area. *Chapter 5 Transportation* sets out the objectives to provide adequate pedestrian, cycling and public transport throughout the area;
- To seek the sustainable development of the existing under utilised lands in the area;

Thomondgate

This Northern Suburban area covers the St Munchin's Parish comprising the neighbourhoods of Ballynanty, Kileely and a portion of Thomondgate. Due to the prevailing social and economic deprivation existing in these areas, the precinct area was declared a RAPID initiative area by Central Government in 2001. The area largely comprises a variety of social housing estates developed largely by the City Council between 1930-90. The area has small well established enterprises scattered throughout the areas with concentrations along High Road and Sexton Street North. In respect of recreational facilities the area is dominated by the River Shannon however the full potential of its use has not been realised. Internally the area is reasonably serviced by open space however these spaces are poorly developed. It is noted that Shelbourne Park has recently been redeveloped. The area also contains a number of primary educational facilities including publicly funded crèche facilities.

Key Objectives

The City Council will be guided by the following specific objectives in relation to the Thomondgate Area:

- To ensure that the regeneration programme does not adversely impact on the existing amenities of the area.
- To support the development of additional community facilities.
- To seek the sustainable development and co-ordination of the open spaces in the area, in particular to realise the potential of the River Shannon as the main recreational amenity draw for the area.
- To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character;
- To ensure the provision of infrastructure appropriate to the needs of the area and the emerging intensification of use;

- To ensure that an appropriate transportation system serves the area. *Chapter 5 Transportation* sets out the City Council's objectives to provide adequate pedestrian, cycling and public transport throughout the area;
- To seek the sustainable development of the existing under utilised lands in the area;

Corbally/ Rhebogue

This area is defined by the Abbey and Shannon rivers to the north, east and west and by the Dublin Road to the south. The area is bisected by the recently restored Park Canal. It comprises the Corbally, Mill Road, Park, and Rhebogue residential areas as well as the Grove Island Neighbourhood complex. This area is a mixture of predominantly residential, and environmentally sensitive wetland areas, the major portion of which have been designated as a Special Area of Conservation. Because of its proximity to the rivers Shannon and Abbey parts of the area are prone to flooding. Educational facilities include Scoil Ide and St. Patrick's Primary Schools, St. Munchins and Ard Scoil Mhuire Secondary as well as a number of childcare. Commercial uses are concentrated at Grove Island, Park Road and Clare Street. It is noted that there is a shortage of local shopping and community facilities in the Park and Rhebogue area. The Grove Island Centre provides an indoor sports complex to support the area which together with the sporting facilities at St. Munchins College, St. Mary's RFC, St. Patrick's GAA, Richmond RFC and Abbey Rovers indicate that the area is well served by recreational sports clubs. Furthermore it is noted that Parteen GAA Club and Corbally Utd AFC located over the City Boundary in Co. Clare also serve this population catchment. The Shannon Fields, Red Path and Canal Bank provide more passive recreational space.

Key issues identified in the development plan review public consultations, include traffic generated by Scoil Ide, the scale of development permitted in Co. Clare which is impacting on peak time traffic, quality of recreational space, the Mill Road traffic, the lack of commercial and community facilities in Rhebogue and the need to protect the designated environmental areas. The need to develop public transportation facilities in the area in particular the use of the canal bank to link the city to the university has also been raised.

Key Objectives

The City Council will be guided by the following specific objectives in relation to the Corbally/ Rhebogue Area:

- To examine means of reducing traffic congestion in the vicinity of schools in the area through more sustainable and coordinated school mobility planning;
- To seek the development of the Park Canal as a sustainable transportation link between the University of Limerick and the city centre;
- To support the sustainable development of the lands adjacent to the park canal between Park Road and Clare Street;
- To encourage the diversification of Grove Island as a neighbourhood centre;
- To encourage the provision of local facilities in the Rhebogue area;
- To protect and enhance the open spaces adjacent to the Special Area of Conservation in particular to enhance their recreational value. In particular to seek the sustainable development of the Salmon Weir Bank as a walkway;
- To relocate the Travellers halting site out of Anglers Walk;
- To ensure an appropriate mix of uses in the area to support the primary residential function of the area including the needs of the existing schools in the area in particular St Patrick's Primary School and Scoil Ide;
- To develop the recycling facilities at the Park Road Depot;
- To provide and improve where necessary, the footpaths in the Park and Rhebogue area in particular in the vicinity of the railway bridges;

- To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character;
- To ensure the provision of infrastructure appropriate to the needs of the area and the emerging intensification of use;
- To encourage the multi use of the existing sports facilities in the area.

Garryowen/Singland

This area comprises the area between the Dublin Road and the main railway line out of the City. It includes the old historical area of Garryowen and the newer residential areas of Lynwood Park and Singland. This area has historically developed as a residential suburb of Limerick City, with the social housing in Garryowen but in more recent times the Dublin Rd and Childers Rd interchange at the Parkway Roundabout has become a major retail development node for developments to the east of the City. Crossagalla and Eastway Business Parks provides a mix of retail and industrial uses.

The area also contains a number of state bodies including Limerick Prison, St Joseph's Hospital, Limerick VEC Adult Education Campus, the School of Music and the graveyard at Mount St. Oliver's. There are a number of sporting clubs located in the area; Claughan GAA, Fairview Rangers, Richmond RFC, Granville Rangers FC. Also the Markets Field is located in this area which formally housed the Greyhound Racing Stadium which relocated to the Dock Road in October 2010.

The area is also crossed by a number of national and regional transportation routes including the N7 (Dublin Rd), N24 (Ballysimon Rd), R507 (Childers Rd) and R512 (Kilmallock Rd). Whilst the new southern bypass is likely to reduce the volume of traffic in the area and in particular the N7 and R507, it will be necessary to upgrade the R507 Childers Rd section through the area. A green route has been created along Blackboy Road/Mulgrave Street.

There is relatively little potential for infill housing but where potential exists, development should take into account the scale and character of the existing surrounding developments. Within the employment zones at Crossagalla and Eastway, there is a serious issue in respect of flooding pending the implementation of an overall surface water catchment management plan.

Key Objectives

The City Council will be guided by the following specific objectives in relation to the Garryowen/Singland Area:

- To examine means of reducing congestion generated by school traffic at peak times through coordinated school mobility planning ;
- To support the enhancement of the green areas linking Garryowen to the Childers Road as an amenity for the residents and local clubs of the area.
- To support the development of the Markets Field as a sporting and community facility.
- To encourage the relocation of the district court to a suitable location adjacent to Limerick Prison.
- To develop sustainable travel along the main arterial routes into the City Centre.
- To ensure an appropriate mix of uses in the area to support the primary residential function of the area.
- To encourage the development of Crossagalla as an industrial/employment location.
- To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character;
- To ensure the provision of infrastructure appropriate to the needs of the area and the emerging intensification of use in particular the Monocline surface water catchment plan.

Edward Street/Jansboro

This area consists of a primarily residential area stretching from the City Centre at Edward Street/the Railway Station to the north, to the Childers Road to the south, the regeneration area to the east and the Ballinacurra Road to the west. This area is substantially residential in character with a high proportion being former public housing. The area has suffered economically over the past decade which has seen a large number of local commercial premises closing. Some new development has been constructed in the vicinity of the park consisting largely of residential apartment with some commercial uses where the occupancy rate to date has been low. The existing recreational facilities in the area consists of the Peoples Park and Caledonian Park and adjacent lands. The main issue identified for the area is the need to identify its role in the fabric of the City and to ensure that it is not by passed by the developments in the regeneration areas nor by other developments in the City Centre.

Key Objectives

The City Council will be guided by the following specific objectives in relation to the Edward Street/Jansboro Area:

- To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character;
- To ensure the provision of infrastructure appropriate to the needs of the area;
- To ensure that the regeneration programmes do not adversely impact on the amenities of the area;
- To ensure an appropriate mix of uses in the area to support the primary residential function of the area these include specific supports for the population of the area;
- To ensure that an appropriate transportation system serves the area. *Chapter 5 Transportation* sets out the objectives to provide adequate pedestrian, cycling and public transport throughout the area;
- To seek the development of the existing under utilised lands in the area in particular those lands under the control of the City Council;
- To support the development of recreational facilities.

South Circular Road/Ballinacurra

This area stretches from the Docklands to the city boundary and includes Wolfe Tone Street, Ballinacurra Gardens and Greenfields as well as the entire South Circular Road area. This area includes the two strategic arterial routes to the city centre namely the Dock Road and O'Connell Avenue. The area contains a high concentration of educational institutions that include Mary Immaculate College, Laurel Hill, St. Cements and Scoil Carmel secondary schools and a number of primary schools including the Model School and the Project school. An employment zone is located at the Dock Road. Residential development is the predominant land use in the area from the high density inner urban areas of Wolfe Tone Street through the period dwellings along O'Connell Avenue and the South Circular Road and the more modern housing of Ballinacurra, Greenfields and the lower portions of the South Circular Road.

The former Limerick Race Course represents one of the largest remaining undeveloped land banks in the City which when integrated with the adjacent Allendale developments represents the newest housing area in the City. This development already includes a small Neighbourhood Centre. Developed open space and recreational facilities are limited but there is a significant green land bank incorporating the Baggott Estate and the former racecourse lands to service the area with the sporting clubs located at Portland Park, Catholic Institute and Young Munster RFC.

Key issues identified in the course of preparing the plan are the proposed Green Routes, the development of open space, the impact of school traffic in the area as well as general traffic

congestion in the area. The development of the former race course area is also of concern to the residents of the area.

Key Objectives

The City Council will be guided by the following specific objectives in relation to the South Circular Road/Ballinacurra Area:

- To protect the existing architectural heritage of the area by creating architectural conservation areas.
- To provide adequate public transportation infrastructure (green routes) in the area through negotiation with the stakeholders of the area;
- To examine means of reducing traffic congestion at peak times through more sustainable and coordinated school mobility planning;
- To support the continuing development of Mary Immaculate College in a manner that does not adversely impact of the amenities of the area;
- To seek the relocation of the Serveso Site activities out of the area. Tank Farm, Courtbrack Avenue and Grassland Fertiliser, Dock Road;
- To support the development of the docklands as a major employment zone in the City.
- To sustainably develop the Baggott Estate and the open space area in the former race course lands in a coordinated manner for recreational purposes both passive and active.
- To ensure that the residential amenities of those residences along the southern ring road are not adversely impacted.
- To ensure that the regeneration programmes do not adversely impact on the amenities of the area.
- To ensure an appropriate mix of uses in the area to support the primary residential function of the area these include specific supports for the population of the area;
- To seek the balanced development of the existing under utilised lands in the area in particular the former racecourse lands.
- To seek that the contribution of the former racecourse to the cultural and sporting history of the city is commemorated in the development of the lands.
- To ensure the provision of infrastructure appropriate to the needs of the area.

Land use zoning objectives

15

Chapter 15 Land Use Zoning Objectives

Part I Zoning Objectives (ZO)

Introduction

The purpose of land use zoning is to indicate the land use planning objectives of the City Council for all lands in its administrative area. Seven general zoning objectives and 16 specific zoning objectives are indicated in this plan. These zoning objectives should be read in association with the policies set out in earlier chapters and with the area based objectives in *Chapters 13 City Centre* and *Chapter 14 Area Profiles*. The zonings as described in this Chapter are indicated on the Zoning Maps in Volume II of this Plan. Subsidiary objectives are also indicated and these are elaborated in each of the area profiles.

The overall approach regarding zoning is based on the following principles:

- To use zoning as a tool to shape the future orderly development of the City and not just to reflect existing land uses;
- To reflect the development needs of the City over the plan period and for a reasonable period beyond;
- To promote particular uses in appropriate locations, to reduce conflict of uses and to protect natural and man-made resources;
- To promote the renewal of under-utilised and brownfield land, thus ensuring the efficient use of urban lands and infrastructure while meeting demands for space for housing and other development;
- To safeguard and improve amenities and the general quality of life;
- To promote the achievement of sustainable development by facilitating mixed use zones in certain cases by ensuring a balance of housing, employment and local facilities within an area and reducing the need to travel.

Land-Use Zoning Objectives

Each Land-Use Zoning Objective (hereafter referred to as 'ZO' with a reference number assigned) is defined below. Detailed objectives are provided within each area profile.

Zoning Objective 1

Objective ZO.1 City Centre Area (CCA)

To support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the City Centre as defined in the 2030 Economic and Spatial Plan.

Objective ZO.1 (A) City Centre Retail Area (CCRA)

To provide for the protection, upgrading and expansion of higher order retailing, in particular comparison retailing, and a range of other supporting uses in the City Centre retail area.

The City Council is committed to the reinforcement of the City Centre role in the retail hierarchy by facilitating the development of a significant quantum of floor-space to meet projected demand. Retailing is prioritized in this area but not to the exclusion of other land use types. Other uses such as residential, hotel, office and cultural and leisure facilities etc which compliment the retail function of the CCRA and promote vibrancy in the City Centre are also permitted, subject to the policies to promote City Centre retailing.

Objective ZO.1 (B) City Centre Commercial Area (CCCA)

To support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area, (apart from comparison retail uses).

The Commercial Area reflects the commercial and employment zone of the City Centre extending from the City Centre Retail Area. All uses are permitted throughout the CCCA, except comparison retail uses, which are restricted to the City Centre Retail Area unless they serve a local need only.

Objective ZO.1(C) Inner City Residential Neighbourhoods

To reinforce the residential character of inner City residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.

The areas outside of the commercial core but within the City Centre boundary fall within this zoning type. These areas include a large quantity of older housing stock, some low end commercial uses and a range of other non-residential types such as large health and education institutions and community facilities, which strongly contribute to the character of these areas. The City Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to compliment the established areas will be supported.

Zoning Objective 2

Objective ZO.2 Residential, Local Services & Institutional

To protect and provide for residential uses and associated uses to support sustainable communities.

The provision and protection of residential uses and residential amenity is a central objective of this zoning, which covers much of the land in the suburban area. However other uses, including small scale local services, institutional uses and civic uses and provision of public infrastructure and utilities are permitted provided they do not detract from residential amenity and do not conflict with the employment use policies in Chapter 3 and related zoning objectives. Small scale 'corner shops' and other local services such as local medical services, will be open for consideration. Schools, third level institutes, and major established health facilities are located within this zone and appropriate expansion of these facilities will be acceptable in principle. The employment policies in Chapter 3 designate particular locations for offices, office based industry, major retailing development and these uses are not generally open for consideration in this zone (see *Chapter 3 Economic Development Strategy*). New local and neighbourhood centres are open for consideration in this zone provided they meet the criteria for such centres set out in the Retail Strategy.

Objective ZO.2 (A) Residential

To provide for residential development and associated uses.

Objective ZO.2 (B) Educational, Cultural & Community

To facilitate the provision of educational, cultural and community facilities to support local communities.

Zoning Objective 3

Objective ZO.3 Regeneration

To support the social, economic and physical regeneration of Moyross, St Mary's Park/Kings Island, Ballincuura Weston and Southill in accordance with the proper planning and sustainable development of the City as a whole.

The Limerick Regeneration Framework Implementation Plan contains physical, economic and social framework strategies for each of the regeneration areas mentioned above. The Limerick Regeneration Framework Implementation Plan has no statutory basis and is considered to be a guidance document. All developments in the areas will be assessed in accordance with the principles set out in *Chapter 7 Regeneration*. All proposed development in these areas will be assessed in the context of the impact on the local area and on the City as whole.

Zoning Objective 4

Objective ZO.4 Industry

To provide for industrial and related uses.

There is a need to protect existing industrially zoned lands in the interest of employment generation. *There are two categories of industrial zonings:*

Objective ZO.4 (A) Light Industry

To provide for light industry.

Light industry is where the primary activity is the manufacturing of a physical product in a manner that does not impact on the amenities of the adjacent area. The following uses will be acceptable in principle in this zone: light industry; trade warehousing and distribution; wholesaling; trade showrooms; retail showrooms (where ancillary to manufacturing, fitting and trade); and incubator units. Pure retailing and retail warehousing will not generally be acceptable in these zones as indicated in *Chapter 3 Economic Development Strategy*. With respect to Limerick Docklands north of the Dock Road and zoned for light industry, marine related industry will be encouraged subject to the general criteria set out in Chapter 16.

Objective ZO.4 (B) General Industry

To provide for general industry.

The zoning objective for these areas is to allow for general industry. The majority of these activities would not be compatible with residential environments. Light industrial activities are also permitted under this zoning.

Zoning Objective 5

Objective ZO.5 Mixed Use Development

To promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self-sufficiency.

This zoning objective facilitates the development of a dynamic mix of uses which will interact with each other creating a vibrant residential and employment area. A vertical and horizontal mix of uses should occur where feasible, including active ground floor uses and a vibrant street frontage on principle streets.

The range of permissible uses within this zone includes residential, general offices, conference centre, third level education, hospital, hotel, commercial leisure, cultural, residential, public institutions, childcare services, business and technology/research uses (including software development, commercial research and development, publishing, information technology, telemarketing, data processing and media activities) and in addition, local convenience stores/corner shops and community/civic uses.

Objective ZO.5 (A) General Mixed Use

To promote the development of mixed uses that serves an area greater than its immediate catchment and to ensure the creation of a vibrant and sustainable urban area.

The primary purpose of this zoning is to provide for a range of employment and related uses. Permissible uses within this zone includes general offices, conference centre, third level education, hospital, hotel, commercial leisure, cultural, residential, public institutions, childcare services, business and technology/research uses (including software development, commercial research and development, publishing, information technology, telemarketing, data processing and media activities), light industrial uses and in addition, local convenience stores/corner shops and community/civic uses. Residential uses are also permitted

Objective ZO.5 (B) District Centres

To provide for and/or improve district centres as mixed use centres, with a primary retail function which will also act as a focus for a range of services.

These centres are characterised by a mix of convenience and comparison shopping. The quality of comparison goods shopping is generally a combination of high order and middle order, the Parkway, Caherdavin, and Roxboro function as the District Centres for the City. In addition to retail uses, District Centres will also provide a focus for other uses, including retail warehousing; retail office; commercial leisure, and services (e.g. libraries, hotels, personal and medical services) and residential uses.

Future development of these centres will be considered in the context of the Retail Strategy outlined in *Chapter 4 Retail Strategy*. General Offices will be open for consideration in District Centres provided the total area of offices is appropriate to the scale of the individual centre, subject to a maximum of 1,000 sq. metres of offices in any one centre. High quality urban design and availability of access by sustainable modes of transport will be a key factor in the development and extension of District Centres.

Objective ZO.5 (C) Neighbourhood Centres

To protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services.

The primary purpose of these centres is to fulfill a local shopping function, providing a mix of convenience shopping, lower order comparison shopping, and local services to residential and employment areas. Some of these centres need to be enhanced significantly in terms of their retail offering, mix of uses, public realm, and overall viability and vitality. Limited retail offices will be acceptable in these centres to serve local needs and are subject to restrictions on size and extent including a cap of 100m² per unit. Residential uses are also acceptable within this zone.

Objective ZO.5 (D) Local Centres

To protect, provide for and/or improve the retail function of local centres and provide a focus for local centres.

Local centres provide for convenience shopping, with anchor units of 400m² or less and a similar amount of associated small units containing convenience, lower order comparison shopping and local services outlets. Limited retail offices will be acceptable in these local centres to serve local needs, subject to restrictions on scale and extent including a cap of 75m² per unit. Residential uses are also acceptable within this zone.

Zoning Objective 6

Objective ZO.6 Open Space & Recreation

To protect, retain and provide for open space both natural and semi natural and recreation uses throughout the City. With a presumption against developing land zoned public open space areas for alternative purposes, including public open space within housing estates.

Objective ZO.6 (A) Public Open Space

To retain all land dedicated for public open space.

Chapter 11 Landscape, Biodiversity & Recreation, outlines the City Council's approach to the development and protection of public open space. While primarily used for passive and informal recreation, lands zoned 'public open space' may also incorporate sports facilities and grounds.

Objective ZO.6 (B) Environmental Preservation Zones

To preserve and enhance the special natural and/or visual character of the preservation zones. There will be a presumption against development within these zones, with development only open for consideration where it achieves the specific policy objectives set out in Chapter 11 Landscape, Biodiversity & Recreation.

These areas have been identified by National, European and other designations or due to their sensitive landscape character and are deemed to be in need of special protection due to their special amenity value, which derives from their distinct topography, tree cover, setting to historic structure or other landscape character. Many of these sites have limited or no development potential due to their landscape character. Please see Map 5 in Appendix I.

Objective ZO.6 (C) Sports Grounds

To protect, retain and enhance the range and quality of sports facilities and grounds.

The sports grounds objective protects the City's sports grounds and there will be a presumption against the loss of land zoned sports ground to other forms of development. Only development that is ancillary to/supports the principle use of the site for sports and which will only affect lands incapable of forming part of the playing pitches, will be considered in these areas. Ancillary uses include other sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation and appropriate car parking facilities. Ancillary offices, crèches and community uses are open for consideration, provided they are linked to the sports use.

Zoning Objective 7

Objective ZO.7 Agriculture

To protect, retain and enhance lands for agriculture and agricultural uses.

The City contains one area of agricultural land at Coonagh. Only development of an agricultural nature will be permitted. Residential development is not permitted except where it relates directly to agriculture.

Part II Land-Use Zoning Matrix

The Matrix below illustrates the land use activities that can be considered against the following Zoning Objectives (ZO)

| | | | | | |
|----------------------------------|---------------------------------------|--------|-----------------------|--------|----------------------------------|
| Land Use Zoning Objectives (ZO): | | | | | |
| ZO1(A) | City Centre Core Retail Area | ZO4(A) | Light Industry | ZO6(A) | Public Open Space |
| ZO1(B) | City Centre Commercial Area | ZO4(B) | General Industry | ZO6(B) | Environmental Preservation Zones |
| ZO1(C) | Inner City Residential Neighbourhoods | ZO5(A) | General Mixed Use | ZO6(C) | Sports Grounds |
| ZO2(A) | Residential | ZO5(B) | District Centres | ZO7 | Agriculture |
| ZO2(B) | Educational, Cultural & Community | ZO5(C) | Neighbourhood Centres | | |
| ZO3 | Regeneration | ZO5(D) | Local Centres | | |

Legend: Landuse activities available in land use zonings:

- (X) Land use specifically not permitted
- (O) Open for consideration Land use
- (/) Permitted in principle Land use

Figure 15.1 Land-Use Zoning Matrix

| LAND USE ZONING CATEGORIES (ZO) | | | | | | | | | | | | | | | | |
|-------------------------------------------|----|----|----|----|----|--------|----|----|----|----|----|----|----|-------|----|---|
| Land Use Activity | 1A | 1B | 1C | 2A | 2B | 3(vii) | 4A | 4B | 5A | 5B | 5C | 5D | 6A | 6B(x) | 6C | 7 |
| Abattoir | X | X | X | X | X | O | X | O | X | X | X | X | X | X | X | O |
| Advertisements and Advertising Structures | O | O | O | X | X | O | O | O | O | O | O | O | X | X | X | X |
| Bed and Breakfast / Guest House | O | O | O | O | / | O | X | X | O | O | O | O | X | X | X | O |
| Betting Office | / | / | / | X | X | O | O | X | O | O | O | O | X | X | X | X |

| Land Use Activity | 1A | 1B | 1C | 2A | 2B | 3(vii) | 4A | 4B | 5A | 5B | 5C | 5D | 6A | 6B(x) | 6C | 7 |
|--------------------------------|----|----|----|----------|----------|--------|----|----|----------|----------|----------|----------|----|-------|----|---|
| Boarding Kennels | X | X | X | X | X | O | O | O | X | X | X | X | X | X | X | O |
| Bring Banks | O | O | O | / | / | O | / | / | / | / | / | / | / | O | O | O |
| Caravan Park-Holiday | X | X | X | O | X | O | O | X | X | X | X | X | O | X | X | O |
| Carpark (Public) | O | / | / | X | X | O | O | O | <u>O</u> | <u>O</u> | <u>X</u> | <u>X</u> | O | O | X | O |
| Cash & Carry/Wholesale Outlet | O | O | O | X | X | O | O | X | O | O | O | X | X | X | X | X |
| Cemetery | X | X | X | O | O | O | O | O | X | X | X | X | O | O | / | O |
| Church/Place of Worship | O | O | O | / | / | O | O | O | O | O | O | X | O | O | O | X |
| Civic Amenity Sites | X | X | X | O | O | O | O | / | / | / | / | / | X | X | X | O |
| Community Facility | O | O | O | / | / | O | O | X | / | / | / | / | O | O | X | X |
| Crèche/Nursery School | O | O | O | / | / | O | O | X | / | / | / | / | O | O | X | X |
| Cultural Use | O | O | O | <u>O</u> | / | O | O | X | / | / | / | O | O | O | O | X |
| Doctor/Dentist etc | / | / | / | O(ii) | O | O | X | X | / | / | / | / | X | X | X | X |
| Education | O | O | O | / | / | O | O | X | / | / | O | O | X | X | X | X |
| Enterprise Centre | / | / | / | O | / | O | / | O | / | / | O | O | X | X | X | X |
| Funeral Home | O | O | O | X | X | O | O | X | O | O | X | X | X | X | X | X |
| Garden Centre | O | O | O | X | X | O | O | X | O | O | O | O | X | X | X | X |
| Halting Sites | X | X | X | O | O | O | O | O | O | O | O | O | X | X | X | O |
| Health Centre | / | / | / | O | / | O | O | X | / | / | / | / | X | X | X | X |
| Heavy Vehicle Park | X | X | X | X | X | O | O | O | O | O | X | X | X | X | X | X |
| Home Based Economic Activities | / | / | / | / | X | O | X | X | / | / | / | / | X | X | X | X |
| Hospital | / | / | / | O | O | O | O | X | / | / | O | <u>X</u> | X | X | X | X |
| Hotel/Motel | / | / | / | <u>X</u> | <u>O</u> | O | O | X | / | / | O | X | X | X | X | X |
| Household Fuel Depot | X | X | X | X | X | O | O | O | O | O | O | X | X | X | X | O |
| Industry - Extractive | X | X | X | X | X | O | X | O | X | X | X | X | X | X | X | X |

| Land Use Activity | 1A | 1B | 1C | 2A | 2B | 3(vii) | 4A | 4B | 5A | 5B | 5C | 5D | 6A | 6B(x) | 6C | 7 |
|-------------------------------------------|----|----|----|-------------|-------------|--------|----|----|-------|-------|-------|-------|----|-------|----|------|
| Industry - General | X | X | X | X | X | O | O | O | X | X | X | X | X | X | X | X |
| Industry - Light | O | O | X | X | X | O | O | O | O | O | O | O | X | X | X | O |
| Motor Sales Outlet | X | X | X | X | X | O | O | O | O | O | O | X | X | X | X | X |
| Night Club/ Discotheque | O | O | X | X | X | O | X | X | O | X | X | X | X | X | XX | X |
| *Offices less than 100m2 | / | / | / | O | O | O | / | / | /(vi) | /(vi) | /(vi) | O(vi) | X | O(i) | X | X |
| *Offices 100m2 to 1,000m | / | / | O | X(viii) | O(vii i) | O | O | O | / | / | O | X | X | X | X | X |
| *Offices over 1,000m2 | / | / | O | X | X | O | O | O | O | O | X | X | X | X | X | X |
| Open Space | / | / | / | / | / | / | / | / | / | / | / | / | / | / | / | / |
| Petrol Station | O | O | O | O | X | O | O | O | / | / | / | X | X | X | X | X |
| Public House | / | / | / | X | X | O | O | O | / | O | O | O | X | X | X | X |
| Public Services | / | / | / | / | / | O | O | X | / | / | / | / | X | X | X | X |
| Recreational Buildings (Commercial) | / | / | / | O | O | O | O | O | O | O | O | X | O | O | X | O |
| Recreational Facility/ Sports Club | / | / | / | O | O | O | O | O | O | O | O | O | O | / | X | O |
| Refuse Landfill/Tip | X | X | X | X | X | O | X | X | X | X | X | X | X | X | X | O |
| Refuse Transfer Station | X | X | X | X | X | O | O | / | X | X | X | X | X | X | X | O |
| Residential | O | / | / | / | O(iii) | O | X | X | / | / | / | / | X | X | X | O(i) |
| Residential Institution | O | O | / | / | O(iii) | O | X | X | / | O | O | O | X | X | X | O(i) |
| Restaurant/ Cafe | / | / | / | O | O | O | O | O | / | / | / | / | X | O(v) | X | X |
| Retail Warehouse | X | X | X | X | X | O | O | X | O | O | X | X | X | X | X | X |

| Land Use Activity | 1A | 1B | 1C | 2A | 2B | 3(vii) | 4A | 4B | 5A | 5B | 5C | 5D | 6A | 6B(x) | 6C | 7 |
|-------------------------------------------------------------|----|----|----|-------|----------|--------|----|----|----|----|----------|----|----|-------|----|---|
| Retirement Home | O | O | O | / | <u>O</u> | O | X | X | O | O | X | X | X | X | X | X |
| Schools / Educational Training | / | / | / | / | / | O | O | X | O | O | O | O | X | X | X | X |
| Science & Technology/Based Industry | / | / | / | X | X | O | O | O | / | O | O | O | X | X | X | X |
| Scrap Yard | X | X | X | X | X | O | O | / | X | X | X | X | X | X | X | O |
| Service/Mechanics Garage | X | X | O | X | X | O | O | O | O | O | O | X | X | X | X | O |
| Shop - Local | / | / | / | / | X | O | O | O | / | / | / | / | X | X | X | X |
| Shops - Major Sales Outlet | / | O | O | X | X | O | X | X | / | / | <u>X</u> | X | X | X | X | X |
| Shop - Neighbourhood | / | / | / | X | X | O | X | X | / | / | / | O | X | X | X | X |
| Stadium (Recreational) | O | O | O | X | X | O | O | O | O | O | O | O | / | / | X | X |
| Stables | X | X | X | X | X | O | O | O | X | X | X | X | O | O | X | / |
| Take-Away | O | O | O | X | X | O | O | O | / | / | / | O | X | X | X | X |
| Transport Depot | X | X | X | X | X | O | O | O | O | O | O | X | X | X | X | O |
| Veterinary Surgery | O | / | / | O(ii) | X | O | O | O | O | O | O | O | X | X | X | O |
| Warehousing/ Distribution (No direct retail sales) | X | X | X | X | X | O | O | O | X | X | X | X | X | X | X | X |

***Special Exclusions/Comments**

| Footnote: | Comment: |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (i) | Any new Residential within the Agricultural Zone shall be restricted having regard to the provisions of Chapters 15 & 16. |
| (ii) | As part of a home based economic use. |
| (iii) | New Residential Development within Education/Community/Cultural Zones shall be restricted having regard to the provisions of Chapter 16 Part III Residential Development. |
| (iv) | Offices shall strictly relate to the administrative functions associated with the Recreational/Sporting Facility onsite. |
| (v) | Food Service shall strictly relate to the catering functions associated with the Recreational Sporting Facility onsite (no independent food retailers). |
| (vi) * | Office development in a district centre shall not exceed 1,000m ² . In neighbourhood centres individual units shall not exceed 100m ² and in local centres units shall not exceed 75m ² . |
| (vii) | Development in the regeneration areas shall accord with the principles set out in Chapter 7. |
| (viii) | Offices in excess of 100m ² may be permitted in protected structures. |
| (ix) | Offices in excess of 100m ² are open for consideration where they are ancillary to the primary educational, cultural or community use of the site. |
| (x) | Development in <i>Environmental Preservation Zones</i> (where another underlying zoning exists) shall accord with the principles set out in Chapters 11 & 16 of this plan and the requirements as set out under the <i>Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, 2009</i> . Also see Map 5 Appendix I. |

Development management

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Chapter 16 Development Management

Part I Introduction

Limerick City Council is required to control development by ensuring that permissions granted under the Planning Acts are consistent with the policies and objectives of the City Development Plan. The creation of attractive environments with a genuine sense of place is a prerequisite to achieving sustainability. The quality of where we live, work and visit depends not just on the design of buildings, but on their layout and landscaping, the arrangements made for access, and in particular, how they relate to their surroundings.

The overall objective is to create a dynamic, mixed use, visually attractive, world class City, able to compete with other cities on a global basis, with the greatest possible opportunities for all, providing high quality living, working and relaxing environments, making the optimum use of scarce urban land on a sustainable basis and enhancing the particular character of Limerick while recognising that change is essential and desirable.

Development proposals will be assessed in terms of how they contribute to the achievement of the objectives above, and having regard to various qualitative and quantitative standards. Of foremost importance will be the encouragement of development of the highest possible architectural and urban quality.

The standards within this chapter are designed as a guide to the public in making an acceptable planning application. It takes account of the policy statement and new circumstances relating to control of use and the protection and improvement of the environment generally. In certain circumstances the Planning Authority may tighten or relax the standards. Limerick City Council will permit a departure from these standards only where it is clearly justified by the circumstances of a particular case. No such departure can be regarded as forming a precedent affecting the consideration of other proposed developments.

The Planning & Development Acts, 2000-2008, require that the Planning Authority, in considering applications for permission to carry out development, shall be restricted to considering the proper planning and sustainable development of the area of the Planning Authority, including the preservation and improvement of the amenities thereof, regard being had to the provisions of the Development Plan and the provisions of any special amenity area order or any European Site or other area so prescribed. There is also provision for the imposition of conditions on permissions granted.

The granting of planning permission does not in itself enable development to commence. There are other legal and procedural requirements which may have to be complied with. In this context, attention is drawn, in particular, to the need to comply with the Building Control Act, the Public Health Acts, Fire Regulations, Air and Water Pollution legislation.

The Planning Authority will prepare supplementary planning guidance documents to aid the development management process.

Compliance with Permissions Granted & Enforcement

Development must be carried out and completed in accordance with the planning permissions granted. In cases where development, including a material change of use, has commenced or is being carried out without planning permission or in breach of a permission, enforcement proceedings will be taken. The Planning Authority may require removal, modification or completion of the development or termination of the use, as necessary, to conform with the

proper planning and sustainable development of the area. It will continue to be the policy of Limerick City Council to use all powers at its disposal to ensure that development only takes place with the benefit of valid planning permissions and that all conditions attached to permissions are complied with in the developments. Limerick City Council will also continue to encourage developers/constructors to meet with resident groups in the areas affected by development in order to help allay issues that cause concern.

Exceptions to the Development Plan

Material Contravention

Limerick City Council has a statutory obligation to take such steps as may be necessary to secure the objectives of the Development Plan. In appropriate circumstances, Limerick City Council may permit a material contravention of the Development Plan. The granting of a planning permission which materially contravenes the Development Plan, is a reserved function of the Elected Members of Limerick City Council, exercisable following a public consultation process.

Development Levies

Limerick City Council may, when granting planning permission, attach conditions requiring the payment of contribution(s) in respect of public infrastructure and facilities, benefiting development in its area. Details of such contributions must be set out in the Development Contribution Scheme.

Bonds

To ensure the satisfactory completion of development, including the protection of trees, on a site which has been the subject of a grant of planning permission, a bond or cash lodgement may be required until the development has been satisfactorily completed. The bond or cash lodgement may be sequestered in part or in its entirety where the development has not been satisfactorily completed. Limerick City Council will determine the amount of such bond or cash lodgement.

Procedure for the Taking in Charge of Residential Areas

The City Council adopted a policy for the taking in charge of residential estates in September 2008. This procedure sets out the requirements of Limerick City Council to take an estate in charge.

Policy DM.1 Taking in Charge of Residential Estates

It is the policy of Limerick City Council to take in charge residential estates in accordance with the adopted 'Taking in Charge Policy' September 2008.

Environmental Impact Assessment (EIS)

To facilitate the proper assessment of development proposals in circumstances where it is considered that a proposed development would be likely to have a significant effect on the environment, due to the nature, scale or location of the proposal, Limerick City Council will require the submission of an Environmental Impact Statement in accordance with the provisions of the Planning & Development Regulations, 2001 (or as may be amended during the lifetime of the plan).

Landscape

Limerick's landscape and in particular the River Shannon is one of its key assets. It is vital that all new developments of any scale incorporate high quality landscape design and it is therefore essential that:

- Landscaping proposals are of a high standard and are in the form of a landscape masterplan for small and medium-sized developments;

- Planning applications shall clearly detail how such schemes will be implemented.

Major developments will also be required to prepare a Landscape Strategy as part of their development strategy submitted in their Design Statement. This must be prepared as part of the design process and to inform the site analysis and development proposal configuration, as well as detailed design of public, private and communal space.

Natural Heritage

There are a number of habitat, plant, animal and bird species within Limerick City's jurisdiction, which are protected under National and EU legislation. These are detailed in *Chapter 11 Landscape & Biodiversity*.

The planning process seeks to protect and enhance protected species and habitats. The precautionary principle will be applied to all proposals in environmentally sensitive areas and those which may be in use by protected species. This means that a ***Scientific/Ecological Risk Assessment*** is required in order to ensure that development does not undermine the conservation objectives of these sites.

All development proposals for sites designated as a Natural Heritage Area (NHA) or Special Protection Area (SPA) will be accompanied by an Appropriate Assessment, and shall be referred to the National Parks and Wildlife Service (NPWS). A detailed ecological report carried out by a suitably qualified expert shall accompany all development for proposals involving:

- The culverting, diverting, under-grounding or alteration to the banks of streams/ rivers. These proposals shall be referred to the Regional Fisheries Board for comment
- The use by protected species of the site as a breeding, resting, roosting, feeding ground etc. These proposals shall be referred to the National Parks & Wildlife Service for comment.

The mitigation measures and monitoring recommendations from all EIS and ecological reports should be carried out with the approval and to the satisfaction of the Local Authority.

Architectural Heritage

When making a planning application for permission to restore, refurbish, demolish, develop or for a change of use of protected structures and other buildings of significant heritage interest, the following information should be submitted with each application:

- An Architectural Assessment Report as per the '*Architectural Heritage Protection Guidelines*', 2004.
- A comprehensive schedule of proposed work as per the above guidelines.

Architectural Conservation Areas

The requirements for planning application documentation for development within the six Architectural Conservation Areas in Limerick City (1A, B & C, 2, 3 & 4 as detailed in Chapter 10 Built Heritage & Archaeology) are set out in Chapter 3 of the DEHLG ***Architectural Heritage Protection Guidelines, 2004***. The overall guiding principle is positive enhancement of the unique qualities that make a place special because of its particular character. Detailed policies are set out in *Chapter 10 Built Heritage & Archaeology*.

Archaeology

Archaeological remains are a non-renewable resource and so it is essential that they are properly safe-guarded and managed. A variety of different types of development may affect

archaeological remains – these include new buildings, modifications and extensions to existing buildings, the construction of car-parks, road surfaces and the installation of services.

Developers are required to contact the Planning Authority to find out if there may be any archaeological implications/requirements within their proposed development site. This is especially necessary for sites which are located within the historic areas of the City.

The cost of all archaeological work (including post-excavation analysis) necessitated by a proposed development are to be met by the developer. It is therefore in the developer's best interest to assess and quantify the archaeological implications of a proposed development at the earliest stages in the planning process.

Developers are required to supply an Archaeological Impact Assessment and Method Statement outlining construction procedures.

An *Archaeological Impact Assessment* should be carried out by a suitably qualified archaeologist and should include the following:

- A detailed account of the historical and archaeological background of the site, including examination of all relevant maps.
- The nature, extent and locations of any archaeological fabric including industrial archaeological features or buildings within the areas proposed for demolition and redevelopment. This shall be based on detailed inspections of standing structures.
- Identification of all constraints within the proposed development such as occupied buildings.
- The likely impact of the proposed development on any archaeological fabric.
- Propose a strategy to mitigate against any adverse effects on archaeological heritage.

Preservation in-situ and preservation by record are the two approaches applied in the protection of the archaeological heritage.

In relation to archaeological considerations the following shall apply:

- The archaeological remains of potentially significant sites within the Zone of Archaeological Potential of a Recorded Monument will be preserved in-situ or by record (Appendix II).
- Outside the Zone of Archaeological Potential where in the opinion of the Planning Authority developments involve major ground disturbance; archaeological conditions may also be applied particularly in the vicinity of known monuments.
- The City Council will require that archaeological investigation be undertaken prior to the commencement of development. All such investigations must be undertaken by a qualified archaeologist in consultation with Limerick City Council and the Department of Environment, Heritage & Local Government.
- Conditions which modify the development may be imposed, in order to facilitate the archaeological investigation or preserve the archaeological record.
- Detailed assessment and survey of sites of industrial archaeological importance is essential in order to assess the impact of a proposed development. The impact on the aesthetic and architectural merits of the buildings is an additional consideration.

Applications for Planning Permission

Prior to making a planning application, consultation with Limerick City Council is of benefit in clarifying objectives, reducing the need for additional information, and minimising delays. Limerick City Council is anxious to facilitate such discussions and will endeavour to facilitate consultation. Applicants are advised to refer to the Development Plan and seek a pre-planning consultation with the Planning Department prior to the preparation of detailed plans.

Urban Design

The creation of sustainable communities is one of the main challenges facing the Irish town planning system and this has provided the focus for recently published guidance in relation to urban design. This chapter incorporates the recently published *Urban Design Manual: A Best Practice Guide, 2008*, which is a companion document to the *Sustainable Residential Development in Urban Areas Guidelines, 2009*. It is the philosophy of Limerick City Council to develop a planning approach that values urbanism and the creation of vibrant and attractive urban places. Urban Design addresses the relationship between the public domain, the buildings and their use. In this context the objectives of Limerick City Council in respect of development management are:

- The delivery of sustainable city neighbourhoods;
- The delivery of a high quality built environment through good place-making;
- The reinforcement of the strong and distinctive character of Limerick;
- The promotion of development that respects the past while balancing the requirements of a modern twenty first century city.

Design

Limerick City Council will ensure that all new developments contribute positively to the enhancement of the urban qualities of the City. A high standard of design is considered essential to this process, as well as the fostering of long term socially and economically viable communities. Creating a distinctive sense of place taking into account the site history and its setting is important. The analysis of any proposal will assess the visual characteristics of the building form and related elements, such as aspect and orientation, proportion, the balance of solid to void, the shapes and details of roofs, chimneys, windows and doors and the materials used. Details of walls, gates, street furniture, planting and paving will also be noted. Buildings in Limerick have a certain simplicity and consistency in both their design and materials. High quality building materials, which are in harmony with the essential character of the city, will be pursued. To achieve the quality of design expected, developers will be expected to employ experienced design teams, which may include planners, architects, landscape architects, urban designers, transport planners and road engineers. Conservation specialists will be needed where protected flora and fauna, archaeological sites and monuments, listed buildings or conservation areas are involved, and Arboriculturists where existing trees and major shrubs need to be retained and maintenance plans for planted areas have to be prepared. In certain circumstances models of a scheme will be required to an appropriate scale.

Policy DM.2 Planning Statements

It is the policy of Limerick City Council that all significant planning applications be supplemented by Planning Statements to explain the nature of the proposal and how it is compliant with the Development Plan. The City Council will seek all larger and complex proposals to be accompanied by Design Statements.

A *Design Statement* shall be prepared for all large and complex developments at the beginning of the design process and for all applications in major development areas. The Design Statement should address urban design, landscape and building design issues and clearly explain the

development process, design options considered and the adopted development strategy. The Design Statement should take the form of a concise illustration or series of illustrations accompanied by an explanatory written statement. This material will form the basis of meaningful pre-application discussions with the Planning Authority. Design Statements will normally be accompanied by a Visual Impact Statement.

A Design Statement should outline the following:

- The policy background, identifying all relevant policies, development briefs, design guides, standards and regulations and in the case of developments in areas with local area plans or adopted development guidelines shall show compliance with the relevant urban design and architectural principles and guidance;
- The urban design and architectural context including a site and area appraisal (illustrated with diagrams), summaries of relevant studies and reports of any relevant consultations;
- The development strategy for the site including design principles which have been formulated in response to the policy background, the site and its settings and the purpose of the development, and how these will be reflected in the development;
- An explanation of the urban structure, including approach to movement and accessibility, landscape development blocks, land uses, density, urban grain, visual context and built form;
- Viability factors including summaries of economic and market conditions (subject to the need for commercial confidentiality);
- The design and project management approach;
- A programme of meetings with the local authority and other bodies;
- A proposed programme of participation and consultation.

The appropriate level of consultation will depend on the degree to which consultation has already been carried out in the preparation of any relevant development briefs or design guides and on the relevant statutory requirements. The level of detail will depend on the scale and sensitivity of the development.

Layout

Layouts of buildings and spaces must be designed to ensure that areas are permeable, legible and safe. Legibility relates to the ease with which the observer can read the relationship between the structures, the landscape and the spaces between them, as well as the objects within these spaces. Main routes should be distinguished by exploiting vistas, key buildings and landmarks with the activities and functions of the place made visible, thus bringing a sense of liveliness to spaces. Landmark features can be used to give treatment to main entrances to a development, help treat open spaces and perimeter edges.

The design of buildings and the spaces around them can affect the sense of safety and security of people using them as well as the incidence of crime. Well-designed spaces can minimise crime, vandalism, graffiti and dumping of rubbish and prevent the deterioration of the environment.

New developments and refurbishments must be designed to promote safety and security both for its residents and for the general public using the street and minimise misuse of the environment.

Mix of Uses in New Developments

In commercial development in the City Centre and identified neighbourhood centres the appropriate mix of retail, residential, entertainment, cultural and employment generating uses will be required.

Landscaping

Good quality landscaping schemes are important for the City. Residential developments will be required to provide landscaped open space in accordance with the requirements set out below. To ensure that landscaped areas are attractive, safe and well maintained, their design and maintenance plans will be regarded as an integral part of all new development applications. Landscape schemes will be required to be of a high standard and must be in accordance with Limerick City Council standards for road and footpath layouts. If landscaping cannot be provided as part of a development, then financial contributions will be required to improve the landscape in the locality.

Energy Efficiency

The City Council will require all applications to meet the highest standards of sustainable design and construction, and conform in full with sustainable energy policies and of ***Chapter 12 Environment Management & Infrastructure***. Applications for new major developments shall include an Energy Statement addressing how demolition, construction and long-term management of the development will be catered for and how the development:

- Makes most effective use of land and existing buildings;
- Reduces carbon dioxide and other emissions that contribute to climate change;
- Is designed for flexible use throughout its lifetime;
- Avoids internal overheating and excessive heat generation;
- Makes most effective and sustainable use of water, aggregates and other resources;
- Minimises energy use, including by passive solar design, natural ventilation, and vegetation (green roofs etc) on buildings;
- Supplies energy efficiently and incorporates de-centralised energy systems such as District Heating and uses renewable energy where feasible;
- Minimises light pollution, particularly from street lights, and utilises renewable energy sources to supply these on street elements;
- Procures materials sustainably using local suppliers wherever possible ensuring designs make the most of natural systems both within and around the building;
- Reduces air and water pollution;
- Manages flood risk, including through sustainable drainage systems (SUDS) and flood resilient design for infrastructure and property;
- Ensures developments are comfortable and secure for users;
- Conserves and enhances the natural environment, particularly in relation to biodiversity, and enables easy access to open spaces;
- Avoids the creation of adverse local climatic conditions;
- Promotes sustainable waste behaviour in new and existing developments, including support for local integrated recycling schemes, CHP and CCHP schemes;
- Encourages major developments to incorporate living roofs and walls where feasible;
- Reduces adverse noise impacts.

Information & Communications Technology (ICT)

The City Council will require all applications to meet the requirements of Enet with specific regard to MAN connections:

- The developer shall submit details showing proposals for the provision of an appropriate level of broadband service infrastructure on an open access basis to each unit within the development for approval of the Planning Authority.
- Realizable options showing the feasibility for connection of the units within the development to an exterior *broadband service provider(s)* shall be included and demonstrated in the proposals.

- Rigid 110mm (od) green duct ducting and chambers for such service shall be installed concurrent with the initial construction and infrastructure installation within the development.
- Any land and way-leaves required for above and/or below ground infrastructure within the development shall be made available for such apparatus.
- All of the above proposals shall be in accordance with the requirements of the Department of Communications Marine and Natural Resources.

Part II Quantitative Standards

Density

Density is a measure of the relationship between buildings and their surrounding space. Limerick is in general a low density city. The low densities within the city and greater metropolitan area can be largely attributed to the development of the suburbs in the 1950s at net densities of between 15 to 20 dwellings per hectare (6-8 per acre) in detached or semi-detached form. Such low densities are today unable to provide the critical mass of population needed to sustain key services and quality public transport required for a Gateway City, and thus encourage a reliance on private car travel. This is unacceptable in terms of sustainability and Ireland's commitments under the Rio Declaration, 1992 and the Kyoto Protocol, 2009, which requires Ireland to limit growth in greenhouse gas emissions. This low suburban density is being further compounded by falling household sizes, which, if left unchecked, will lead to a loss of critical mass of population and a reduction in the potential to sustain local services. The recently issued population targets from the DEHLG is clear in stating that the population of the city must increase substantially over the coming 12 years. This will require the cooperation of adjacent planning authorities to restrict residential development outside of the gateway.

The standards set out in this Plan will promote the development of higher densities and the consolidation of the urban form of the city. Achieving a high quality design and layout will be paramount in the acceptability of planning applications for high density schemes.

High densities will be promoted throughout the city area, and in particular will be sought within a walking catchment of public transport infrastructure (approximately 500m from a '*Green Route*'), major centres of employment; prime urban centres, neighbourhood centres and areas in need of regeneration. However there is a need to respect the character of the existing area. An assessment of the adequacy of public open space and other social supports in the area will be required.

Ideally, density should achieve the optimum use of urban land appropriate to its location and context. Appropriate density levels are determined both by the design of the development and the use of the building and by the character and scale of the receiving environment. This is a result of the different requirements for sunlight/daylight, access and privacy for commercial and residential space.

To provide some guidance to developers the following indicative densities are suggested:

- Outer City: densities in excess of 35-50 dwellings per hectare shall be encouraged subject to appropriate qualitative safeguards. In addition, schemes adjoining public transport routes, or close to major centres of employment may be encouraged to exceed this figure.
- In City Centre locations higher densities shall be encouraged where it can be demonstrated that the proposal complies with the guidance set out in Section 5.6 of the

DEHLG Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009.

In both City Centre and outer city areas, the final density will in all cases be dependent on the scheme's design and location. In cases such as schemes adjoining protected structures or in conservation areas, lower densities may be appropriate in order to preserve special characteristics of the area. Furthermore higher densities can best be achieved on sites in excess of 0.5 acres.

Where increases in density are desirable, these should be sought by introducing variety in built form into the layout. This could include the use of terraced houses, apartments and duplexes.

Site Coverage

Site coverage is a control for the purpose of preventing the adverse effects of over development, thereby safeguarding sunlight and daylight within or adjoining a proposed layout of buildings. Site coverage is the percentage of the site covered by building structures, excluding the public roads and footpaths.

Site coverage is a tool particularly relevant in urban locations where open space and car parking standards may be relaxed. The plan sets out recommended standards for the City Centre, District Centres and the outer core. These standards are intended to be indicative only. The special considerations, which apply to plot ratio, will also apply to site coverage.

Indicative Site Coverage Standards

| <i>Zoning</i> | <i>Objective</i> | <i>Indicative Site Coverage</i> |
|---------------|------------------|---------------------------------|
| Zone 1 | Core City Centre | 80%-100% |
| Zone 2 | Outer Core | 80% |
| Zone 3 | Suburban | 50% |

Building Heights

The issue of appropriate building height in context is relative and relates not only to the prevailing or dominant heights but also to the grain and its consistency or diversity within an existing character area.

Limerick has many different character areas reflecting histories, communities and various opportunities for change. Different character areas will require different approaches to the issue of building heights. There is a recognised need to protect conservation areas and the architectural character of existing buildings, streets and spaces of artistic, civic or historic importance. In particular, any new proposal must be sensitive to the historic City Centre.

Limerick City Council also recognises the needs of the City to grow and to reach its full potential as a significant Gateway for the Mid-Western Region and it is Limerick City Council's policy to allow for the development of high buildings in appropriate locations in order to promote investment, vitality and identity.

Special Standards Applying to Medium & High Rise Buildings

The following considerations will be taken into account in considering proposals for high buildings:

- The need to create a positive urban design;
- The need to suitably incorporate the building into the urban grain;
- The need to create positive urban spaces;

- In view of the inevitable prominence of a high building it should be of outstanding architectural quality, creating a building which is elegant, contemporary, stylish, and, in terms of form and profile, makes a positive contribution to the existing skyline;
- The need to respect important views, landmarks, prospects, roofscapes and vistas;
- The proposal should be very carefully related to, and not have any serious disadvantages to, its immediate surroundings, both existing and proposed, and especially to any other high buildings and prominent features in the vicinity and to existing open space;
- The site must be of appropriate size and context to allow for a well designed setting of lower buildings and/or landscaped open space;
- The design of high buildings should seek to minimise overshadowing and overlooking of surrounding property and should not create adverse micro-climatic effects (such as down-draft);
- The building should consider important telecommunication channels and not interfere with air navigation

When submitting plans for high rise buildings the developer will be required to submit a *Visual Impact Analysis Study* including a 3-D model of the scheme, and photomontages of the impact of the building(s) at a city-wide and local scale.

When developing landmark high rise buildings the Planning Authority will encourage architectural design competitions.

Access for All

All new buildings constructed in the City shall be accessible to people with varying accessibility needs and comply with the requirements of the Building Regulations - Part M. Access to a building should be a key consideration at the pre-planning and design stage.

In order for the City's public realm to work successfully, it must be safe and accessible for all user groups. The design of new streetscapes and individual development sites must be sensitive to the needs of users with disabilities, parents with young children and the elderly.

Accessibility

Disabled parking space provision, ramps, lifts etc should be located at the closest point of entry to the proposed building with no crossing of vehicular routes. The pedestrian route should be defined (e.g. textured surface), non slip and well lit. Footpaths at the junctions of roads in new housing developments should be designed to cater for disabled persons and incorporate tactile paving.

All new development must have regard to accessibility issues in the context of design solutions, treatments, materials and finishes etc. in line with the guidance set out in the following documents:

- *'Public Realm Guide', Draft 2009.*
- *'Urban Design Manual - A Best Practice', 2009.*

In assessing applications, which relate to protected structures regard shall be had to the protected status of the structure and the need to protect the special character.

Roads & Traffic

The design standards required for all elements of the City's transport infrastructure can vary according to the type of development (scale, design, layout, intensity etc) and location proposed (City Centre - high density or suburban - low density). Each development scenario will pose a new set of issues and the standards required with regard to carriageways, gradients, footpaths,

cycleways, vehicular access points, service roads, junctions, road drainage, cul-de-sacs, sight lines, boundary treatment, street furniture, rear lanes, public lighting, and underground services etc must be flexible in order to achieve the maximum benefit from each site in the context of the existing built environment and high quality sustainable development.

The City Council's Transport & Infrastructure Department design standard requirements for local roads shall be based on the following documents:

- o *'Traffic Management Guidelines Manual'* - Dublin Transport Office.
- o *'Geometric Design Guidelines'* RT180 & 181 - An Foras Forbartha (1977 - 1986).
- o *'Recommendations for Site Development Works for Housing Areas'* - Department of Environment & Local Government, 1998.

Other roads and all road construction shall be based on the following documents:

- o *'Design Manual for Roads & Bridges'* - National Road Authority - December 2007.

Any new development proposal shall include a car and cycle provision based on the requirements of the following guidance documents;

- o *'Public Realm Guide'*, Draft, Limerick City Council, 2009.
- o *'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)'*, 2009.
- o *'Urban Design Manual - A Best Practice'*, DEHLG, 2009.
- o *Any future LCC guidance e.g. 'Cycle & Walking Strategy'*.

Residential Parking Standards

The purpose of residential parking standards are to ensure that a sufficient number of parking spaces (resident, disabled, visitor etc) are provided to facilitate the fluid running of a new development. In order to achieve a modal split away from car based dependency, and in turn help achieve the aims of the *Smarter Travel* initiative, the City Council shall charge a levy in lieu of the provision of on-site parking, towards the cost of providing facilities for public transport routes, cycle routes or other traffic management options.

Parking Zones

Zone 1 - Central Core

The 2004 CDP City Centre Designation shall be retained in this regard.

Georgian Quarter - Residential/Commercial - The City Council will consider a financial contribution in lieu of residential parking spaces and possibly waive a contribution for commercial purposes where an individual proposes to bring a Georgian building back into everyday use. Such an agreement shall be reached at the pre-planning stage.

Zone 2 - Outer Core

- o Between Mallow Street & Cecil Street.
- o Between Denmark Street & John's Street.
- o Between Sexton Street & William Street.
- o Gerald Griffin Street & Mulgrave Street.

Zone 3 - Suburban

Covers the area from the edge of Zone 2 up to the City Boundary.

Employment Based Parking Standards

Commercial/Industrial/Office/Education/Recreation etc.

In all employment based developments, the Planning Authority shall require a sufficient number of parking spaces in the immediate vicinity of the proposed site in line with the requirements set out in Table 16.1 Parking Standards Table, in order to meet the parking needs of employees. However in the case of strategic City Centre sites where it is not possible to provide for the level of parking required, the Planning Authority may consider a financial contribution in lieu of the necessary spaces as provided for under Section 48 of the Planning & Development Act 2000-2008.

- Where parking is associated with late night uses such as places of entertainment, car parking shall be sited so as to reduce noise disturbance to adjoining residents.
- In addition to the general car parking standards required, service/loading bays may also be required. The number of service bays will depend on the nature of the proposed business, and will be determined by the City Council in each case.

Mixed Use Development

Where a development includes two or more land uses to which different parking standards apply, the relative demands of each use for parking should be assessed in proportion to the extent of respective use. Developers are encouraged to make the best use of any shared parking areas e.g. by the time of day/day of the week, where this can be achieved without difficulty.

- The City Council shall use discretion with respect to Parking Standards in the case of small infill developments.
- No residential parking permits will be issued for new developments.

Mobility Management Plan

A Mobility Management Plan (MMP) is required to be carried out and submitted as part of any planning application for any large scale employment based development which may generate significant trip demand. Development for which mobility management could be applied includes the following – Office, industrial, Retail, Warehousing & distribution, places of education.

Threshold for which a Mobility Management Plan is automatically required:

- Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road.
- Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists or the location is sensitive.
- Retail development in excess of 1000 sq. metres
- Office & education development in excess of 2500 sq. metres
- Industrial development in excess of 5000 sq. metres
- Distribution and warehousing in excess of 10,000 sq. metres.
- Where the City Council may consider that a variation to this threshold exists subject to specific site characteristics e.g. city centre vs. suburban location, discretion shall be exercised.

Traffic & Transport Assessment Guidelines

A Traffic and Transport Assessment is required for any development which would be considered to have a significant effect on travel demand and capacity of the surrounding transport links. The guidelines for the determination, scoping and threshold of a Transport Assessment are set out National Roads Authority , *Traffic & Transport Assessment Guidelines* (September 2007) and in DEHLG '*Traffic Management Guidelines*' – Section 1.11 and Table 1.4.

Table 16.1 General Parking Standards

| Land Use | <u>Zone 1</u> Central Core (Maximum) | <u>Zone 2</u> Outer Core (Recommended) | <u>Zone 3</u> Suburban (Minimum) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PS1 - Retail Food Superstore > 2500m ² Non-Food Retail < 500m ² Retail Warehouse | 1: 22 m ² 1: 25 m ² 1: 25 m ² | 1: 35 m ² 1: 40 m ² 1: 35 m ² | 1: 18 m ² 1: 25 m ² 1: 30 m ² |
| PS2 - Employment Offices Banks Light Industrial (productive) Industrial Warehousing (non-productive/storage) Showrooms | 1: 50 m ² 1: 100 m ² 1: 100 m ² 1: 400 m ² 1: 150 m ² | 1: 35 m ² 1: 100 m ² 1: 80 m ² 1: 400 m ² 1: 80 m ² | 1: 25 m ² 1: 50 m ² 1: 35 m ² 1: 300 m ² 1: 40 m ² |
| PS3 - Hotel, Restaurant, Public House Hotels Youth Hostels Public Houses/Hotel Bars Public Area Restaurants & Hotel Restaurants Public Conference/Function Public Area | 1: 2 Bedrooms 1: Staff Member 1: 30 m ² 1: 30 m ² 1: 60 m ² | 1: 2 Bedrooms 1: Staff Member 1: 30 m ² 1: 30 m ² 1: 50 m ² | 1: Bedroom 1: Staff Member 1: 20 m ² 1: 20 m ² 1: 30 m ² |
| PS4 - Leisure & Assembly Development Cinema/Theatre Fitness Centre/Gym Leisure Centre Amusement Centre/Entertainment Dance Hall/Public Area | 1: 30 Seats 1: 50 m ² 1: 50 m ² 1: 80 m ² 1: 25 m ² | 1: 15 Seats 1: 40 m ² 1: 50 m ² 1: 50 m ² 1: 25 m ² | 1: 5 Seats 1: 30 m ² 1: 30 m ² 1: 30 m ² 1: 10m ² |
| PS5 - Non-Residential Institutions Places of Worship Schools (non-residential) Further & Higher Education Crèche Clinics/Surgeries/Primary Health Care Centre Hospital | 1: 25 Seats 1: Classroom 1: Staff Member 1: Employee 2: Consulting Room Negotiable | 1: 10 Seats 1: Classroom 1: Staff & 1 per 10 Students 1: 8 children 2: Consulting Room 1 Staff Member & Visitor Space negotiable | 1: 5 Seats 1.25:Classroom 1: staff & 1: 6 students 1: staff & 1: 5 children 1: Staff & 2: Consulting Room 1: Staff Member 1 & 1: Bed |

| | | | |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------|---------------------------------------------|
| PS6 - Residential | | | |
| House | 1: House Unit | 1: 3 Bed House & 2: 4 Bed House | 2: house & 25% Visitor |
| Apartment | 1: Apartment | 1: Apartment | 1:25/ Apartment & 25% Visitor |
| Student Accommodation Nursing Homes | 1: 10 Students 1: Employee | 1: 8 Students 1: Employee & 1: 4 Beds | 1: 5 Students 1: Employee & 1: 2 Beds |
| Sheltered Accommodation (prior approval during pre-planning stage necessary) | 1: Staff member | 1: Staff Member | 1: Staff Member & Visitor Parking |
| Georgian Quarter | 0.5: Unit | n/a | n/a |
| PS7 - Sport Facilities | | | |
| Stadia/Regional Grounds | Negotiable | Negotiable | Negotiable |
| GAA/Rugby/Soccer/Tennis/Athletics/ Hockey Grounds – Local Grounds | n/a | Negotiable | 15 per pitch |
| Golf Course/Swimming Pool/Equine related facility etc agreement shall be reached at the pre-planning stage. | Negotiable | Negotiable | Negotiable |

** One car parking space per square metre of Gross Floor Area (GFA) except where noted*

The standards set out above may be relaxed if certain scenarios occur as follows:

- Where public car parking is available in the vicinity of the development which is adequate to serve both the development and to perform its original purpose, or where such parking provision is proposed.
- Where adequate on-street parking is available and is likely to be available in the foreseeable future and where the car parking activity associated with the development is not likely to give rise to a loss of amenity or to traffic congestion.
- Where on the particular planning merits of the case or in central urban areas, it would be unreasonable to require full provision. Where public car parking facilities have been provided or are to be provided which facilitate the development, in this case, the Planning Authority will require the payment of a contribution towards the provision of such car-parking spaces. The level of contribution will be calculated based on the scale and the nature of the proposed development.

Increased car parking provision may be required if the following scenario arises:

- Where schools are used for night time activities such as night classes, additional spaces for buses and cars may be required. The exact requirements will be determined in each case. In some cases the use of hard surfaced recreational areas may be acceptable.

Mobility Impaired Parking Standards

Designated car parking spaces shall be provided for people with disabilities as part of all new development proposals.

- 1 space per 25 car parking spaces shall be provided for new office, retail, industrial, commercial and recreational developments.
- Parking bays shall be clearly signposted.
- Spaces shall be a minimum of 3m-4.88m wide to accommodate hydraulic wheelchair/car seat or located beside a dropped footway.
- Each space shall be delineated with a double line marking between each space.

Parking Space Dimensions

- Standard Car Parking Bay - 2.44 m x 4.88m.
- Disabled Parking Bay - 3.0m x 4.88m.
- Circulation Aisles Between 4.3m-6.1m (depending on alignment)
- Loading Bay - 6.1 m x 3.0m.

Cycle Provision

All new development proposals shall include the provision of secure, weather protected, well lit, well signposted and well located cycle facilities to include parking stands and Work Place Facilities (showers etc), in order to help encourage more sustainable commuter patterns throughout the City in line with the objectives of the '*Smarter Travel*' initiative.

Stands shall be of an approved type and located in a secure location within the overall development. The following documents should be consulted at the design stage.

- '*Public Realm Guide*' - Draft, 2009.
- '*Urban Design Manual - A Best Practice*', 2009.

Where stands cannot be provided for on-site, a development contribution, calculated per stand shall be required in order to facilitate provision elsewhere in the vicinity of the development site.

Table 16.2 Cycle Parking Standards

| Land Use | <u>Zone 1</u> Central Core | <u>Zone 2 & 3</u> Outer Core/Suburban |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| CPS1 - Retail Local Shops Food Superstores >2500m ² Retail Warehouse | 1 Stand: 50m ² 1 Stand: 200m ² 1 Stand: 100m ² | 1 Stand: 50m ² 1 Stand: 200m ² 1 Stand: 100m ² |
| CPS2 - Employment Offices Light Industrial (productive)/Industrial Warehousing (non-productive / storage) | 1 Stand: 30m ² 1 Stand: 250m ² | 1 Stand: 30m ² 1 Stand: 100m ² |
| CPS3 - Hotel, Restaurant, Public House Hotels/Youth Hostels Public Houses / Hotel bars public area Restaurants & Hotel restaurants public Conference / Function public area | 1: 8 bedrooms/dorm bed 1 Stand: 30m ² 1 Stand: 30m ² | 1: 8 bedrooms/dorm bed 1 Stand : 30m ² 1 Stand: 30m ² |
| CPS4 - Leisure & Assembly Development Cinema/Theatre | 1: 100 Seats | 1: 20 Seats |

| | | |
|----------------------------------------------------------------------|---------------------|---------------------|
| Fitness Centre/Gym Leisure Centre | 1: 50m ² | 1: 25m ² |
| CPS5 - Non-Residential Institutions | | |
| Places of Worship | 1:50 seats | 1:50 seats |
| Schools (non residential) | | |
| Primary | 1:10 Students | 1:10 Students |
| Secondary | 1:5 Students | 1:5 Students |
| Further & Higher Education | 1:10 Students | 1:10 Students |
| CPS6 - Residential | | |
| House | 1: House Unit | 1: House Unit |
| Apartment | 1: Apartment | 1: Apartment |
| Student Accommodation | 1: 10 Students | 1: 10 Students |
| Nursing Homes | 1: 10 Employees | 1: 10 Employee |
| Sheltered Accommodation | 1: 5 Employees | 1: 5 Employees |
| CPS7 - Sport Facilities | | |
| Stadia/Regional Grounds | 1: 100 Seats | 1: 20 Seats |
| GAA/Rugby/Soccer/Tennis/Athletics/ Hockey Grounds – Local Grounds | 5: Pitch | 10: Pitch |

** Cycle Parking space per square metre of Gross Floor Area (GFA) except where noted.*

Table 16.3 ‘Smarter Travel’ Work Place Facilities

Where cycle parking Standard CPS2 applies to a proposed development, shower and changing facilities shall be provided as part of the development in order to encourage sustainable commuter travel in line with the objectives of the ‘Smarter Travel’ initiative.

| | Minimum Number of wash Facilities Required per Gender |
|------------------------------|-------------------------------------------------------|
| No. of Cycle Stands Required | Showers |
| >5 | 1 |
| 25-50 | 2 |
| 50-100 | 3 |
| 100-150 | 4 |
| >150 | 5 |

** >150 Cycle Stands required, the City Council shall use discretion with regard to the number of facilities required per development.*

Mobility Management Plan (MMP)

The Mobility Management Plan can be used as a key mechanism in the Development Management process whereby new developments can support the objectives of sustainable development through the encouragement of a modal split away from car based commuting dependency, and in turn help achieve the aims of the *Smarter Travel* initiative. The City Council will require that a Mobility Management Plan is carried out and submitted as part of any planning application proposed for large employment based developments, where it is considered that local traffic volumes may be greatly increased as a result of such a development. Where the City Council may consider that a variation to this threshold exists subject to specific site characteristics e.g. city centre vs. suburban location, discretion shall be exercised.

The following development proposals shall include a Mobility Management Plan:

- Office development - office based industry.
- Retail development – retail parks, one-off developments, retail warehousing.
- Industrial development.
- Warehousing/storage/distribution.
- Neighbourhood/Town Centre development.
- Education development – school, colleges etc.
- Recreational development.
- Mixed use developments.

The MMP shall include measures to promote and improve the attractiveness of using public transport, cycling, walking, journey-sharing, flexible working or a combination of these as alternatives to one person per car based journeys to work.

The MMP shall include objectives specific to the development aimed at mitigating against potential traffic problems that may be caused by such a development through the following measures:

- Provision of appropriate parking spaces;
- Develop/improve links within the existing public transport system to help move away from car-based travel;
- Provide Work Place Facilities for cyclists and pedestrians;
- Ensure that buildings are accessible to people with varying accessibility needs;
- Respect existing public rights of way;
- On-going review of the MMP. As conditioned under each grant of planning permission.

In the specific case of retail developments, MMPs may include measures for employees, customers and suppliers. Mobility management for retail development may require a different approach to mobility management for employment generating uses. For education uses, measures may apply to staff and students/parents and for employment sites such as office or industrial, employees, visitors (clients, suppliers) must be considered.

Any planning permission issued by the City Council with regard to the criteria set out above shall adhere to a condition for a follow up review of the *Mobility Management Plan* in agreement with the Transport & Infrastructure Department of Limerick City Council.

When A Designer of a scheme is preparing a MMP guidance shall be taken from the '*Mobility Management Plans*' - DTO Advice Note, July 2002.

Public Realm Design Guide

The Public Realm Design Guide is concerned with all streets and public spaces within the City Centre as well as the main approach roads to Limerick City. Limerick's streets are routes which help service the City's economy, allowing the circulation of public and private transport, delivery of goods and services, communications, gas, water, electricity and the removal of waste. They are also places for people, where residents, workers and visitors interact. They provide the setting for Limerick's public face. The complex multi-functional role of streets can result in conflicting interests and differing design treatments. A greater sense of coherence across the City can be achieved through a more consistent approach to the design and management of Limerick's streets from both the City Council and the individual development of City Centre sites.

Smarter Travel & Green Routes

The Government is committed to developing cycling as one of the most desirable modes of travel, it being good for your health, the economy and the environment. The last three decades have seen a steady decline in people using cycling as a means of transport. The National Cycle Policy Framework (NCPF) sets out objectives to the year 2020 to achieve reversal of this situation. As part of the policy, the *Smarter Travel* funding initiative has been introduced to help support the delivery of sustainable transport projects nationwide.

Green Routes are regulated traffic management measures designed to provide priority for the efficient movement of commuters, shoppers and tourists by bus/bicycle. Green Routes will greatly improve the frequency and reliability of bus services, provide for improved bus service expansion, introduce new and improved pedestrian crossing facilities and provide better facilities for cyclists. Any new development proposal shall take account of the location of the proposed green routes and factor these routes into the overall development at the design stage.

Rail Lines

In line with the requirements of the Department of Transport's policies and the need to protect transport corridors in order to facilitate sustainable future development, the Designer of a development shall have regard to the requirements set out in the *'Railway Safety Commission's Guidance Document -010- A Third Party Guidance on Railway Risk Volume 1 Planning & Development'*, when a proposed development site is in the vicinity of a rail line.

Where a potential development site is within the vicinity of a rail line, the Applicant must submit a *Work Method Statement* to Iarnród Éireann for written agreement prior to lodging a planning application. A revised statement shall be submitted as part of any subsequent planning application indicating, with the agreement of Iarnród Éireann, the Applicant's proposals with regard to the existing rail line and any mitigation measures necessary in this regard is acceptable.

A Designers major considerations when proposing a development near a rail line are:

- Safety;
- Lighting;
- Noise;
- Screening.

Water Services Infrastructure Design Standards

It is the aim of Limerick City Council to provide a safe and secure potable water source and a compliant waste water treatment plant to meet the needs of Limerick City, provide appropriate infrastructure to support this aim and in turn support the economic and social development of the City as a whole.

Flood Risk Analysis

All development applications proposed in an area where there is a Flood Risk as identified in Appendix I, shall contain the following information:

- Submit a ***Flood Risk Analysis & Hydrological Survey*** for the proposed site to be accompanied by a detailed study and modeling exercise of the catchments in question.
- Submit a Flood Risk Assessment which addresses the following issues – is the proposed development likely to be affected by flooding? (This assessment shall allow for climate change), is the proposed development likely to increase flood risk elsewhere? The Assessment shall address the issues raised and incorporate mitigation measures to deal with any possible fallout effects and risks in accordance with ***'The Planning System & Flood Risk Management Guidelines for Planning Authorities' 2009***.
- Satisfy the Planning Authority that any flood risk arising from the proposal will be successfully managed with the minimum environmental effect to ensure that the site can be developed and occupied safely.
- Satisfy the Planning Authority that finished floor level requirements can be met throughout the proposed development. The ***Finished Floor Levels (FFL's)*** for all new developments proposed must comply with the recommendations of the ***'The Planning System & Flood Risk Management Guidelines for Planning Authorities' 2009*** with regard to flood protection and the most up to date flood reports which indicate that a minimum floor level of 900mm above the maximum recorded High Tide Level for the area in question. These levels may be included in the ***'The Planning System & Flood Risk Management Guidelines for Planning Authorities' 2009***.
- Submit details of the mitigation measures proposed to protect the development site and the surrounding area from the impacts of a possible flood event when constructed.
- Satisfy the Planning Authority in writing that the Planning Requirements of the Office of Public Works (OPW) as indicated on the website www.flooding.ie can be met on the proposed site.

The level of information required will be determined in accordance with the level of vulnerability to flooding as outlined in Appendix 1 and the requirements set out in the ***'Planning System & Flood Risk Management Guidelines for Planning Authorities' 2009***.

Water Services Act, 2007

(Shall apply to ALL New Development Proposals)

The Water Services Act incorporates a comprehensive review, update and consolidation of all existing water services legislation and facilitates, through the establishment of a comprehensive supervisory regime, compliance with specified performance standards.

It is a policy of Limerick City Council that, building over public pipes is no longer acceptable. As part of any planning application the Applicant is required to submit a Site Layout Plan prepared by an Engineer with a minimum of €2m Professional Indemnity Insurance, certifying the location of the sewer, or common drainage serving more than one house, on site by physical survey.

If, in order to facilitate a proposed development, the re-routing of the existing sewer is necessary, the Applicant must submit as part of the planning application a Site Layout Plan and cross sections showing the re-routing of the said public sewer where no part of the proposed development shall come within 5m of same. Should re-routing of the sewer not be possible and no alternative solution exists, a refusal of Planning Permission may result. The Applicant is requested to consult with the Limerick City Council Water Services Department prior to the submission of any proposal which may affect public pipes.

New Development Proposals – Water, Waste Water & Surface Water

Water Infrastructure

All new development proposals shall be required to implement and install water infrastructure in accordance with the following:

- Water mains as detailed in the Water Services Department specification for laying water mains on Limerick City Council website.
- Water mains required to be taken in charge by Limerick City Council in the future must be laid in public open space.
- WSCR Boxes must be located on the public footpath on each separate supply to individual residences or business units.
- Regard for the specifications and details as defined in the DEHLG '*Recommendations for Site Development Works for Housing Areas*'.
- Comply with all National Policy in respect of water metering.
- Old lead service connections must be replaced from the Water Main on the public road to the dwelling including the installation of a WSCR Box.
- Developers must submit a certificate from a suitably qualified person as agreed with the Water Services Department of Limerick City Council with a minimum of €2m Professional Indemnity Insurance confirming that the development has been pressure tested and is in accordance with good industry standards prior to a water connection application.

Waste Water Infrastructure

All new development proposals shall be required to implement and install waste water infrastructure in accordance with the following requirements:

- Have regard to the City Council policy of not allowing the discharge of contaminants and greases to the City Council sewers, and with the relevant National standards and guidelines.
- Sewers required to be taken in charge by Limerick City Council in the future shall be laid in public open space.
- Maintenance way leaves shall be put in place over all public infrastructure in private property where required in agreement with the Water Services Department of Limerick City Council.
- Access Junction Boxes shall be located on the public footpath for each separate supply to individual residences or business units.
- Have regard for the specifications and details as defined in the DEHLG '*Recommendations for Site Development Works for Housing Areas*', and as required under National and Limerick City Council requirements in respect of discharges.

Surface Water Infrastructure

All new development proposals shall be required to implement and install surface water infrastructure in accordance with the following requirements:

- Surface Water Infrastructure Proposal must be provided for each proposed development. A plan that combines/ties a number of Landowners in respect of a large area zoned for a particular land use will be considered necessary for large scale development areas. Lands may be required to be set aside for to cater for flood plains.
- The parameters for an Hydraulic Analysis of the proposed storm water sewer network for any development is as indicated:
 - Rain Fall intensity : 60mm/hr
 - Contributing areas: hard surfaces inclusive of roofs, roads, footpaths and any other hard standing area - 100% impermeable.

- Green areas or park land - 20% impermeable.
- Storm water drainage sewers shall be designed to cater for a storm return period of a 1:30 year storm without surcharge and to cater for a 1:100 year storm without flooding.
- Project Designers shall have regard to '*The Planning System & Flood Risk Management – Guidelines for Planning Authorities*' 2009, at the design stage of any proposed development site.

Sustainable Urban Drainage Systems (SUDS)

Limerick City Council favours the adoption of SUDS techniques in the development of the City where feasible as part of the policy to encourage sustainable aspects of urban development. SUDS proposals shall be submitted as part of the basic planning application for agreement with the Water Services Department of Limerick City Council.

Rain Water Harvesting

Rainwater offers a sustainable, environmental alternative to purified drinking water for non-potable use in the home and in business. Rainwater is collected in a tank and is then pumped into the property to be used for non-potable applications such as toilet flushing, washing machines and for outside usage such as garden watering and car washing. Proposals shall be submitted as part of the basic planning application for agreement with the Water Services Department of Limerick City Council.

Roof Garden/Green Roof/Living Wall

The environmental and aesthetic benefits to the City are the prime motivation behind this open space/landscaping concepts. Where a Designer is lacking in an open space provision in a high density development the roof garden/green roof/living wall approaches may help reach the necessary requirement to the satisfaction of the Planning Authority. Proposals shall be submitted as part of the basic planning application for agreement with the Water Services Department of Limerick City Council.

Single Dwelling Development

(a) Rural Development where NO Public Sewer connection exists.

The treatment plant and percolation system proposed shall be designed, installed and operated in accordance with Environmental Protection Agency publication '*EPA Wastewater Treatment Manuals - Treatment Systems for Single Houses, 2010*' or otherwise in accordance with alternative proposals submitted by the Applicant and approved by Limerick City Council. Proposals shall be submitted as part of the basic planning application for agreement with the Water Services Department of Limerick City Council. All applicants are required to submit a percolation test indicating the rates of percolation for the appropriate area to the City Council for assessment.

(b) Urban Development where a Public Sewer connection exists.

Proposals shall be submitted as part of the basic planning application for agreement with the Water Services Department of Limerick City Council. All development works and connections shall be carried out under the guidance of Limerick City Council Water Services Department.

Part III Development Management

Residential Development

A high quality of urban design, building design and dwelling design will be sought in any development incorporating residential uses. In considering applications for new developments the Planning Authority will refer to the Department of the Environment, Heritage and Local Government guidelines on '*Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities*' (DEHLG, September 2007) and '*Quality Housing for Sustainable Communities*' (DEHLG, 2007). Research completed for the Department of the Environment, Heritage and Local Government and Dublin City Council clearly illustrates that if we are to create sustainable urban homes and neighbourhoods we need to ensure that dwellings and their neighbourhoods are attractive and functional to live in for all sections of the community. The two key requirements for successful higher density urban neighbourhoods are adequate dwelling size and adequate public and private open space.

All new housing and apartment developments should:

- Reflect the existing character of the street by paying attention to the proportion, pattern, massing, density and materials of surrounding buildings.
- Maintain existing building lines, roof pitches and heights and window proportions.
- Incorporate variations in design- roof type etc. around a common theme, in
- Housing developments of more than 15 dwellings.
- Specify the design BER rating for the proposed dwellings.

In assessing applications for residential development the following criteria will be taken into account:

- Zoning and specific objectives contained in this plan and any Local Area Plan/non statutory planning guidance adopted by Council.
- Density: Higher densities should be provided in appropriate locations. Site configuration and area will have an impact on the density levels achievable.
- Quality of the proposed layout and elevations: The quality of the residential environment will be of primary significance in determining the acceptability of planning applications. Layouts, elevations, and plan form must be designed to emphasise a sense of place and community, utilising existing site features, tree coverage and an appropriate landscape structure. The design of schemes incorporating social and affordable housing shall not be built to designs that articulate social difference.
- Levels of privacy and amenity: The relationship of buildings to one another, including consideration of overlooking, sunlight/daylight standards and the use of screening devices.
- Quality of linkage and permeability to adjacent neighbourhoods and facilities and the nature of public realm/streets and spaces.
- Accessibility and traffic safety (proximity to centres and to mass transit corridors, existing and proposed).
- Quantitative Standards set out in this chapter.
- Safety and positive edges to public realm: opportunities for crime should be minimised by ensuring that public open spaces are overlooked by housing and appropriate boundary treatments applied.
- Quality of proposed public, private and communal open spaces and recreational facilities.
- Compliance with Housing policy (e.g. lifecycle provision, size, tenure, mix, etc).
- Compliance with Social and community infrastructure (e.g. childcare, local shops, etc.).

- Objectives contained in other chapters in the plan (e.g. in relation to Energy Efficiency, landscape, transport, etc.).
- Management Arrangements.
- Compliance with relevant Building Regulations.

An applicant applying for permission for a residential development, other than for exempted residential development, must specify in the planning application how they propose to meet the requirements of the Housing Strategy. Planning applications for residential development will be assessed on the basis of the Housing Strategy, the land use zoning, the design and layout, accessibility to public transport, housing mix, the provision of special needs housing and the provision of social and affordable housing.

The provision of public open space in the form of high quality parks and spaces is one of the most important factors in determining the attractiveness of the City. All developments (residential and non-residential) should include public open space to ensure that they provide sufficient space for the amenities of residents, workers and visitors and to create an attractive landscape.

Standards for public open space are set out as follows:

Table 16.4 Public Open Space Provision

Greenfield sites 15%

General provision 10%

Institutional Sites / Sites forming the setting to a Building of Significance Minimum 20% (subject to site specific analysis)

Within the City Centre and Inner Urban areas opportunities for providing new public open space may be limited due to site constraints and the need to protect the established pattern of streets and spaces. Where this cannot be provided or where it is not appropriate to provide this, a contribution to local amenity facilities in lieu of the shortfall will be required. This will take the form of a contribution on a per capita basis towards capital investment in creating and / or upgrading parks and spaces and revenue costs for the maintenance of these spaces. On minor streets and spaces safe, well designed shared surface play streets and courtyards may also be considered as fulfilling or part-fulfilling the overall requirement for public open space in the case of residential developments.

Planning applications which include proposals for development on public open spaces, including access across public open space, will be categorised as material contraventions of the development plan and be referred to Council for decision.

The *Design Strategy* for open spaces should be explained in the Planning Statement or the Design Statement in relation to major developments, and design issues outlined in the '*Urban Design Guide*', 2008.

Apartment Development

In addition to the above criteria the following standards will apply to all proposals for apartment developments.

- The provision of a range of housing types and sizes in the City will increase in importance as trends show a decline in family households and an increase in elderly and single person households. The majority of housing output in the last 6 years has been in the form of apartments and this proportion is likely to increase with the limited supply of suburban Greenfield sites;

- Within the City Centre it is accepted that the majority of dwellings provided will be apartments. However there is a need for a greater proportion of three and four bed apartments and the retention of existing dwellings in residential use. In general one bed apartments should constitute a maximum of 20% of any development;
- All applications shall have regard to the '*Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities*', 2007.

The following Minimum Floor Areas shall apply:

| Table 16.5 | Minimum Apartment Sizes |
|-----------------------|--------------------------------|
| Apartment Type | Size |
| 1 x bed | 55 m ² |
| 2 x bed/3 Persons | 80 m ² |
| 2 x bed/4 Persons | 90 m ² |
| 3 x bed | 100 m ² |
| 4 x bed | 115 m ² |

In addition to minimum floor area the internal layout of apartments should have adequate space for normal living purposes. All rooms should be of a reasonable shape and proportion. The shape and layout of rooms should maximise the amenity of residents.

In this regard the following Minimum Standards shall apply;

Table 16.6 Minimum Room Sizes

| Room Type | Floor Area (Minimum) |
|------------------|-----------------------------|
| Living area | 11 m ² |
| Kitchen area | 5 m ² |
| Dining Area | 4 m ² |
| Bathroom | 4 m ² |
| Bedroom (Double) | 10.2 m ² |
| Bedroom (Single) | 6.5 m ² |

Entrance halls and corridors in apartment complexes should be well designed with natural ventilation and lighting. The provision of double height spaces at entrance lobbies and dual aspect apartments will be encouraged. Long corridors will not be permitted.

All living rooms, kitchens and bedrooms should be so located as to avoid facing towards nearby high boundary or gable walls and space should be provided for the segregation of waste

All dwellings units shall have at least one bedroom which is a minimum of 10.2 m² in floor area.

In the case of residential accommodation over shops or other business premises, a separate access should be provided for the upper floor accommodation where the ground-floor commercial use consists of restaurants/takeaways, public houses, dry cleaners or printing shops, with apartments above, then proper sound-proofing, ventilation and storage must be built into the design of the building

Ground floor apartments onto city streets will not be permitted in order to protect residential amenity, animate the street and encourage a mixed-use culture. On particularly noisy streets, apartments on the upper floors facing directly onto the street may be discouraged. In some cases

apartments onto minor streets may be allowed at ground floor level, but a floor-to-ceiling height of 3.5m. to 4m. will be required to allow for subsequent conversion to non-residential use.

Private Space

The provision of adequate and well-designed private space may be in the form of balconies, terraces, roof gardens or communal (semi-private) landscaped areas exclusive of surface car parking.

The minimum private open space requirement for apartments shall be as follows:

| Table 16.7 | Private Open Space Provision for Apartments |
|--------------------------|--------------------------------------------------------------|
| Location | Private Open Space m² per bed space (min.) |
| City Centre / Inner City | 5-10 m ² |
| Suburban Areas | 12-15 m ² |

The private balcony or terrace area shall be considered as an outdoor room and spacious enough to accommodate a table and chairs for the household and be safe enough to allow for children's play activities. Two balconies should be considered an option for private space provision in dual aspect apartments.

| Table 16.8 | Minimum Floor Areas for Main Apartment Balconies |
|-----------------------|---------------------------------------------------------|
| Apartment Type | Balcony size |
| 1 x bed | 6 m ² |
| 2 x bed | 8 m ² |
| 3 + x bed | 10 m ² |

Individual Storage Facilities

All apartments shall be provided with a designated internal storage space, separate to the area containing the water tank and the hot water cylinder, and designed to permit ready access and use.

The minimum space requirements for internal storage are as follows:

| Table 16.9 | Minimum Apartment Storage Space Required |
|-----------------------|-------------------------------------------------|
| Apartment Type | Storage Space |
| 1 x bed | 2.0 m ² |
| 2 x bed | 3.0 m ² |
| 3+ x bed | 4.0 m ² |

Externally accessible space should also be considered for storing play equipment and bicycles.

Refuse Storage

Refuse storage, recycling and composting areas for apartment development must be addressed at the design stage for all schemes (Please see **Waste Storage & Collection Standards** below).

Daylight & Sunlight

The Planning Authority considers that all buildings should receive adequate daylight and sunlight. Careful design of residential buildings, where the amount of incoming light is important, can ensure that sufficient sunlight can enter habitable rooms to provide comfort and also reduce the need for artificial lighting. Development shall be guided by the principles of '*Site Planning for Daylight and Sunlight: A Good Practice*' (British Research Establishment Report, 1991).

In this regard the majority of apartments in a development must be dual aspect. Single aspect dwellings will only be acceptable where it is not possible to accommodate dual aspect dwellings. Where single aspect buildings are unavoidable, they should be designed to avoid exclusively northern orientation. If this is not possible some compensation is appropriate, such as a view of landscaped areas and greater floor-to-ceiling heights

Housing Development

Dwelling Size

Provision of dwellings with 3/3+ bedrooms are very important to achieving balanced communities as they are attractive to families, providing they are of a sufficient size and accompanied by high quality amenities and infrastructure. Larger units are also flexible in that they can accommodate a variety of household types. Dwellings should be designed in a manner that allows for the conversion of the roof space to habitable accommodation.

Housing Mix

All schemes on sites over 0.5 ha will be required to provide a mix of house type and size. There is also a need to provide dwellings to meet the specific needs of other household types i.e. elderly, mobility impaired, sheltered housing etc.

Separation between Dwellings

A distance of at least 1.5 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end-of-terrace houses. In general, this distance should be equally divided between dwellings so separated to allow for a usable side entrance. Where garages are provided at the side of semidetached dwellings and end-of-terrace houses, they may substitute for this requirement, provided they incorporate a direct through access from the front to the rear of the premises.

Private Open Space

In all new developments, including houses, duplexes and apartment blocks, residents must have access to private/semi-private open space, which is free from unnecessary observation.

Open space for houses is usually provided by way of private gardens to the rear or side of the house. A standard of 15m² of open space per bed space will normally be applied. There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers. In certain developments a combination of private and semi-private spaces may be provided, to include communal landscaped areas such as courtyards. Where on street parking is provided in lieu of front gardens a landscaped strip with a minimum depth of 2m will be required to the front of each house.

In duplex developments private open space may be in the form of balconies, terraces, roof gardens or communal landscaped areas exclusive of surface car parking. Balconies or terraces shall be usable and be a minimum of 4m² in area and should be integrated or recessed into the main structure of the building with a view to providing shelter, privacy and where possible to avoid overlooking. No balcony or terrace from 1st floor up should overhang on the public footpath.

The Minimum Private Open Space Requirement for Apartments shall be as follows:

- In the case of mews dwellings in the suburbs the standard of 12-15m² per bed space may be relaxed provided the dwelling has a rear garden with a minimum length of 7.5 metres for its entire width. Within the city centre a minimum of 20m² will be required.

Public Open Space for Residential Development & Other Development

It is important that public open space in new residential developments is genuinely accessible to residents in the vicinity, particularly where a development is located on former institutional lands. These developments shall be designed in such a way as to be permeable. The quantitative standards are set out above. Relaxation of these standards will only be considered where there is excess supply of high quality public space in the area. In these instances it may be more appropriate to seek a financial contribution towards its provision elsewhere in the vicinity. This would include cases where it is not feasible, due to site constraints or other factors, to locate the open space on site, or where it is considered that, having regard to existing provision in the vicinity, the needs of the population would be better served by the provision of a new park in the area (e.g. a neighbourhood park or pocket park) or the upgrading of an existing park. In these cases a financial contribution will be sought in lieu of part or all of the public open space requirement. Where sufficient public open space already exists in the vicinity, consideration will be given to the provision of indoor recreational facilities in lieu of the open space requirement.

In all cases open space shall be of a high quality of design and layout, be located in such a manner as to ensure informal supervision by residents and be visually and functionally accessible to the maximum number of dwellings. Existing features, such as mature trees, shall be retained and enhanced by the open space provided.

A landscaping plan will be required for all developments. All open space, whether public or private, shall be shown together with details of hard and soft landscaping and the provision or retention of trees.

Where a proposed development adjoins a river or canal bank a linear walkway along the bank, which is accessible to the general public, may be required.

Naming of Residential Estates

All new street and development names shall reflect local historical, heritage or cultural associations and the basic generic description (e.g. Court, Quay, Road etc.) must be appropriate. The Planning Authority will approve the naming of residential developments in order to avoid confusion in regard to similar names in other locations. Street signs must be bilingual, and all house numbers must be visible.

Management Companies

Residential estates are generally designed in accordance with development control standards, which are aimed at the longer term taking in charge and maintenance of the public roads, footpaths, services and open spaces, by Limerick City Council. Any estate to be taken in charge must comply with the '*Taken in Charge*' policy of Limerick City Council (Transport & Infrastructure Section).

In residential developments which are not proposed to be taken in charge by Limerick City Council, evidence will be required that management companies are to be set up at an early date and membership of such shall be compulsory for all purchasers in the development. Limerick City Council will work towards developing best practice standards for apartment management companies.

Childcare Facilities

The provision of childcare facilities in accordance with the '*Childcare Facilities Guidelines for Planning Authorities*', 2001, DEHLG, will be a requirement of any residential development. It is possible that there will be no requirement to provide a childcare facility where there is adequate supply already in the area. In these instances it may be possible to provide dwellings that are sufficiently sized to be converted/partially converted in the future

Back-to-Back Dwellings

In general back-to-back dwellings will not be permitted due to their single aspect and restricted access to private open space.

Backland Development

Limerick City Council will encourage the provision of comprehensive backland development where the opportunity exists. The development of individual backland sites can conflict with the established pattern and character of development in an area. By blocking access, it can constitute piecemeal development and inhibit the development of a larger backland area. In *Chapter 14 Area Profiles*, some backlands capable of comprehensive development have been identified.

Mews Dwellings

Limerick City Council will actively encourage comprehensive schemes which provide a unified approach to the development of residential mews lanes and where consensus between all property owners has been agreed in advance. This design framework is the preferred alternative to individual development proposals.

Where mews dwellings are proposed, the following standards will apply:

- Development will generally be confined to single family units of two storey height. In certain circumstances, three storey mews developments incorporating apartments will be acceptable. This provision shall only apply where the proposed mews building is subordinate in height and scale to the main building, where there is sufficient depth between the main building and the proposed mews building to ensure privacy, where an acceptable level of open space is provided, where the laneway is suitable for the resulting traffic conditions, where existing plot widths are maintained and where the apartment units are of sufficient qualitative size to provide for a high quality residential environment. In such cases, the provision of no more than one off street parking space within the curtilage of the mews building will be encouraged
- Mews buildings may be permitted in the form of terraces, but flat blocks are not generally considered suitable in mews laneway locations.
- New buildings should complement the character of both the mews lane and main building with regard to scale, massing, height, building depth, roof treatment and materials. The design of such proposals should represent an innovative architectural response to the site and should be informed by established building lines and plot width. Depending on the context of the location, mews buildings may be required to incorporate gable-ended pitched roofs.
- The amalgamation or subdivision of plots on mews lanes will generally not be encouraged. In exceptional circumstances, where the amalgamation of plots is acceptable, the established grain should be reflected in the development through creative design and detailing.
- Accommodation will only be allowed in the roof space of a two storey mews if the pitch and eaves height of the mews dwelling is in accordance with the established pattern on the laneway. This provision shall not apply where three storey mews developments are proposed. Dormer windows, front or rear, will not be permitted, and balconies will be considered on their merits.

- Existing stone/brick coach houses located on mews laneways are of national and international importance. Limerick City Council recognises the increasing rarity of these buildings and the need to retain and conserve all of the surviving examples, particularly in relation to their form, profile and building line as well as any original features remaining. Proposals to demolish such buildings on economic grounds will generally not be accepted.
- All mews lanes will be considered to be shared surfaces, and footpaths need not necessarily be provided.
- Mews lanes, which do not already have existing setbacks, may be redeveloped with mews dwellings directly on the existing road boundary, provided that an integrated garage space is provided in the mews dwelling. In these cases, a condition will be attached to any permission de-exempting the conversion of the garage for use as part of the dwelling house.
- All parking provision in mews lanes will be in off street garages, forecourts or courtyards. At least one off street car space must be provided for each mews building, subject to conservation criteria.
- New mews development should not inhibit vehicular access to car parking space at the rear for the benefit of the main frontage premises, where this space exists at present. This provision will not apply where the objective to eliminate existing unauthorised and excessive off street car parking is being sought.
- Private open space shall be provided to the rear of the mews building and shall be landscaped so as to provide for a qualitative residential environment. The depth of this open space for the full width of the site will not generally be less than 7.5 metres and shall not be obstructed by off street parking. Where the provision of private open space at the rear of the mews development to the above standard is impractical, the Planning Authority may allow some reduction of the above standard of private open space subject to the provision of high quality landscaped space.
- If the main house is in multiple occupancy, the amount of private open space remaining after the subdivision of the garden for a mews development shall meet both the private open space requirements for multiple dwellings and for mews development.

Corner/Side Garden Sites

The Planning Authority will take into consideration the following in assessing proposals for the development of corner/side garden sites:

- Does it reflect the character of the street integration and compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings.
- The maintenance of the front and side building lines where appropriate.
- Impact on the residential amenities of adjoining sites.
- Impact on the character of the streetscape.
- The maintenance of open space standards and refuse storage for both existing and proposed dwellings.
- The provision of a safe means of access to and egress from the site which does not result in the creation of a traffic hazard.
- The provision of appropriate car parking facilities.
- In general apartment blocks will not be considered for corner/side garden sites.

Infill Housing

In order to comply with general policy on infill sites and to make the most sustainable use of land and existing urban infrastructure, the Planning Authority will permit the development of infill housing on appropriate sites. In general, infill housing should comply with all relevant Development Plan standards for residential development, however, in certain limited

circumstances; the Planning Authority may relax the normal planning standards to allow development to take place.

In all cases where permitted infill housing should:

- Have regard to the existing character of the street by paying attention to the established building line, proportion, heights, parapet levels and materials of surrounding buildings.
- Comply with the appropriate minimum habitable room sizes.
- Have a safe means of access to and egress from the site which does not result in the creation of a traffic hazard.

Conversion of Existing Houses to Flat Accommodation

Houses suitable for family accommodation may not be subdivided and converted to flats. However, the subdivision of large houses, housing above business premises and housing on primary traffic routes may be permitted.

Permission to convert to flats will not normally be granted unless:

- The minimum size of unit is above standards outlined in this plan (apart from in the case of historic buildings where flexibility will be applied).
- Flats are self-contained, apart from in exceptional circumstances in relation to historic buildings. When this is not possible, flats should have at least one bathroom and toilet for every two units, or one for every floor of a house.
- The parking space provided is not at the expense of a garden or courtyard.
- There are areas necessary for amenity purposes.
- Each flat has a refuse bin storage area and washing/drying facilities which are accessible to the occupants of that unit.

Dwelling Extensions

The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.

Proposed Extension design shall comply with the following:

- Follow the pattern of the existing building as much as possible.
- Be constructed with similar finishes and with similar windows to the existing building so that they will integrate with it.
- Roof form should be compatible with the existing roof form and character. Traditional pitched roofs will generally be appropriate when visible from the public road. High quality mono-pitch and flat-roof solutions will be considered appropriate providing they are of a high standard and employ appropriate detailing and materials.
- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof. Box dormers will not be permitted where visible from a public area.
- Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in flank walls which would reduce the privacy of adjoining properties.
- Ensure that adequate space is provided to allow for maintenance of the gable and access to the rear garden.
- That the available amount of private open space should not generally be reduced to below 40m².

'Family Flat' Extensions

A family flat (more commonly known as a 'granny flat') is a part of a house converted into self-contained accommodation for an elderly person or couple who are related to the principal occupants of the house. The provision of this type of accommodation is very important because it helps families look after the aged in their own house and neighbourhood. It is also recognised that there may be circumstances other than age (i.e. disability or illness) in which a close relative may need to live close to their family for support but still enjoy some degree of independence.

- Assessment of family flats will be based on the following criteria.
- Demonstration of a bona-fide need for such a unit, including details of the relationship between the occupant(s) of the main dwelling house and the occupant(s) of the proposed family flat.
- The unit shall be located at ground floor level.
- The unit shall comprise a physical extension of the main house, including a clear connection to the main dwelling.
- Entrances to the family flat should be provided via the main dwelling unit. Where separate own-door access is unavoidable, own-door access should be located to the side or rear.
- Where a family flat is permitted, conditions may be imposed restricting the use and/or sale of the family flat and requiring the reintegration of the unit for use as part of the main dwelling in the event of the cessation of its use as a family flat.

Waste Storage & Collection Standards

The following general design considerations should be taken into account in the provision of refuse storage facilities:

- To allow for a possible change in the current waste collection service in Limerick City, each residential unit shall have adequate storage for a 3-bin system – organic, dry recyclables and residual waste;
- Residential units with no rear access shall provide adequate storage for the bins to the front of the development, in contained and screened units;
- For residential units without suitable private open space a set of three x 240 litre bins shall be provided for each pair of apartments or a set of three 1,100 litre bins shall be provided for a block of ten apartments;
- The Designer shall endeavor to ensure that bin storage is located on the ground floor or basement area of the apartment development, well screened from public view and adjacent to the block it serves;
- Provision of appropriate signage and instructions with respect to communal waste storage and collection services;
- Each Apartment development proposal must include a Management Plan which clearly addresses domestic waste management on site in agreement with the Environment Department of Limerick City Council;
- Adequate ventilation of waste storage areas so as to minimise odours and potential nuisance from vermin etc;
- The provision of purpose-built deep collection waste bin systems where appropriate (i.e. bin opening at ground level with about two-thirds of bin stored underground);
- Consideration should also be given to the provision of separate collection facilities for other recyclables such as glass and plastics.
- The Designer shall have regard to any additional requirements indicated in '*Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*', 2007.

Parking in Front Gardens

The cumulative effect of removal of front garden walls and railings damages the character and appearance of suburban streets and roads. Consequently proposals for off street parking need to be balanced against loss of amenity. The removal of front garden walls and railings will not generally be permitted where they have a negative impact on the character of streetscapes (e.g. in Architectural Conservation Areas, Street Improvement Areas and other areas of architectural and historic character).

Where the re-development of a drive-way is permitted the following shall apply:

- Not have outward opening gates.
- Have a vehicular entrance not wider than 3m.
- Have a vehicle entrance not wider than 50 per cent of the width of the front boundary;
- Have an area of hardstanding (parking space of 2.5m x 5m). Suitably landscape the balance of the space.
- Have gates, walls and railings made good.
- Dish and strengthen the footpath and relocate any services at the applicant's expense.
- Where adjoining householders intend to construct drive-ins, a more efficient use of garden space can be achieved by the use of a shared vehicular entrance to serve both houses.
- The hardstand/paving proposed shall be surfaced in a permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, unless the rainwater is directed to a lawn or border to drain naturally.

Recreation Facilities

Recreation facilities shall be included in all new Residential Proposals:

- A mix of facilities can be provided on site with regard to the type of facilities which already exist in the vicinity of the proposed site and the number of units proposed by the Applicant.
- Agreement as to the type of recreational facility shall be provided shall be reached at the pre-planning stage.
- Alternative proposals for recreational facilities other than those outlined in the Recreation Matrix below are welcomed by the Planning Authority i.e. allotment development with management agreement etc.
- All recreation facility development shall be constructed in compliance with the relevant guidelines for same.

Table 16.10 Recreation Matrix

| No. of Residential Units: | Recreational Facility to be Provided: | No. of Recreation Facilities Required: |
|---------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <10 | ○ Street Furniture – Park Bench etc | 1 |
| <20 | ○ Children's Play Area | 1 |
| <35 | ○ Hard Surface Area for football, skateboards etc ○ Inclusion of permanent goal posts or Skateboard Jump | 2 |
| <75 | ○ Formal Park Area/Playing Pitch | 2 |
| <100 | ○ Skateboard Park/Playing Pitch | 3 |

Teenage Spaces

Teenage spaces are public spaces aimed at the 12-20 age group where young people can congregate in a safe environment with passive surveillance and participate in recreational activities e.g. skateboard parks, playing pitches, open space in residential developments etc.

Any new teenage space facility shall adhere to the following requirements:

- National Recreation Policy for Young People: '*Teenspace*' 2007.
- Be located to provide maximum visibility in and through the space.
- Be located near public transportation (i.e. bus routes).
- A specific space e.g. skateboard park, shall include components that serve a variety of skill levels
- Have a code of conduct.
- Spectator accommodations (i.e. seating and/or viewing area/refuse facilities).
- Community generated art.
- A drinking fountain.
- A bike rack.
- Possible restroom facilities within a larger park area.
- Signage may include hours of use, recommendations for safety gear if necessary etc.
- Noise and lighting impacts must be considered.

Graffiti Safe Zones

Limerick City Council recognises the growing culture that surrounds skateboarding as a youth phenomena which includes music, fashion and art. A form of art specific to the urban environment is graffiti. It is an objective of Limerick City Council to help embrace this culture and identify '*Graffiti Safe Zones*', where graffiti artists are encouraged to display their work in the urban environment. A number of appropriate zones shall be identified throughout the City where this type of expression will be considered visually acceptable.

The Zone shall adhere to the following requirements:

- Be visually acceptable;
- The use of inappropriate language or visual expression is strictly prohibited.
- Buildings, railings, bins, landscaping, street furniture or restroom facilities shall not be de-faced.

Home Based Economic Activity (including medical surgeries)

Home based economic activity is defined as small scale commercial activity carried out by residents of a house, being subordinate to the use of the house as a single dwelling unit and including working from home. The Planning Authority recognises that such working arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land use patterns by reducing the need for commuting. There is no objection to minor changes of use to allow for this provided the use remains ancillary to the main residential use, the applicant continues to reside in the house and the use has no adverse impact on the amenities of neighbouring dwellings.

In determining applications for developments involving working from home, the Planning Authority will have regard to the following considerations:

- The nature and extent of the work.
- The effects on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance.
- Anticipated levels of traffic generated by the proposed development.
- Arrangements for the storage of refuse and collection of waste.

- There will be a presumption in favour of this type of use in residential areas. However, such use will not normally be permitted in apartments except in the case of own-door units accessed from street level.
- Permissions for change of use shall be limited in duration to the period of such use by the applicant in question. A temporary permission for three years will be granted to enable the Planning Authority to monitor the impact of the development on the area.

Non-Residential Development – Commercial

Office & Retail Developments

The general principles guiding the location of commercial development in the city have been set out in preceding chapters.

When assessing such planning applications a number of considerations will be taken into account:

- Conformity with the land use policies set out in respect of commercial development as outlined in Chapters 3, 4 & 15.
- The mix of uses being proposed particularly in mixed use areas (the City Centre, District Centres, Neighbourhood Centres and Local Centres) where redevelopment and changes of use need to be orientated towards creating urban environments that are vibrant and lively.
- Where the proposed use and end user will contribute positively to retaining the character and vibrancy of the city centre. In particular there is a need to preserve those areas of the city which are unique by virtue of the mix of uses and users.
- Achievement of an appropriate density and scale of development (indicative plot ratios are highlighted below).
- Provision of public open space to a minimum of 10% of site area, and a minimum of 15% in relation to major development sites;
- The high quality design requirement that protects but also enhances the architectural character of the City, particularly in relation to landmark structures and viewpoints.
- The potential impact of traffic movement, parking provision and desirability thereof and whether or not consideration has been given to a Mobility Strategy.
- Whether or not the proposed development will have a significant detrimental effect on the amenities of the surrounding areas.
- Energy efficiency and overall sustainability of the development.
- The quality of waste management measures proposed.

In all significant retail and office developments in the City, a Design Statement will be required. Demolition of existing buildings within the City Centre will not be permitted unless fully justified by a structural assessment and positive redevelopment proposals within the context of preceding objectives outlined above.

All significant retail developments (generally greater than 90m²) will be required to prepare a Retail Needs Assessment in accordance with the retail strategy to justify a demand for the development proposed. Need assessments should consider both the quantitative and qualitative need for a proposal and examine the scope to increase the market share of a centre and/or for regeneration benefits to be achieved.

When a need is demonstrated a retail impact assessment should be prepared having regard to the sequential approach so as to determine the optimum location for the development in accordance with the retail hierarchy.

Such an assessment should address the following criteria and demonstrate whether or not the proposed development would:

- Support the long term strategy for District Centre as established in the Development Plan and not materially diminish the prospect of attracting private sector investment.
- Cause an adverse impact on District Centre, either on its own or cumulatively with recent developments/extant planning permissions, sufficient to undermine the quality of the centre or its role in the economic and social life of the community.
- Diminish the range of activities and services a District Centre can support.
- Cause an increase in the number of long term vacancies in the primary retail area.
- Ensure high standards of access by a range of means of transport including public transport, by bicycle, by foot and also by the private motor car, so that the development is accessible to all sections of society.
- Link effectively with existing town centres so there is likely to be commercial synergy.

The level of detail provided in a *Retail Impact Assessment* should be proportionate to the scale and nature of the proposal and should focus on the key issues.

Warehouse & Industrial Uses

Limerick City Council will facilitate the development of manufacturing industry on lands zoned for such purposes subject to environmental controls and the assessment of the potential impact of such development on adjacent land uses.

Where this type of development may generate heavy traffic, locations that would encourage movement of heavy vehicles through residential areas will not be considered by the Planning Authority.

The criteria for assessment of such developments will include:

- The nature/activities/processes of the proposed development including size and location factors.
- The compatibility with adjoining uses.
- The traffic implications and alternative access servicing and mobility plans/commuting arrangements.
- Site configuration and the quality of urban design, landscape design and building design (including material quality and reflectivity).

Public Houses/Night-Clubs/Disco-Bars/Dance Floors

Night clubs, disco bars and public houses play an important role in the City providing a night-time use which adds to the attractiveness of the City. They will not however be permitted in residential areas. Noise at the boundaries of these establishments will be carefully monitored and noise insulation and reduction measures will be required at the time of the submission of the planning application. An over concentration of such developments in a particular area, either through redevelopment, refurbishment, or extension will also not be permitted. In applications for such developments the onus will be on the applicant to demonstrate that the proposed new entertainment use, an extension to an existing entertainment use or variation in opening hours would not cause harm to residential amenity, environmental quality or the established character and function of the area.

Smoking areas associated with such premises require planning permission and will be assessed having regard to the impacts on the general amenities of the area in question.

Takeaway/Off license/Amusement Centre/Gaming Zone

In order to maintain an appropriate mix of uses and protect night time amenities in a particular area, it is the objective of Limerick City Council to prevent an excessive concentration of takeaways, off-licenses, amusement centres or gaming zones and to ensure that the intensity of any proposed use is in keeping with both the scale of the building and the pattern of development in the area.

The provision of such facilities will be strictly controlled, having regard to the following, where considered appropriate:

- The effect of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents.
- The need to safeguard the vitality and viability of shopping areas in the City and to maintain a suitable mix of retail uses.
- Traffic considerations.
- The number of such facilities in the area.
- Litter control measures.
- With regard to takeaways the need to integrate the design of ventilation systems into the design of the building.

Bookmakers

Bookmaker premises have by law a dead shop front. Great care must therefore be taken to avoid an over concentration of this type of use in any one area.

Childcare Facilities

The provision of childcare facilities is subject to the *Child Care Act* and the '*Child Care (Pre-School Services) Regulation*', 1996.

The Childcare Facilities Guidelines state that appropriate locations for childcare facilities include:

- Major new residential developments.
- Places where there are significant numbers of workers.
- In the vicinity of schools.
- Neighbourhood and District Centres.
- Adjacent to Public Transport Corridors.
- The Planning Authority recognises the need for properly run and conveniently located childcare facilities throughout the city and will implement the '*Childcare Facilities Guidelines for Planning Authorities*' (DEHLG, 2001). Applicants should consult Limerick City Childcare Committee for advice on demands and needs in childcare facilities when putting together a childcare proposal.
- Having regard to the '*Child Care (Pre-School Services) Regulations*', 1996 and the planning implications of these Regulations, the following will be considered.
- Suitability of the site for the type and size of facility proposed.
- Availability of outdoor play area (to a minimum of 3m² outdoor space per child place in urban locations and 5m² per child in suburban areas) supported by details of management.
- Convenience to public transport nodes.
- Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.
- Local traffic conditions.
- Number of such facilities in the area.
- Intended hours of operation (in certain residential areas, 24 hour operations could be problematic).

- Applications for childcare facilities in existing residential areas will be treated on their merits, having regard to the likely effect on the amenities of adjoining properties, and compliance with the above criteria. Detached houses or substantial semi-detached properties are most suitable for the provision of full day care facilities. Properties with childcare should ideally include a residential component within the dwelling, and preferably the operator in the case of smaller dwellings.

Nursing Homes

There is a continuing and growing need for nursing homes and in particular, because of the ageing population structure in the suburbs, for elder care homes. Such facilities should be integrated wherever possible into the established residential areas of the City, where residents can expect reasonable access to local services.

- In determining planning applications for change of use of a residential dwelling or other building to nursing/elder care home, the following factors should be considered:
- Compliance with standards as laid down in the *Statutory Instrument No. 226 of 1993, Nursing*.
- *Homes (Care and Welfare) Regulations, 1993*.
- The effect on the amenities of adjoining properties.
- Adequacy of off street parking.
- Suitable private open space.
- Proximity to local services and facilities.
- The size and scale of the facility proposed; the scale must be appropriate to the area.

Bed & Breakfast/Guest House/Hotel/Hostel/Apart-Hotel

Planning permission is required for the conversion of more than four bedrooms in a dwelling house into a bed and breakfast establishment, in accordance with Article 10(4) of the Planning & Development Regulations, 2001-2008.

In determining planning applications for change of use to bed and breakfast, guest house, hotel or hostel in residential areas, the Planning Authority will have regard to the following:

- Size and nature of facility.
- The effect on the amenity of neighbouring residents.
- The standard of accommodation for the intended occupiers of the premises.
- The availability of adequate, safe and convenient arrangements for car parking and servicing.
- The type of advertising proposed.
- The effect on protected structures and/or conservation areas.
- The number of existing facilities of the same nature in the area.

Telecommunication Infrastructure & Apparatus

In evaluating planning applications for the provision of telecommunications apparatus installations, Limerick City Council will have regard to the DEHLG '*Planning Guidelines for Telecommunications Antennae & Support Structures*', 1996 (or as may be amended during the lifetime of the plan). Limerick City Council favours co-location of such facilities by different operators on the same mast in order to discourage proliferation and clutter. The Designer shall take cognisance of existing aircraft flight paths etc.

Overhead Power Lines

Where overhead power lines exist all development shall be carried out in line with the requirements as set out in the '*Code of Practice for Avoiding Danger from Overhead Electricity Lines*' 2008.

Where KV power lines cross a proposed site, the Applicant must submit a '*Work Method Statement*' to ESB Networks for written agreement prior to lodging a planning application. A revised statement shall be submitted as part of any subsequent planning application indicating, under the agreement of ESB Networks, the Applicant's proposals with regard to the existing overhead lines and any mitigation measures necessary

The requirements set out above shall also apply to any underground infrastructure which may need to be excavated or relocated as a result of a planning application made i.e. broadband, water infrastructure etc. The Applicant shall contact the relevant body responsible for the infrastructure in question and reach a written agreement prior to lodging a planning application with Limerick City Council.

Non-Residential Development – Community Uses

As a general principle the location and provision of community facilities is a pre-requisite to the creation and enhancement of viable, enjoyable, sustainable and attractive local communities. In assessing planning applications for example leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, regard will be taken of considerations such as:

- Overall need in terms of necessity, deficiency, and opportunities to share/enhance existing facilities. Where new facilities are provided they should be designed in such a way as to allow for multi-functional use.
- Community facilities must be located so that they are conveniently accessible by both residents and others who may have reason to use the facility. They should be well integrated with pedestrian and cycle routes and where they serve a wider community, located on or close to a quality public transport route.
- Community facilities must be accessible to all members of society, including those with disabilities.
- Facilities must conform with the requirements of appropriate legislative guidelines, for example, childcare and education facilities.

Conversion of Existing Houses

Conversion of houses and apartments to other uses will not normally be permitted apart from the areas zoned for mixed uses, district centres, neighbourhood centres, local centres and commercial core within the city centre. Exceptions to this may be made in the case of a Protected Structure and other buildings of architectural merit where restoration to an architecturally high standard is involved.

Signage & Advertising

Advertising Hoardings - Billboard Locations

Excessive outdoor advertising will be strictly controlled. Such advertising will not be permitted in the following locations:

- The City Centre.
- Along the frontages of the River Shannon, especially in order to preserve the river's amenity.
- In predominantly residential areas, especially on prominent gable walls.
- Where a proliferation of them already exist.
- On stone walls in suburban areas.
- Where they may cause a road hazard.

- Permanent cross street banners/advertisement symbols will not be permitted in any location within the City unless an agreed timetable for use has been approved by the City Council.
- Tri-vision signage will not be permitted on protected structures, O'Connell Street, Catherine Street, Henry Street or along the River Shannon. This type of signage will only be considered where it is shown that no other bill-board signage exists on the same street and motorists will not be affected.

Advertising on Buildings

In general advertising on buildings should conform with the following:

- Be sympathetic in design and colour both to the building on which the signage will be displayed and the surrounding buildings etc.
- Not obscure architectural features such as cornices or window openings.
- Illuminated signs or other advertising structures will not be allowed above the eaves or parapet level on buildings in any part of the City.
- Shop front advertising should be designed as an integral part of the shop front and not left as an afterthought.
- Applications for new, or a change of use of commercial units, will be required to indicate what type of signage is proposed.

Fingerpost Signs

The erection of fingerpost signs will require a license from the Planning Authority and should comply with the following:

- Directional signs for major tourist attractions and community purposes will be considered but business and product advertising will not be permitted in the City Centre as a rule.
- Signs must be of a standard size and colour and where permitted will be provided by the Licensee but will be erected by the City Council.
- Signs which interfere with the City Council's or the National Roads Authority's road signage will not be permitted.

Shop Front Facades

Policy DM.3 Retention of Traditional Shop Front Facades

It is the policy of Limerick City Council to preserve and retain traditional shop fronts in order to keep the commercial heritage and vibrancy of the City Centre intact.

Planning control over alterations to shop fronts and facades of commercial premises is necessary in order to maintain good architectural standards in the commercial core and historic centre of the City.

The Planning Authority's objective is to improve the quality of advertisement and shop front design. Statutory protection is given to buildings of special merit or historic interest which are on the Record of Protected Structures. The need to change aging shop fronts will be closely examined as it is the policy of Limerick City Council to preserve and retain traditional shop fronts of importance to the overall vibrancy of the City Centre. The condition of the existing frontage should be expertly examined as the automatic replacement of shop fronts in a poor condition may be a premature solution. Careful repairs can make good a neglected shop front without incurring the considerable cost of a new shop front. In addition, refurbishment of shop fronts can often offer an opportunity to strip away later additions and to re-establish the

proportions and details of the original framework. An existing shop front of distinctive character, which is repaired and decorated usually, looks far better than a standardized replacement.

The repair, restoration and replacement of shop fronts must be sympathetically carried out to protect the architectural character of the City. It may be necessary to accept that modern shop fronts are not appropriate in certain old buildings or traditional shopping parades.

Where new shop fronts are acceptable in these situations the quality of design and finish should be of the highest standard and accurate facsimiles of period fronts may be necessary.

Where existing shop fronts are of no special merit, total replacement with a contemporary design is acceptable and if sensitively handled can greatly enhance the appearance of the whole street.

Fascia Signage/ Illuminative/Projecting Signs

As a general principal fascia signs and projecting signs should be simple in design, not excessive in illumination or size.

The following basic guidelines will be applied in assessing planning applications:

- Plastic derived fascias with product advertising will not be permitted.
- Projecting signs should be of 2.4m clearance above street level.
- Internally illuminated fascias will not be permitted.
- Internally illuminated signs shall be restricted.
- Overall illumination of fascia signage or shop fronts or distinctive architectural features should be discreet and limited to spot-lighting, up-lighting or disguised minimalist strip lighting.
- The use of banners, flags, billboards and other forms of commercial and cultural advertising will be strictly controlled in the City Centre and essentially restricted to those outlets of a cultural/entertainment activity.
- Product advertising on canopies will not be permitted.
- An over-riding principle is the avoidance of visual clutter and an improvement in the quality of the commercial character of the city.

Security Screens

Security measures are an integral part of shop-front design. Consideration must be given to security measures at the design stage. It is important to strike a balance between the security needs of the shop unit and the visual impact (if any) the security method chosen will have on the appearance of the street in question.

- Planning permission is required for the erection of roller shutters.
- External roller shutters will not be permitted particularly in the City Centre.
- Box housing for shutters, mounted externally or concealed behind a large projecting fascia is a material alteration which is unlikely to be permitted in any shopping street.
- Security screens located inside the shop window or to the rear of the display area do not require planning permission as a general rule but must be visually permeable.
- Demountable metal-grills or wrought iron-work grills may also be acceptable.

Security Screen Check List:

- Allow for visibility between the shop and the street;
- Provide opportunity for window shopping;
- Discourage vandalism through durable design features;
- Allow for the spill of light from the shop front onto the street;
- Provide activity and interest at the street level.

Canopies/Awnings

Planning permission is required for the erection of canopies. Canopies of traditional design and retractable materials will be favoured. The development of innovative design for canopies and awning is encouraged by Limerick City Council. However, the obstruction and clutter of public footpaths by canopy use is strongly discouraged.

The use of tables, chairs and divisional awning on the public footpath requires a license application to the Planning Authority under Section 254 of the Planning & Development Act, 2000-2008.

Bus Shelters / Other Stand Alone Structures

Promotional or commercial advertising in bus shelters and other stand alone structures that are an essential element of public infrastructure or provide a public amenity, such as telephone kiosks will only be permitted in a format and location which is clearly integral and subsidiary to the structure as designed, and does not detract from the surrounding location

Locations where advertising panels will not be permitted are as follows:

- a) The Architectural Conservation Area in and around St Johns Square.
- b) The square facing King Johns Castle, the immediate curtilage of the Castle and the area of Church road facing Bishops Palace.
- c) The area adjoining St.Marys Cathedral and the Courthouse
- d) The immediate vicinity of the Treaty Stone

Outside of these areas, advertising panels on stand alone structures shall only be permitted where:

- a) Both the advertisement and structure comply in terms of siting, **scale** and design, with the principles and guidelines as set out in the 'Design Manual for Urban Streets' (DECLG, 2013)
- b) The advertisement is clearly subsidiary to the structure,
- c) Either the purpose of the proposed structure is:
 - i. to replace an existing structure, and in this case, it represents an improvement over a pre-existing structure, or
 - ii. there is a bona-fide requirement for the structure in the interests of public amenity, pedestrian or traffic safety.

Conservation

Works to Protected Structures & Proposed Protected Structures

Works, both to the exterior and interior, which materially affect the character of a protected structure (*and proposed Protected Structure where a Section 12(3) or Section 55 notice has been served*) or any element of the structure which contributes to its special interest, require planning permission. What might be regarded normally as minor alterations to buildings may not necessarily be regarded as such in the case of protected structures.

Such works can include:

- o Window replacement and fenestration changes
- o Wholesale plastering/pointing/painting, painting or rendering of previously unpainted and/or un-rendered elements or painting which is inappropriate to the context of the protected structure and its surroundings;
- o Modifications to brick and stonework and inappropriate modifications to historic gutters and downpipes;

- The removal/alteration of external and internal architectural detailing including interior joinery and decorative plasterwork;
- Inappropriate interior works including the removal of walls, the creation of openings and partitioning of rooms;
- Works to roofs and railings involving the removal of original materials and replacement with inappropriate materials.

In considering applications for alterations and/or additions to a protected structure or Proposed Protected Structure, the Planning Authority shall have regard to the following;

- The protected status of the structure and the need to protect its special character and to ensure its continued structural stability;
- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development;
- The extent of intervention and alterations which is proposed and which has already taken place excluding any unauthorised development.

In the case of a proposal to materially change the use of a protected structure or Proposed Protected Structure, the suitability of such use having regard to its potential impact on the structure including works necessary to comply with Fire and Building Regulations which the proposed use change would give rise to:

- The reversibility of the proposed alterations;
- In the case of buildings within the curtilage of a protected structure whether such buildings are of heritage value or not.

The inappropriate subdivision and loss of the original proportions of well designed interiors or the creation of new openings where these would affect the special character of the building will not be permitted. Similarly, the interconnection of protected structures will be discouraged to protect the special character and fabric of such buildings. However it is accepted that to make the structures viable and to encourage sustainable uses some relaxation may be permitted.

Windows made from aluminum, uPVC or similar material will not be acceptable in protected structures. In twentieth century buildings, the original metal/windows shall be retained.

Security cameras on protected structures will generally not be encouraged. Where applications for such devices are proposed in exceptional circumstances, every effort should be made to conceal the device and to employ best available technology, including the smallest scale of device available, to ensure that the device would not be obtrusive and would not detract from the integrity of the protected structure.

No advertising material other than brass/wood/stone name-plate type signs will be permitted on protected structures, though other materials such as steel may be permitted in certain circumstances provided that the design of the sign would not detract from the integrity of the structure. The wall fixings should be secured through mortar joints and should be reversible. Planning permission is required for the erection of a satellite dish signal receiving antenna (satellite dish) on protected structures.

A detailed Architectural Conservation Impact Report and associated Method Statement shall accompany planning applications for works to protected structures or Proposed Protected Structure. This report shall be prepared in accordance with ***Appendix B: the DEHLG Architectural Heritage Protection Guidelines, 2004*** and as a minimum shall:

- Outline the historical and architectural significance of the building.
- Include a detailed survey of the building, including a photographic survey.
- Detail the proposed works it is intended to carry out on scaled floor plans and elevations;
- Contain a full assessment of the impact of the proposal or works on the original integrity, fabric and character of the structure and clearly outline proposals to mitigate any potential adverse impact on architectural heritage of the structure, including works, the reversibility of the proposed works.
- Detail level required: The detail required to be submitted will be dependent on the significance of the building and the nature and extent of works proposed.
- Agent/Author Qualification or Competency: Where the works to the protected structure or proposed protected structure are unlikely to have more than a minor impact on the character of the structure, it may be acceptable that the assessment be undertaken by a person, or persons, without specialised expertise, although minimum RIAI Conservation Accreditation Grade III or equivalent is preferable. However, where the protected structure or proposed protected structure is of high quality, rarity and significance having regard for the NIAH categories of special interest, or where the impact on the architectural heritage may be substantial given the scale of the works proposed, the City Council will require that the assessment be carried out by a person with relevant competence or expertise being RIAI Conservation Accreditation Grade II or Grade I, or equivalent.

All works to protected structures shall be carried out in accordance with best conservation practice outlined in the DEHLG *Architectural Heritage Protection Guidelines (2004)* under the supervision of a suitably qualified conservation professional.

Uses & Protected Structures

Uses should be compatible with the overall objective to protect the special interest and character of protected structures and should cause minimum interference with the floor plan and minimum intervention to comply with Fire and Building Regulations. Where proposals relate to redundant buildings, including former financial buildings and places of worship, uses which are compatible with the original use and which facilitate public access to the primary spaces of these buildings will be encouraged.

Development within the Curtilage & Setting of a Protected Structure or Proposed Protected Structure

In considering applications for development within the curtilage of a protected structure, the Planning Authority shall have regard to the following:

- The protected status of the structure and the need to protect its special character;
- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development;
- Proximity of any new development to the main protected structure and any other buildings of heritage value;
- The design of the new development, which should relate to and complement the special character of the protected structure.

The quality of the design will be a foremost consideration when assessing proposals for development within the curtilage of protected structures, with particular emphasis on siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude innovative contemporary buildings which can contribute to the richness of the historical context.

Development proposals should include an appraisal of the wider context of the site or structure. This appraisal should examine the visual impact and design of the proposal and should address issues including the grain of historic settings, sensitivity to scale and context, views and the design of innovative quality architecture which would complement the setting of the protected structure.

Care of Significant Architectural Features - Iron work/windows/bricks etc

All works to buildings with features of architectural heritage significance shall be carried out in line with the requirements set out in the *Architectural Heritage Protection - Guidelines for Planning Authorities, 2004*, and the DEHLG 'Advice Series' for bricks, windows, ironworks and care of older buildings.

Retention, Re-Use or Works to Structures identified on the NIAH (Candidate Protected Structures) and other Structures of Architectural Heritage Merit which are not Protected

The re-use of older buildings of architectural heritage merit and significance (which may or may not include structures identified on the NIAH) is a central element in the conservation of the built heritage of the City and important to the achievement of sustainability.

Where Planning Applications involve works to or redevelopment of a building or structure identified on the NIAH, the Planning Authority shall have regard for the DEHLG *Architectural Heritage Protection - Guidelines for Planning Authorities, 2004*, and may require an Architectural Heritage Impact Assessment to be prepared commensurate to the nature and scale of the proposal.

In assessing applications to demolish older buildings of architectural heritage merit which are not listed on the Record of Protected Structures or the National Inventory of Architectural Heritage, the Planning Authority may actively seek the retention and re-use of buildings/structures of historic, architectural, cultural, artistic and/or local interest or buildings which make a positive contribution to the character and identity of streetscapes and the overall sustainable development of the City.

The heritage value of older buildings of significance, particularly buildings predating 1900 may not always be obvious and some buildings may contain concealed features of importance. In these and other unique circumstances where buildings or structures or parts of a structure are identified as part of a development assessment process to have significant architectural heritage merit, the Planning Department may require an architectural heritage impact assessment to be prepared commensurate to the nature and scale of the proposal, to enable a full appraisal of the building's architectural, cultural, artistic or historic merit.

Where the Planning Authority accepts the principle of demolition, a detailed inventory of the building shall be required for record purposes. Demolition of protected structures or other buildings of historic significance may be permitted where it is deemed that the proposed development is in the best interest of the economic sustainability of the City Centre. Consideration of any delisting of a Protected Structure shall be carried out in accordance with the provisions of Section 54 and Section 55 of the Act where protection of the structure is no longer warranted, in advance of any development application.

Development in Architectural Conservation Areas (ACAs)

The requirements for planning applications for development within the six Architectural Conservation Areas in Limerick City (1A, B & C, 2, 3 & 4) are set out in Chapter 10 Built Heritage & Archaeology) and shall be made in accordance with Chapter 3 the DEHLG *Architectural Heritage Protection Guidelines, 2004*.

All new buildings should complement and enhance the character and setting of the ACA in question.

In considering proposals for development in ACAs, it is policy to have particular regard to:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of compatibility of design, scale, height, plot width, roof treatment, materials, landscaping, mix and intensity of use proposed.

Development within conservation areas should be so designed so as not to constitute a visually obtrusive or dominant form of development. New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows/doors /roof/chimney/design and other details.

The Planning Authority discourages the use of uPVC or aluminum in windows, fascias and doors in historic buildings that are not protected. Proposals for the application of cement render to the external brick fabric of older buildings will not be encouraged in conservation areas. In assessing development proposals, the Planning Authority will seek the retention of mature trees (those in good condition) which contribute to the character of conservation areas where appropriate.

In conservation areas, advertising will be severely restricted, and shall only relate to the service provided on the premises. In dealing with all advertising in conservation areas, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area. Where applications for security cameras are proposed, every effort shall be made to conceal the device and to employ the best available technology.

Parking in the Curtilage of Protected Structures & in Architectural Conservation Areas.

Poorly designed off street parking in the front gardens of protected structures and in ACAs can have an adverse affect on the special interest and character of these sensitive buildings and areas. For this reason, proposals for off street parking in the front gardens will not normally be permitted where inappropriate site conditions exist, particularly in the case of smaller gardens where the scale of intervention is more significant.

Proposals for off street parking in the front gardens of protected structures and within ACAs will not be permitted in the following circumstances:

- Where satisfactory vehicular access to the rear garden exists or can be easily provided and where sufficient rear garden area is available to meet both the parking and open space requirements of the building;
- Where there is insufficient area to accommodate a parked car in the front garden or where the proposal relates to vehicles other than a private car (e.g. caravan/boat);
- Where proposals would result in the removal of the entire front boundary of the property.

However, where site conditions exist which facilitate parking provision without significant loss of visual amenity and historic fabric, proposals for limited off street parking in the front gardens of protected structures and in ACAs may be considered where the following criteria can be met:

- Sufficient width of frontage exists to maintain the majority of original railings and walls with appropriate insertion of gated entrances without the removal of the entire front boundary of the property.

- No more than one private car parking space is provided within the curtilage of the building;
- There is sufficient depth available in the garden to accommodate a private parked car;
- Access to and egress from the proposed parking space will not give rise to a traffic hazard
- Every reasonable effort is made to protect the integrity of the protected structure and/or architectural conservation area;
- The building is an owner occupied residential building;

Development on Archaeological Sites & in Zones of Archaeological Potential

When considering planning applications in the *Zone of Archaeological Potential* and on sites of known archaeological interest, the Planning Authority will have regard to the view and recommendation of the National Monuments Service and other interested bodies, such as the Heritage Council, before arriving at a decision.

In order that the Planning Authority's policy on archaeology is implemented, the following will be necessary prior to lodgement of a planning application:

- The Applicant shall employ a Qualified Archaeologist to carry out site investigation works;
- The merits and demerits of foundation type (piled, raft, etc.) shall be assessed, having regard to the potential of such foundation to avoid undue damage to archaeological strata.

When planning permission for development involving sub-surface excavation is being granted, attention will be drawn to the legal obligation to report the discovery of archaeological finds to the National Museum of Ireland.

Outdoor Events

Where an Outdoor Event is expected to exceed 5,000 people in attendance, the Promoter must apply for an Event License under the terms of *Part XVI of the Planning & Development Act 2000-2008*. Limerick City Council's *Park & Ride Strategy* shall be adhered to for all events.

Petrol Stations

Where a Petrol Station is proposed the following guidelines shall be considered:

- The proliferation of existing petrol stations and distances to same.
- Access to a petrol station will not be permitted closer than 35m to a road junction.
- Frontage shall be agreed with the Transport Department of Limerick City Council prior to the lodgement of this type of development proposal.
- All pumps and installations shall be set back at least 5 metres from the public road.
- A wall, of a minimum height of 0.5 metres, must separate the forecourt from the public footpath.
- All external lighting shall be located so as not to cause distraction to road users.
- One large illuminated projecting sign will be permitted per petrol station.
- Any ancillary facilities shall be located so as not to interfere with residential amenities.
- Any convenience shop proposed on site shall be ancillary to the principal use of the premises as a petrol station and shall be a maximum size of 100m² excluding storage, unless it can be demonstrated that there is a deficiency of convenience retail space in the vicinity. Under such circumstances, the maximum floor space may be increased to 150m².
- Late night opening will only be permitted if it does not impact adversely on residential amenity.
- A landscaping plan shall be submitted as part of this type of development proposal.

- Fast food takeaway and off licence facilities shall not be permitted in petrol stations.

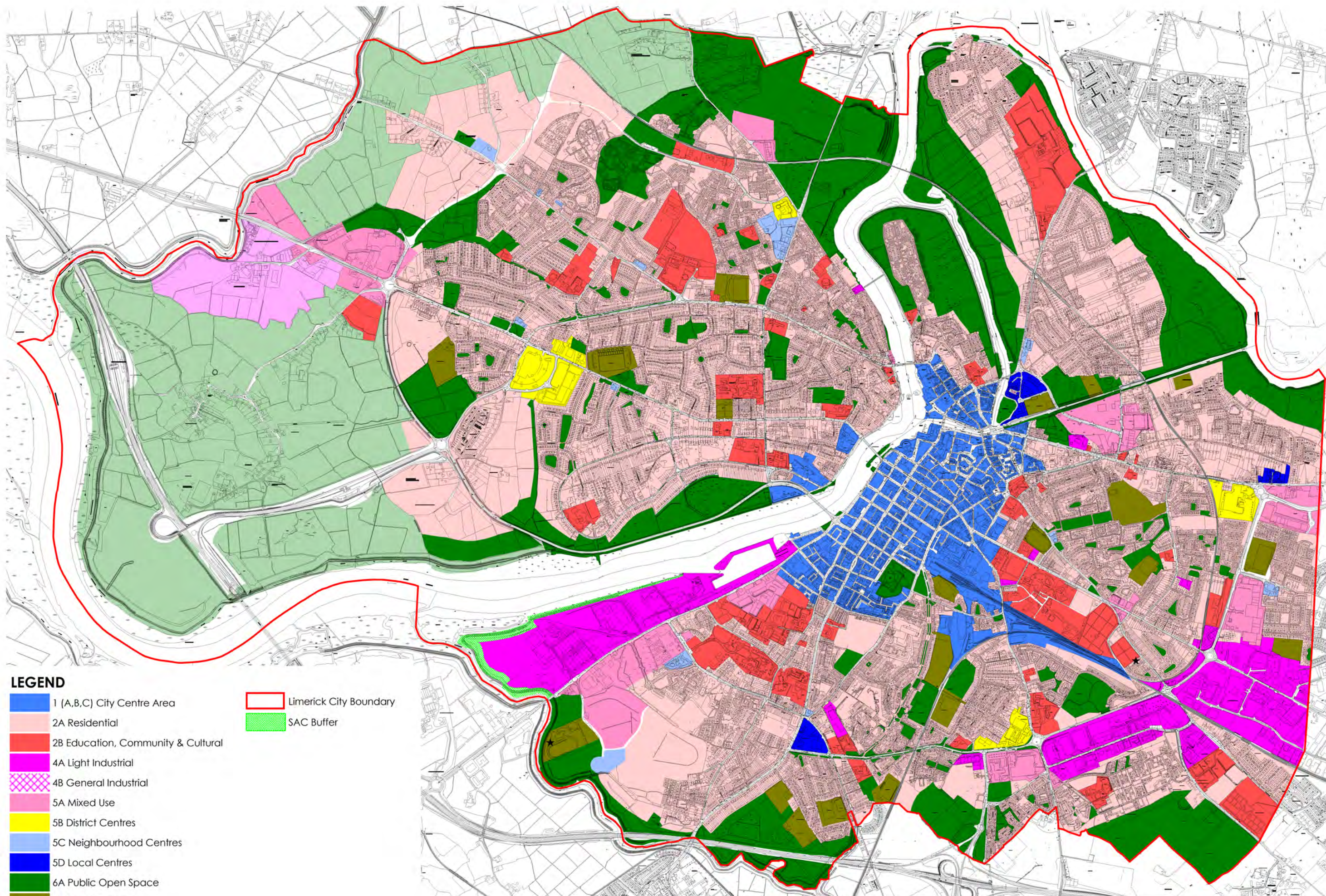
Volume II appendices

Appendix i maps

Appendix I

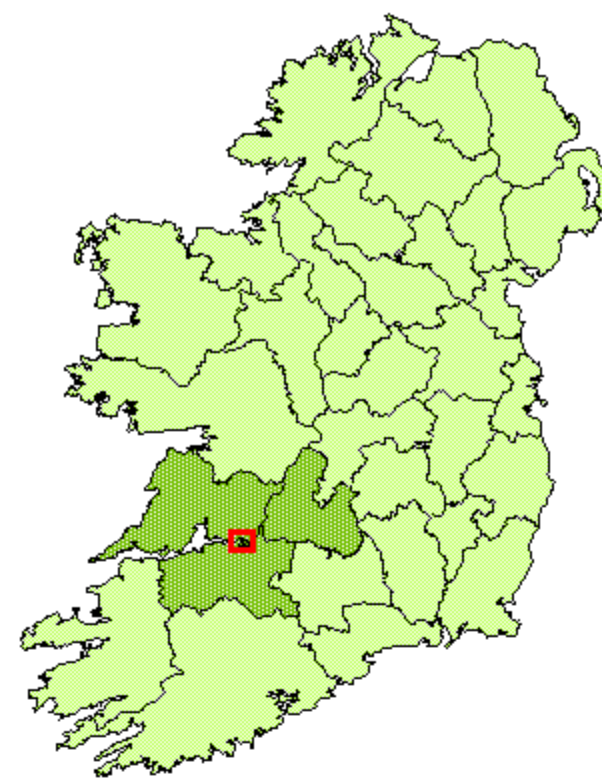
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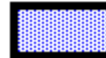




LEGEND

- 1 (A,B,C) City Centre Area
 - 2A Residential
 - 2B Education, Community & Cultural
 - 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
- Limerick City Boundary
 SAC Buffer



Legend

-  Limerick City Boundary
-  City Centre Retail Area
-  Inner City Residential Neighbourhood
-  City Centre Commercial Area

Map 1A: City Centre Zoning Objectives
Limerick City Development Plan 2010 - 2016

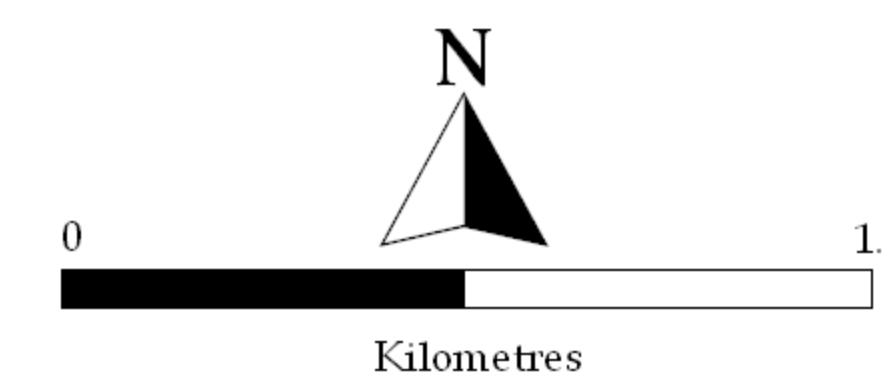


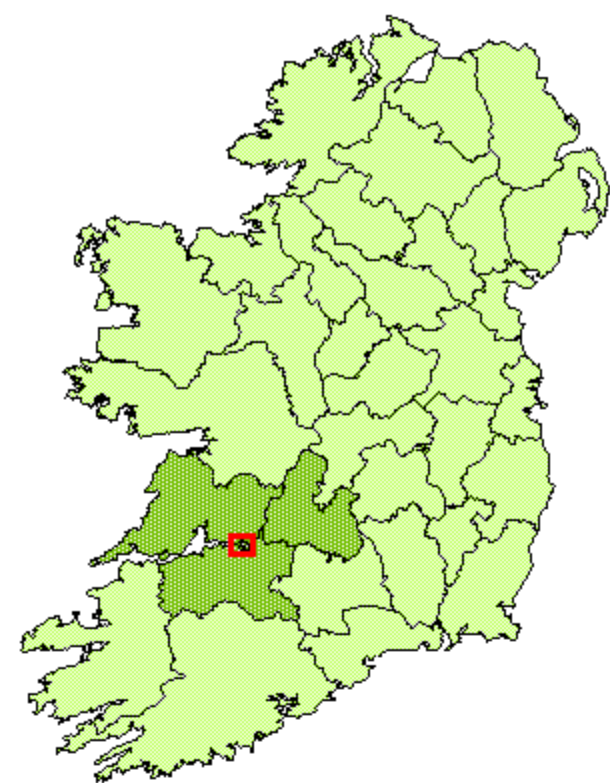
Limerick City Council
Planning & Economic Development Department

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Approved K Reeves

Date 2010

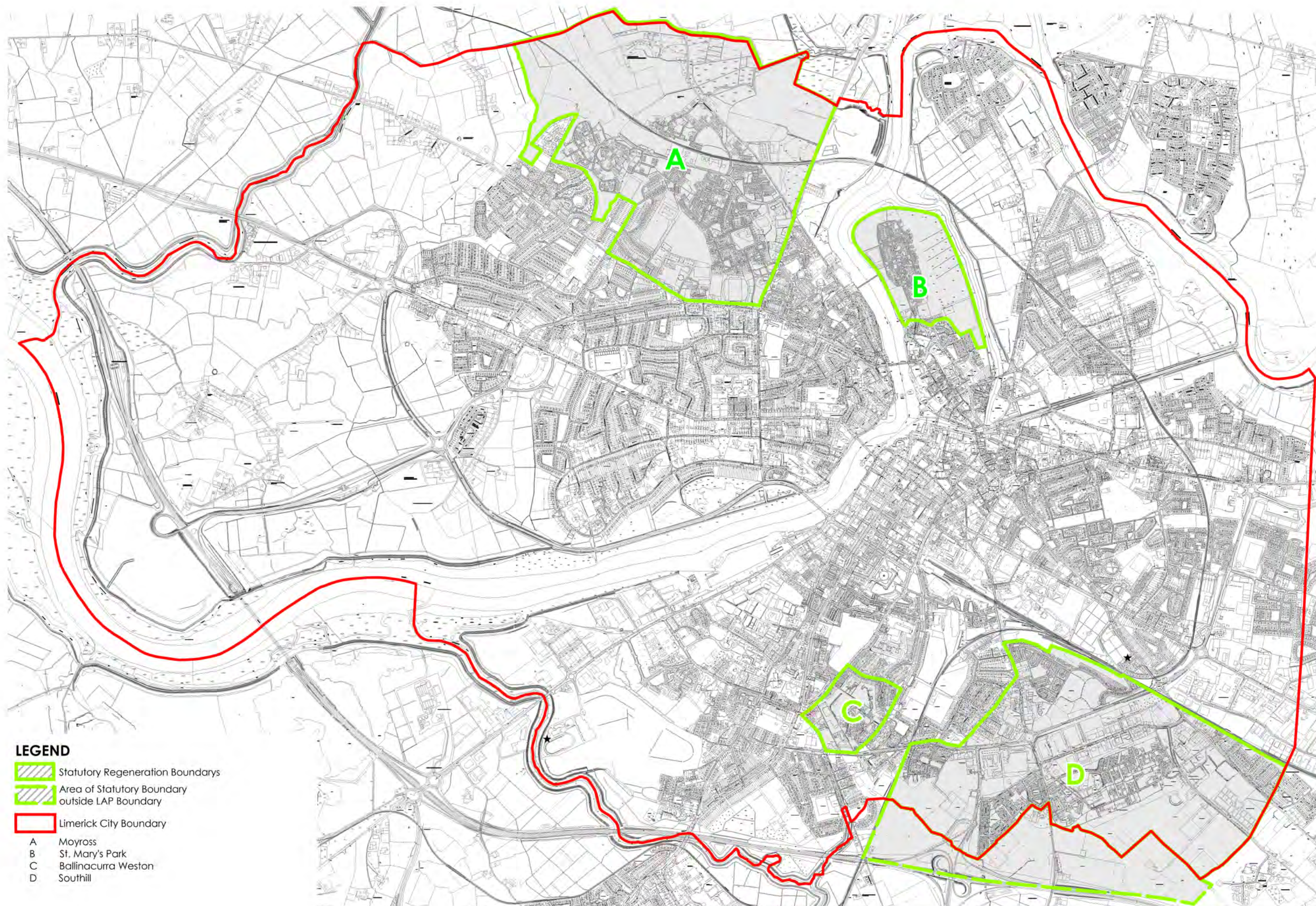




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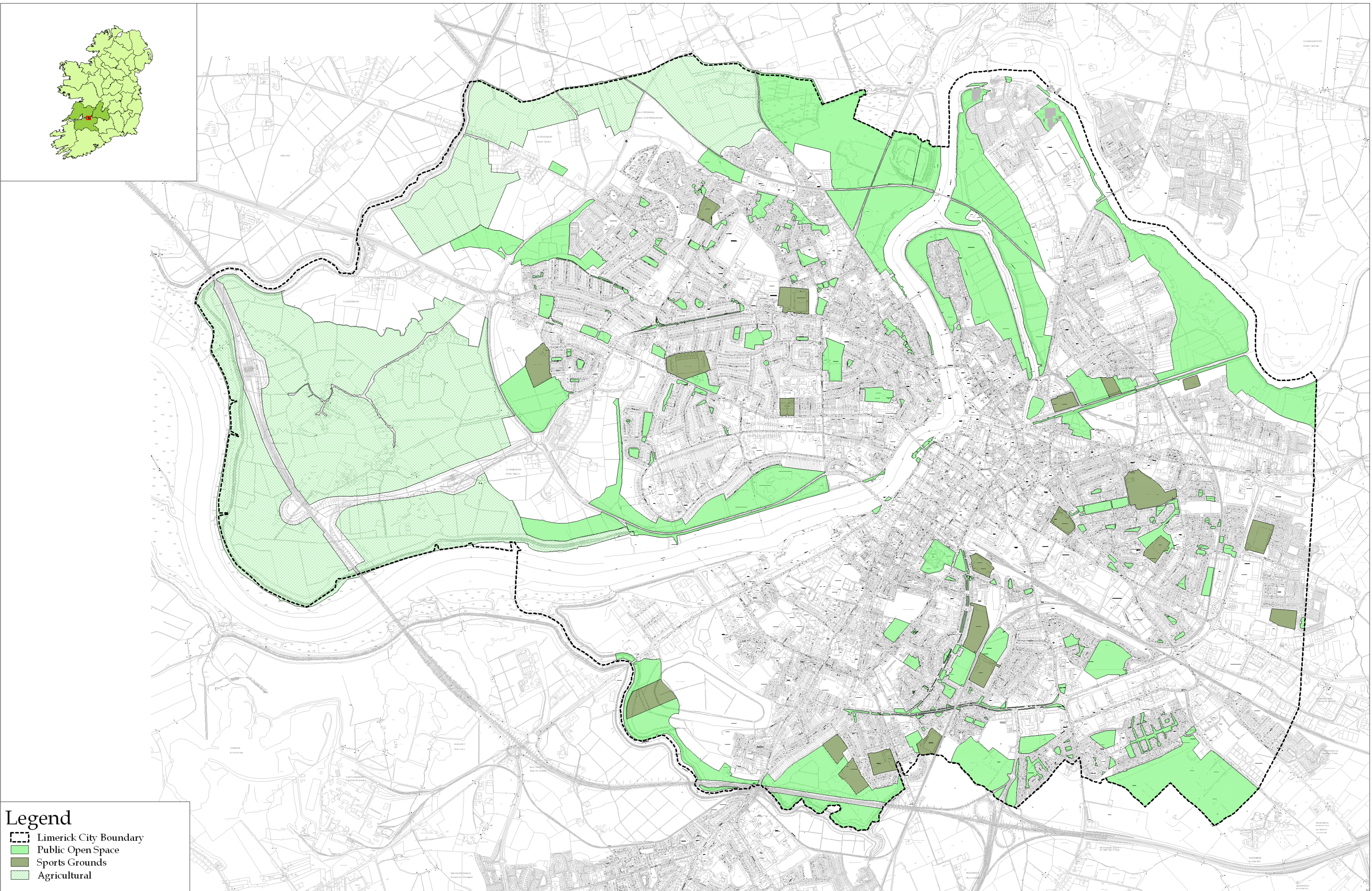
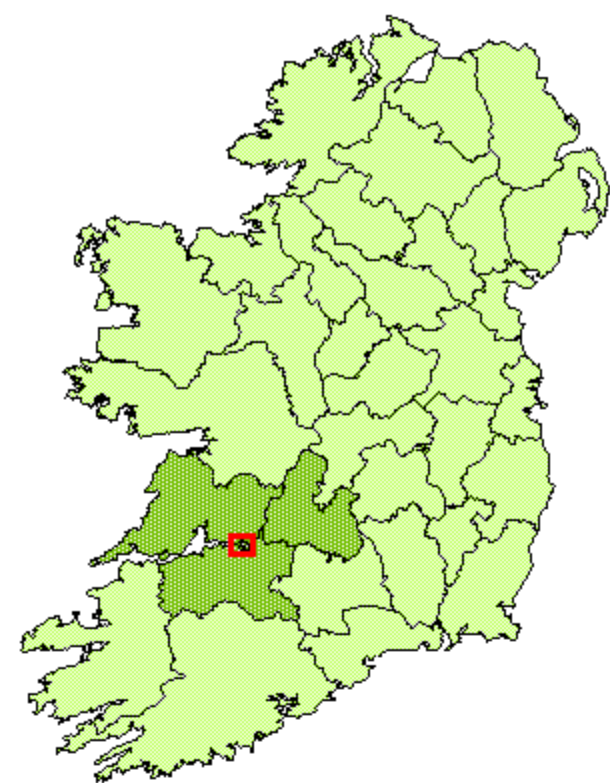
- Limerick City Boundary
- Neighbourhood Centres
- Local Centres
- District Centres





LEGEND

- Statutory Regeneration Boundaries
- Area of Statutory Boundary outside LAP Boundary
- Limerick City Boundary
- A Moyross
- B St. Mary's Park
- C Ballinacurra Weston
- D Southill



Legend

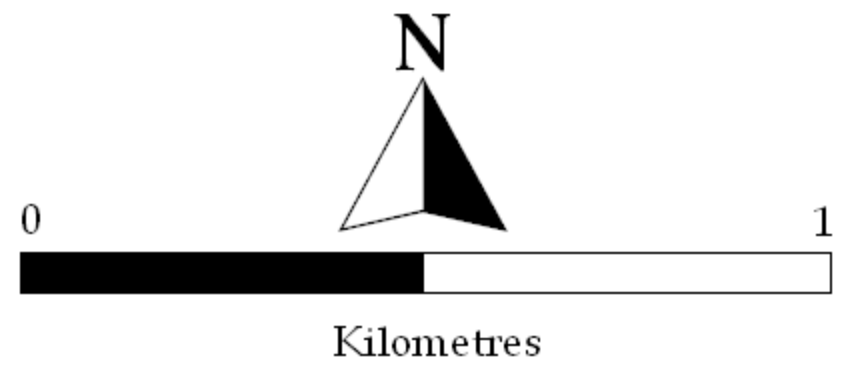
- Limerick City Boundary
- Public Open Space
- Sports Grounds
- Agricultural

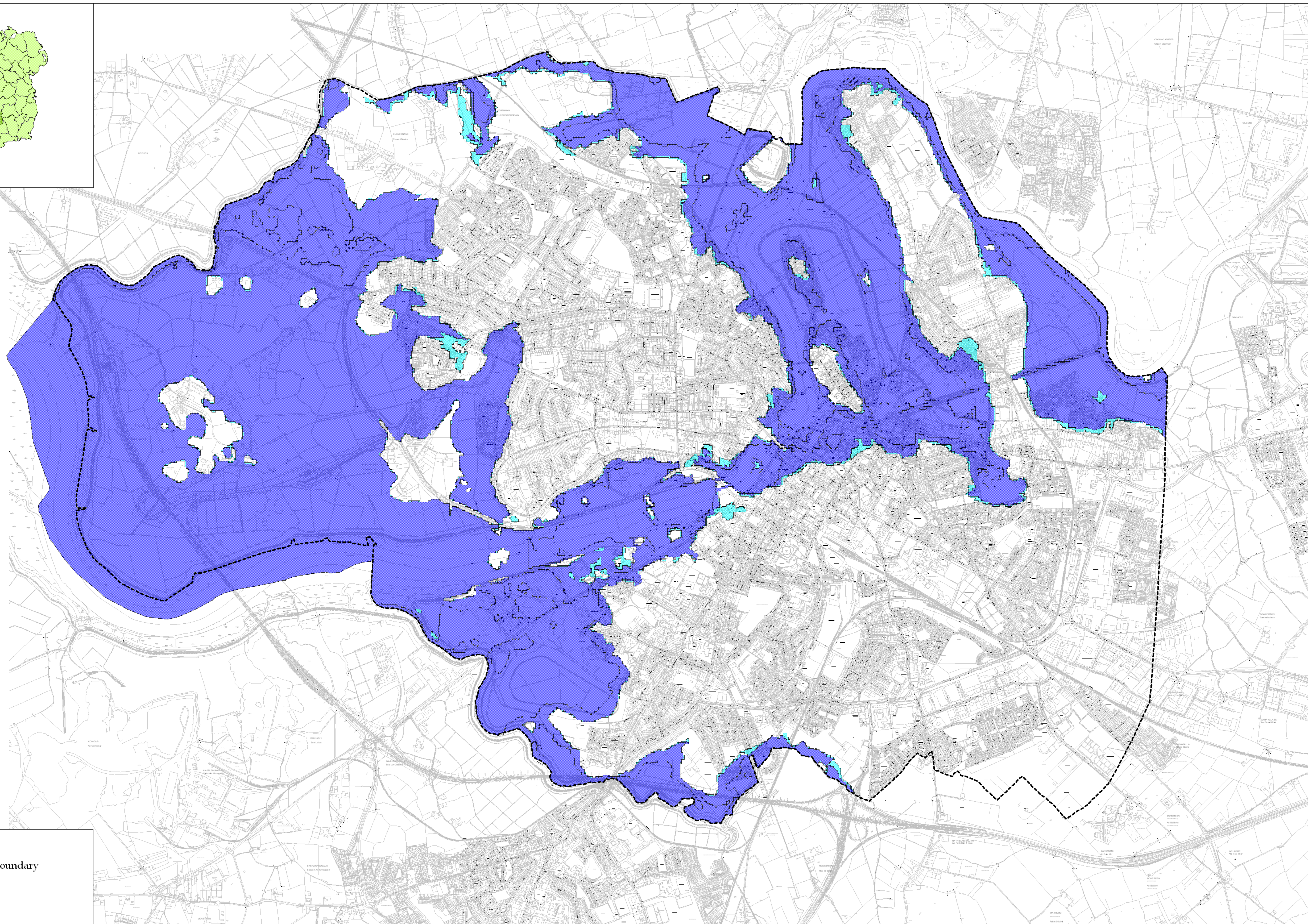
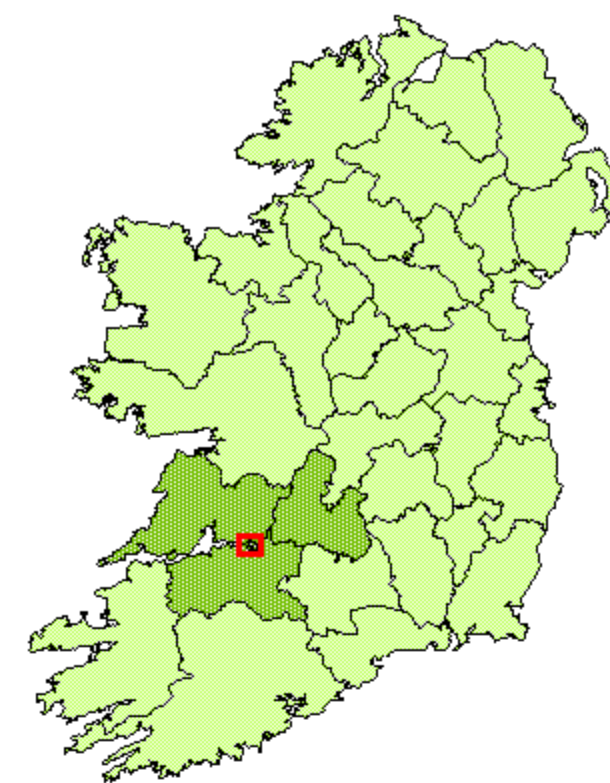
Map 1D: Open Space Provision
Limerick City Development Plan 2010 - 2016



Limerick City Council
Planning & Economic Development Department

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Approved K Reeves
Date 2010





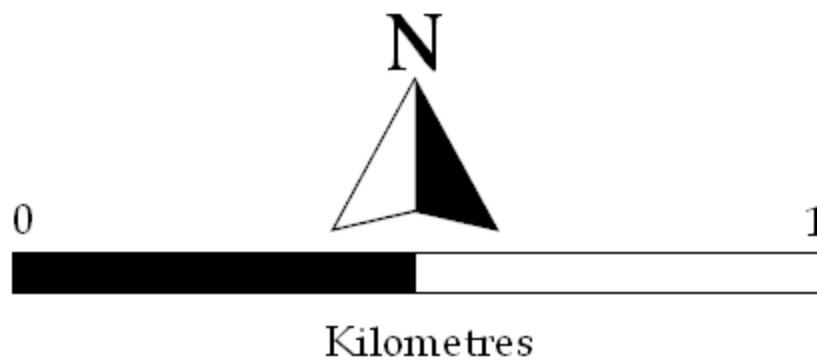
- Legend**
- Limerick City Boundary
 - Flood Zone A
 - Flood Zone B

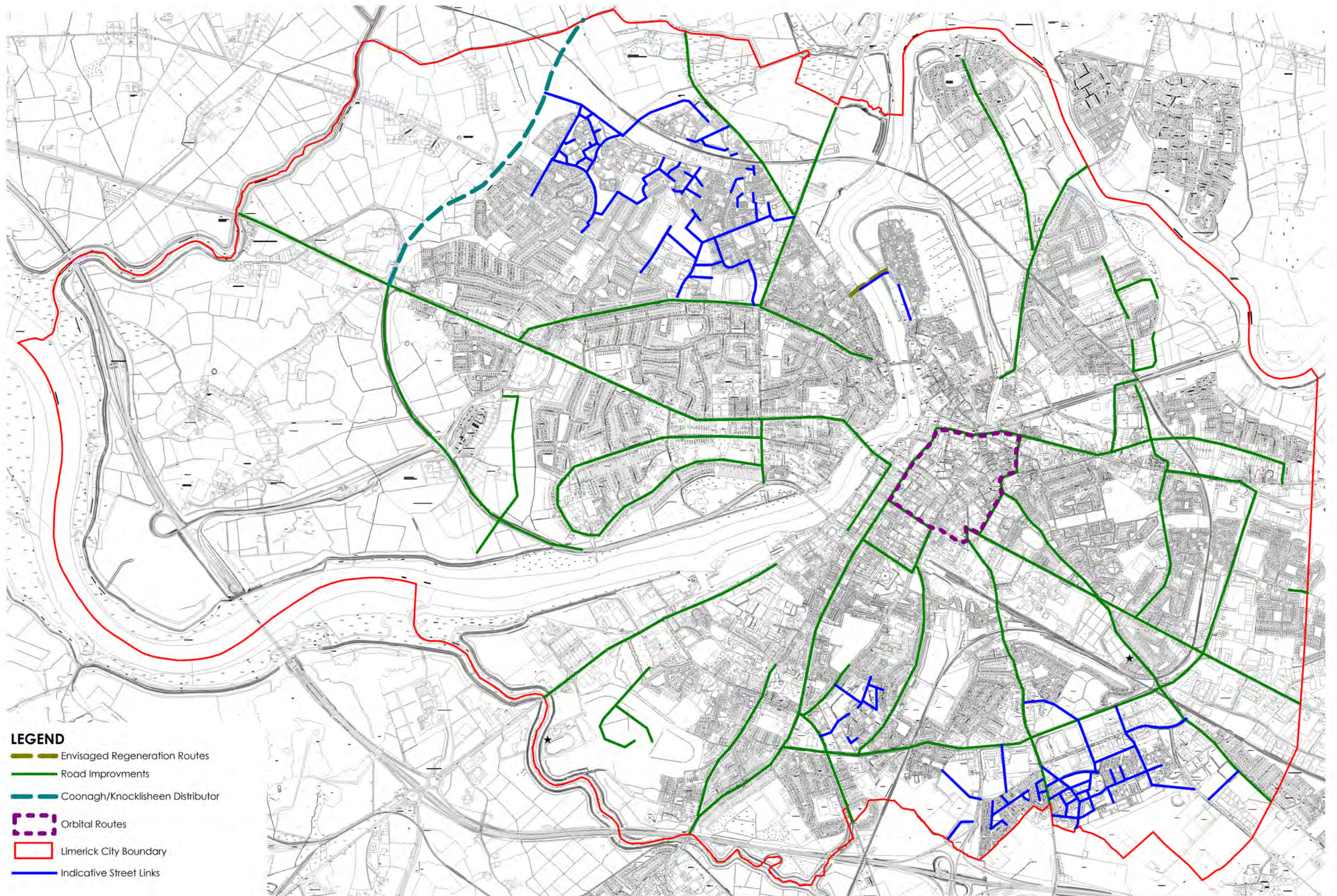
Map 2: Flood Risk Areas
Limerick City Development Plan 2010 - 2016



Limerick City Council
Planning & Economic Development Department

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Approved K Reeves
Date 2010

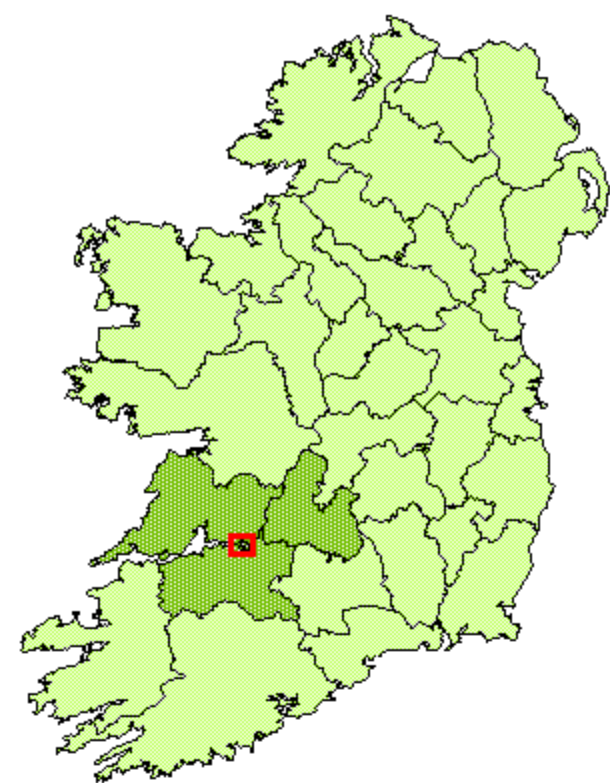




LEGEND

- Envisaged Regeneration Routes
- Road Improvements
- - - Coonagh/Knocklisheen Distributor
- - - Orbital Routes
- Limerick City Boundary
- Indicative Street Links





Legend

- Limerick City Boundary
- Proposed Routes
- Envisaged Routes

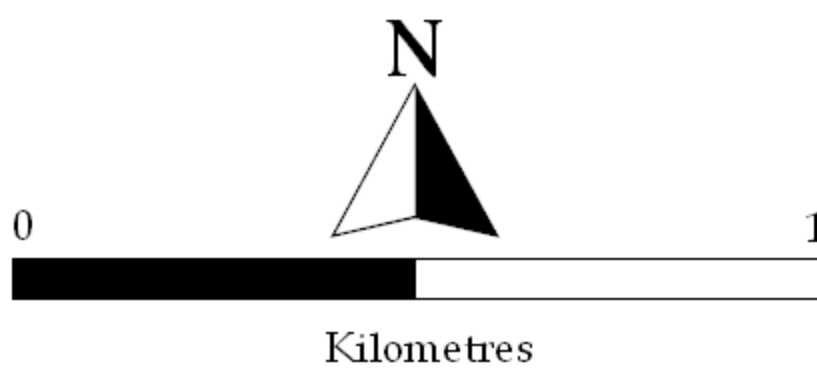


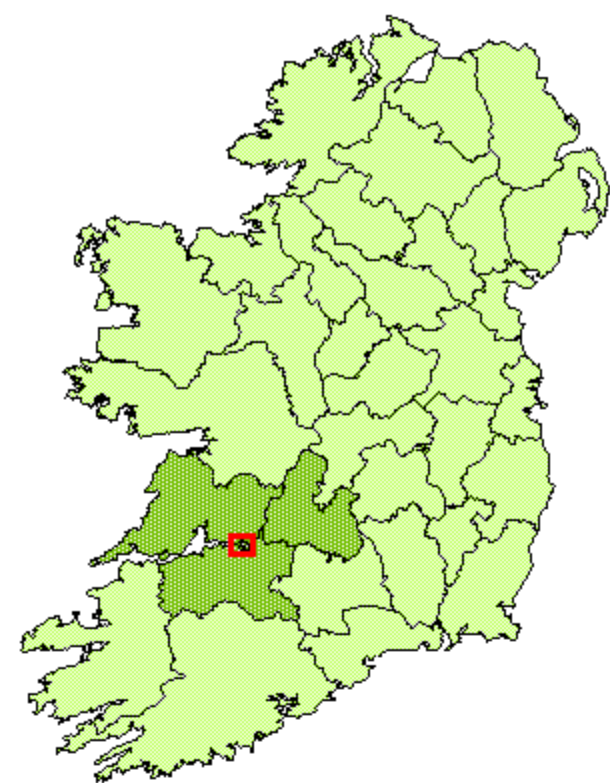
Map 3A: Green Routes
Limerick City Development Plan 2010 - 2016



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Planning & Economic Development Department

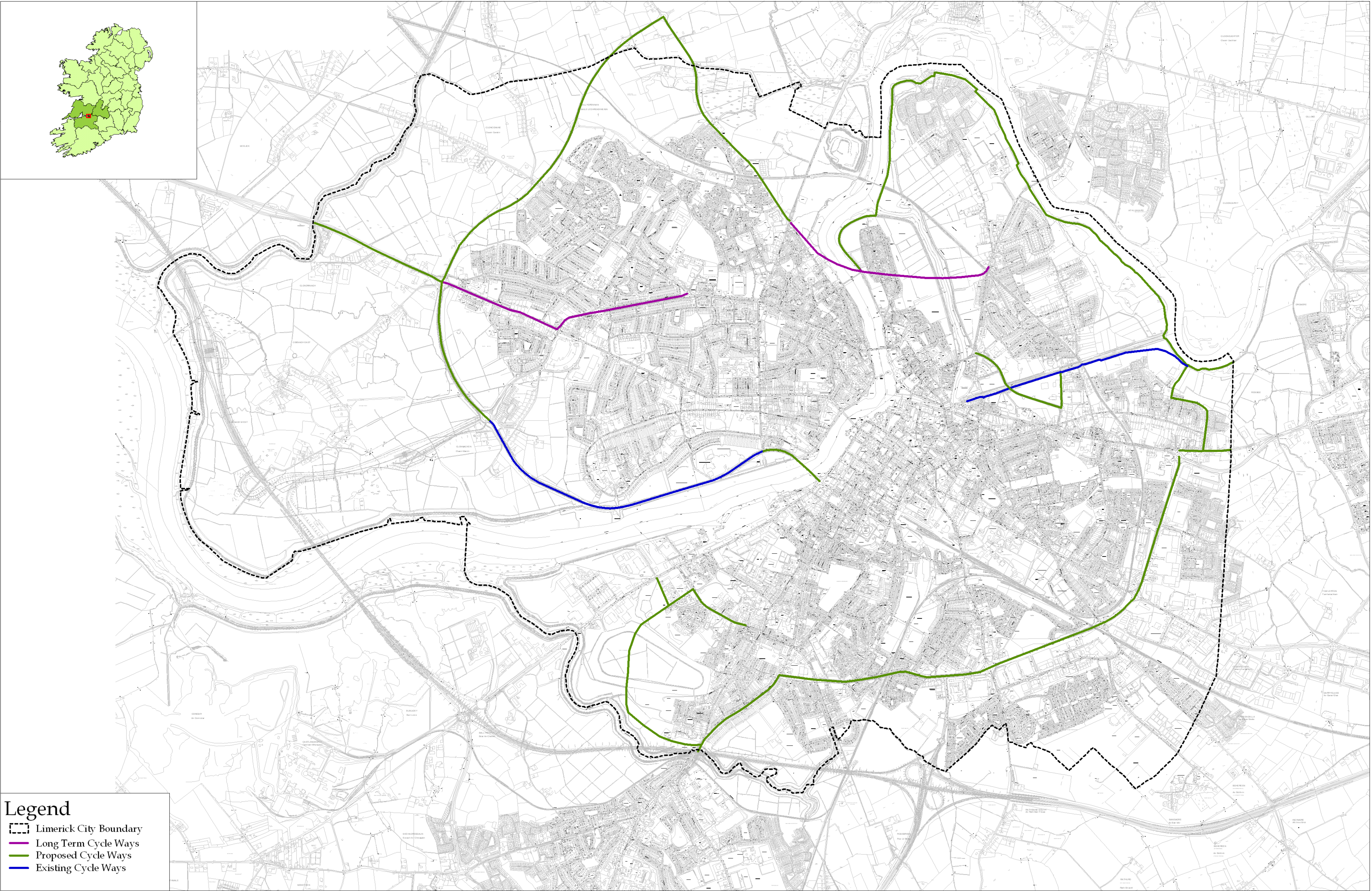
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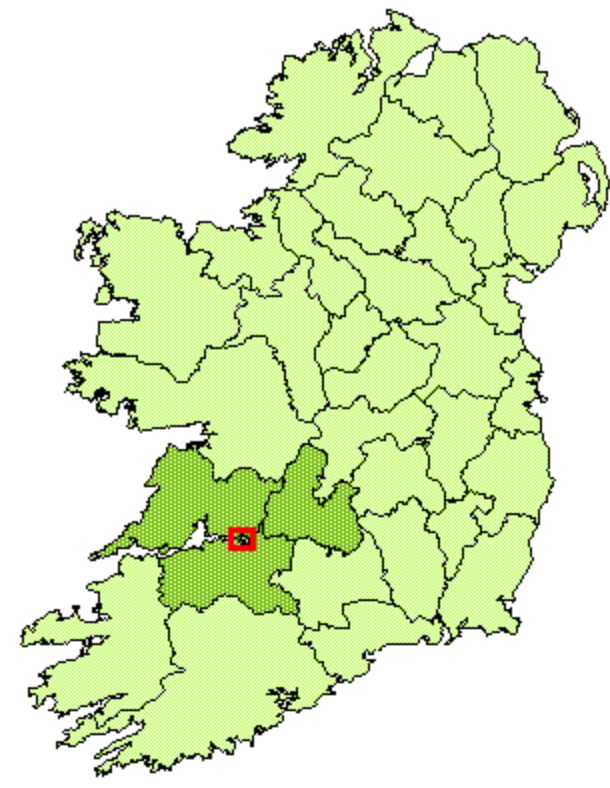




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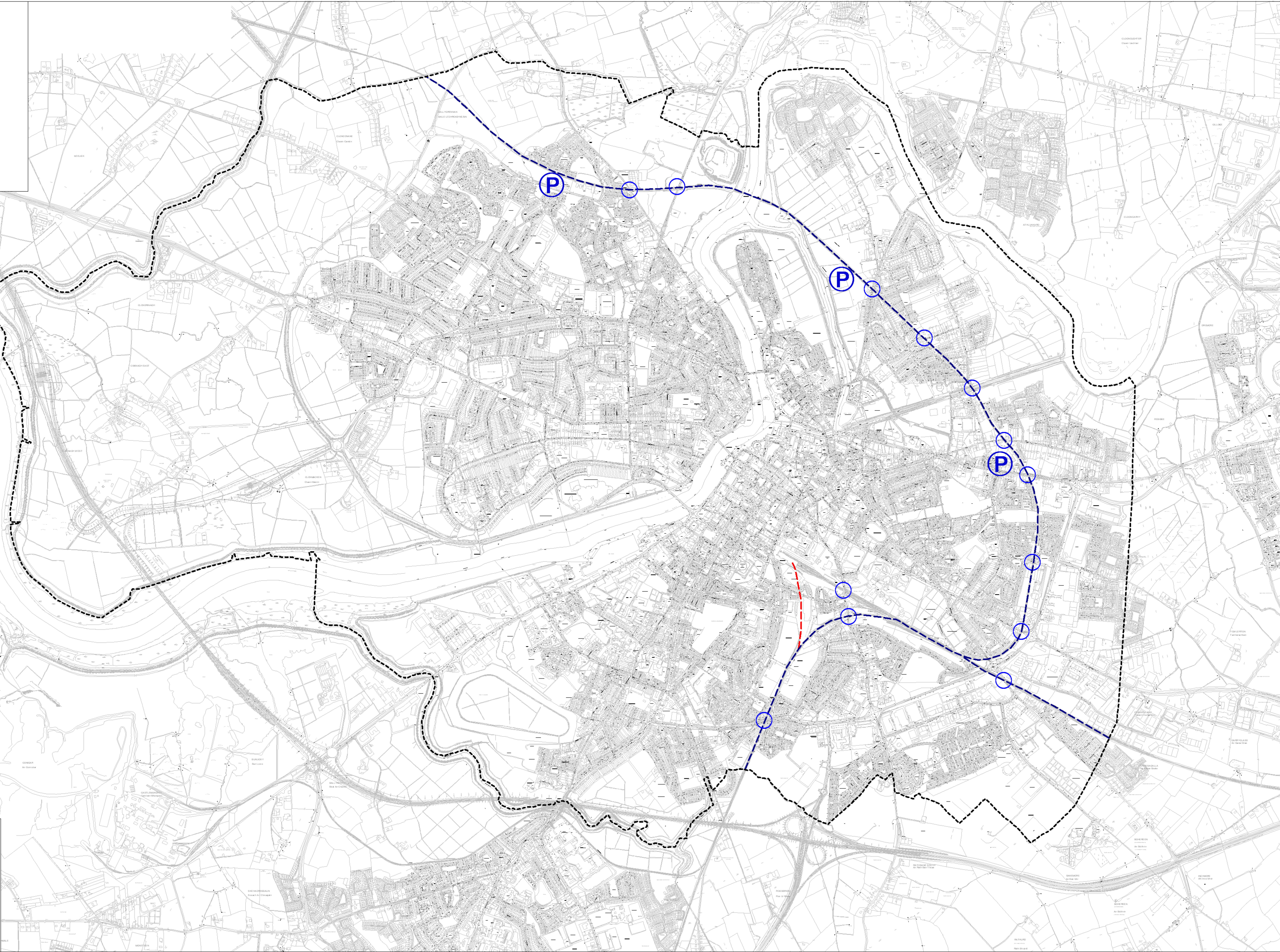
- Limerick City Boundary
- Long Term Cycle Ways
- Proposed Cycle Ways
- Existing Cycle Ways

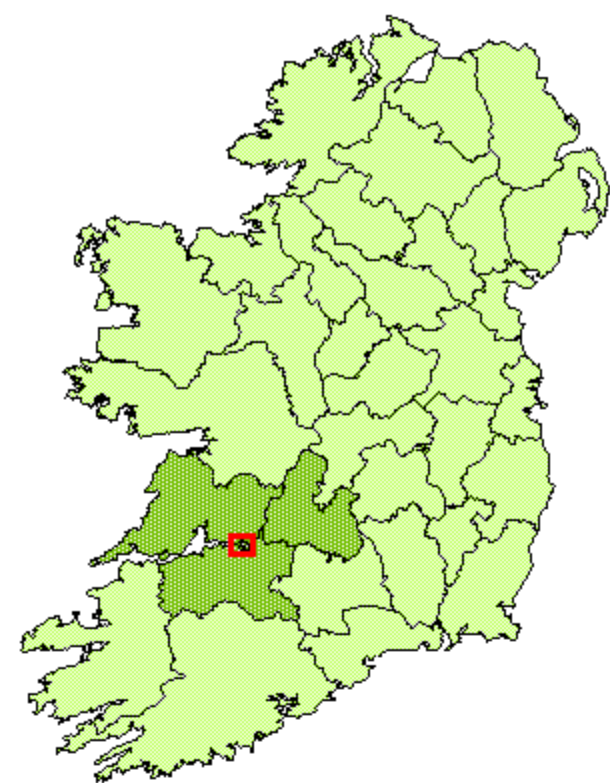




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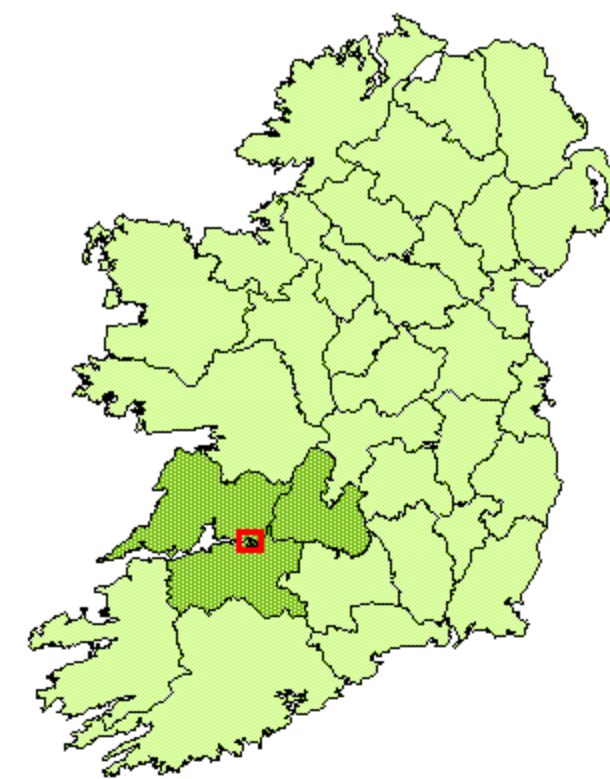
- Limerick City Boundary
- Rail Bridge / Crossing
- Point
- Existing Railway
- Proposed Railway





Legend

- Limerick City Boundary
- Public Right of Way - LCC
- Public Right of Way - OPW



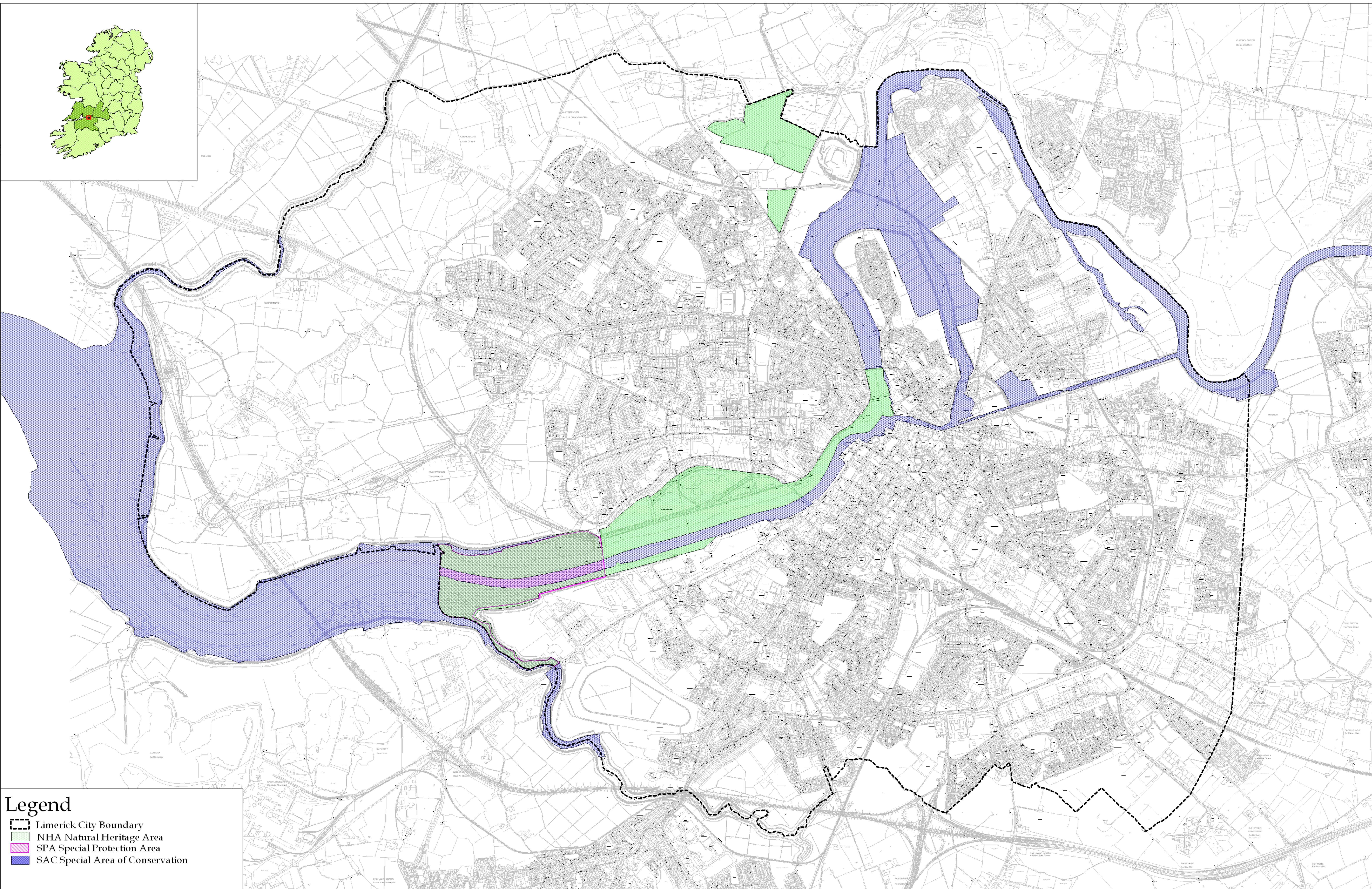
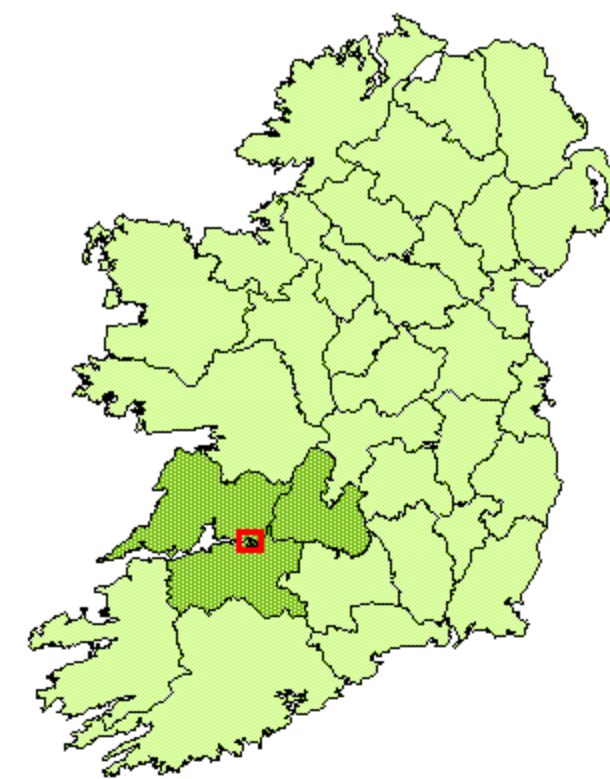
Legend

- Limerick City Boundary
- Newcastle Reservoir and Water Tower Site
- Bunlickey Sewerage Treatment Plant
- Potable Trunk Water Main (Existing)
- Line
- Complete and commission the installation of the southern ring trunk main infrastructure around the city to service the north city ensuring all strategic spurs are complete
- Restrict all discharges from developments to a max 4l/sec/hect in general areas around the city and in areas which contribute to the Monocline Stream restrict all discharges to 2l/sec/hect
- Proposed 300mm Dia Water Main
- Restrict discharges of stream water into combined drainage areas where there is a potential for a developer to install a discharge to a water course or if the combined drainage system is at or near full capacity. The level of discharge may be 2l/sec/hect
- Complete a study assessing the requirement for connecting the southern ring trunk main to the 700mm west of the Shannon main and seek necessary funding

The extension of Limerick main drainage into the northside of the city to cater for any potential development in the Coonagh area if finance is available

Complete afeasability study on the potential to instal a secondary source through the development of a bore hole abstraction point along the line of the rising mains





Legend

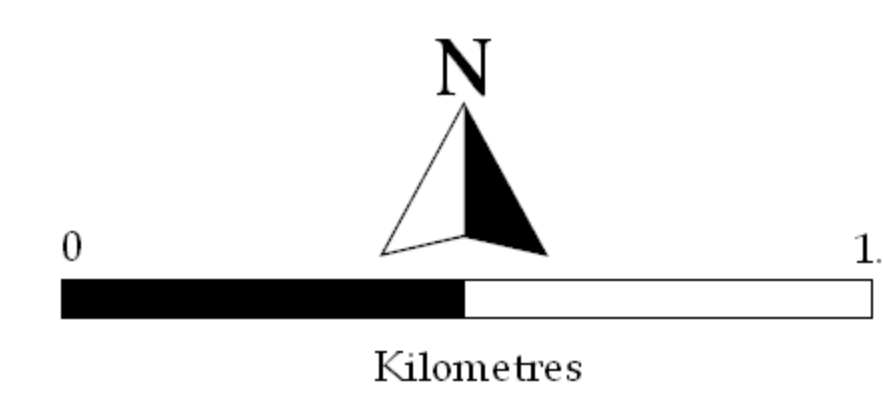
- Limerick City Boundary
- NHA Natural Heritage Area
- SPA Special Protection Area
- SAC Special Area of Conservation

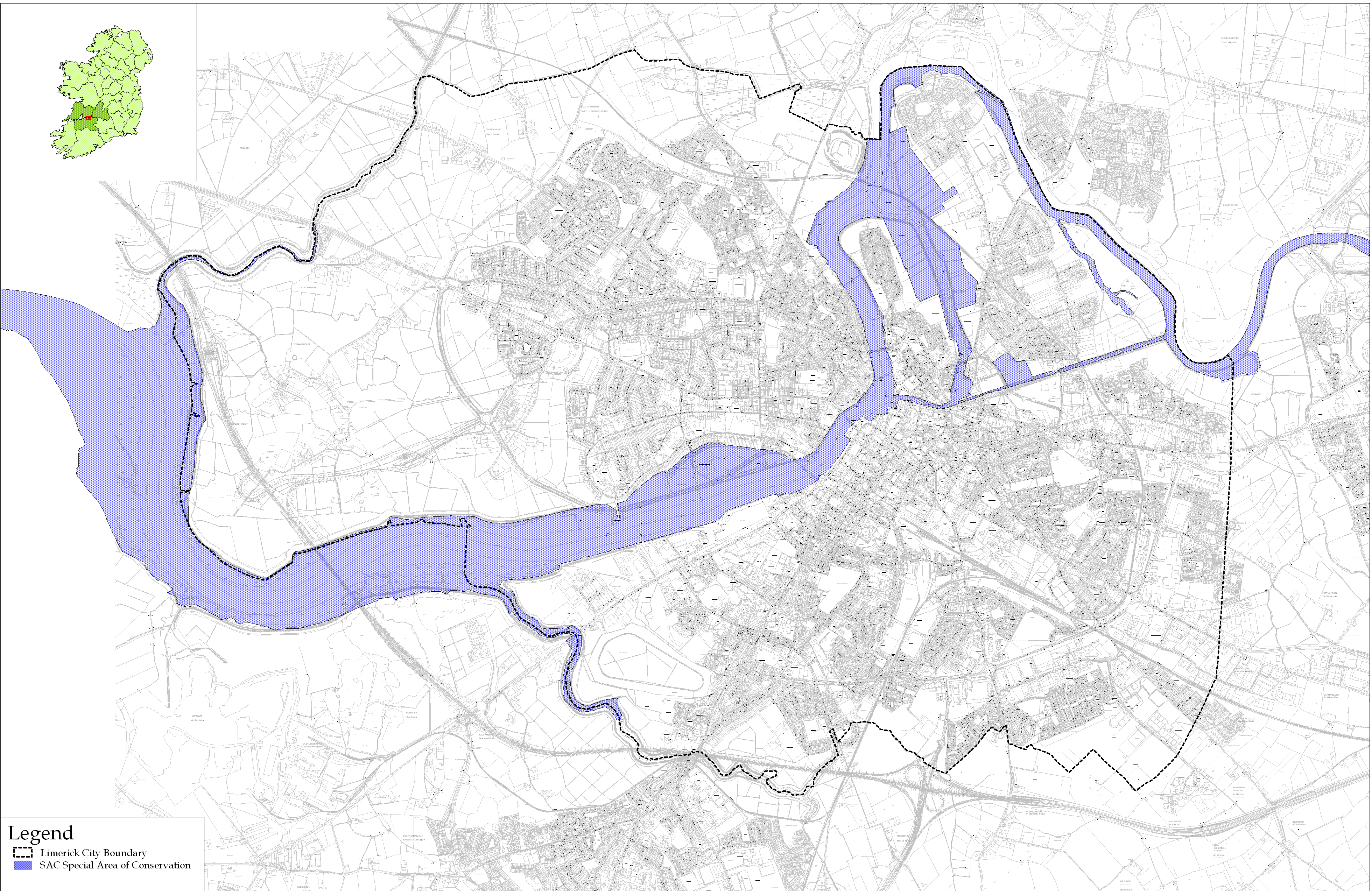
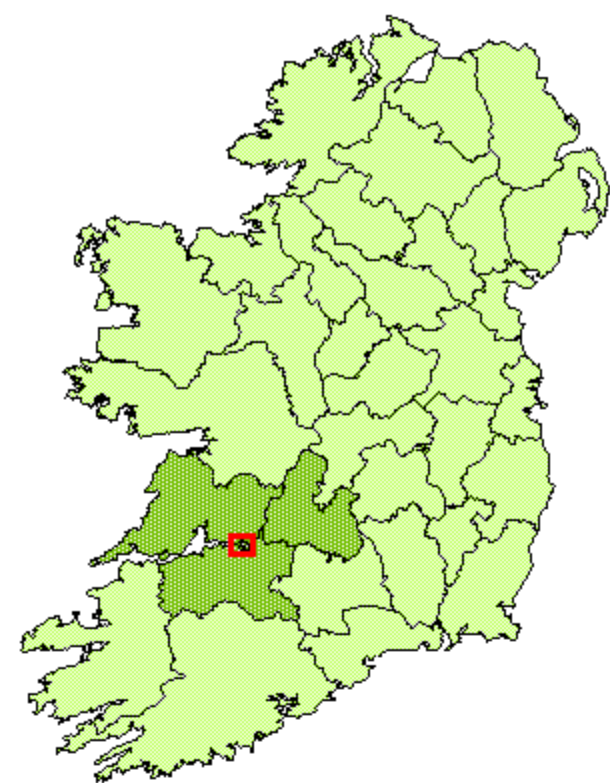
Map 5: Environmental Preservation Areas
(Designated Sites - Zoning 6B)
Limerick City Development Plan 2010 - 2016



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Legend

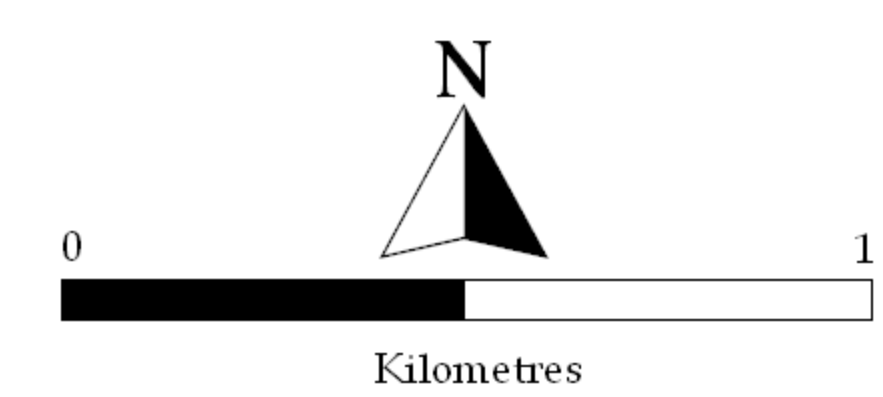
- Limerick City Boundary
- SAC Special Area of Conservation

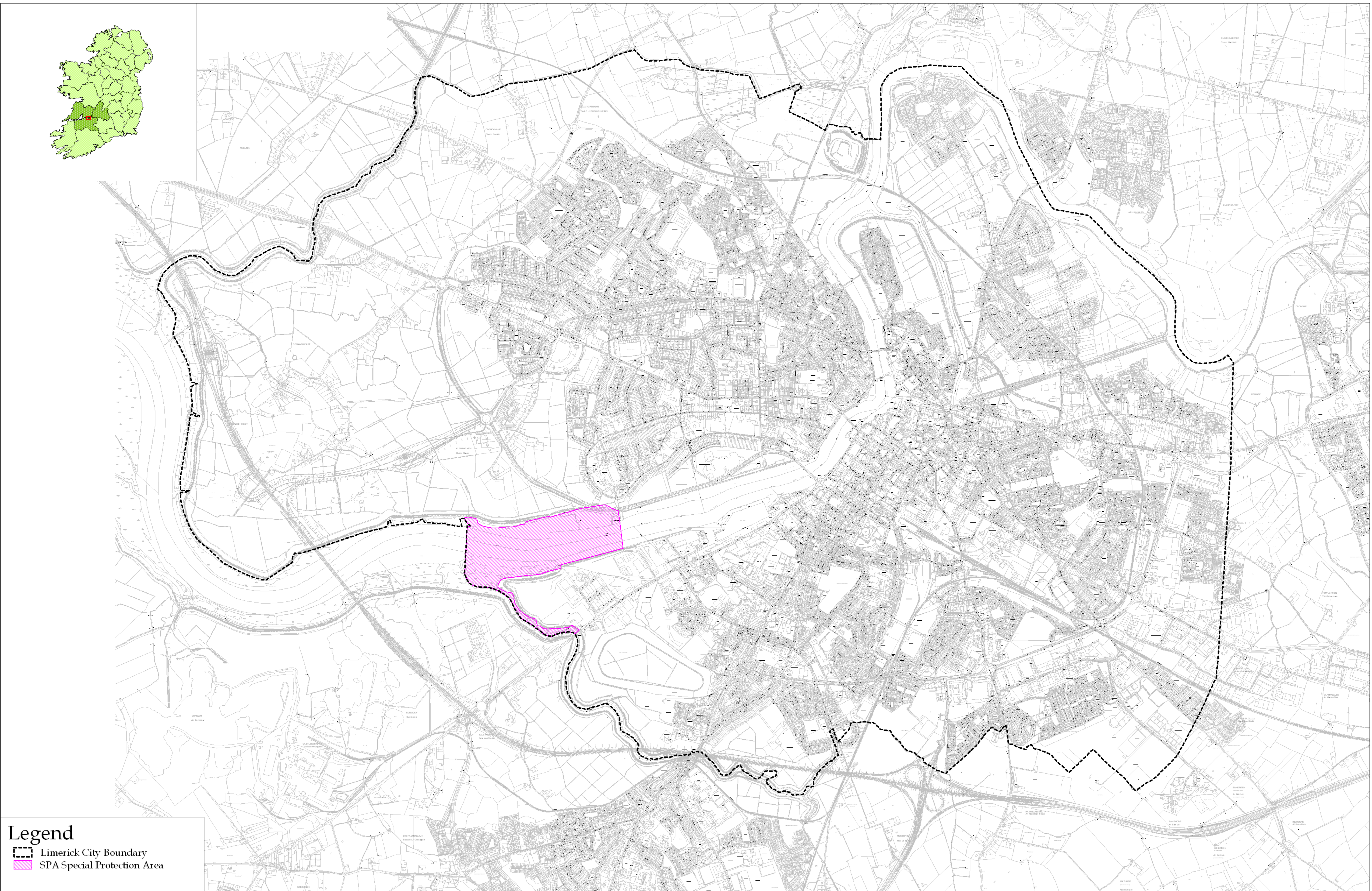
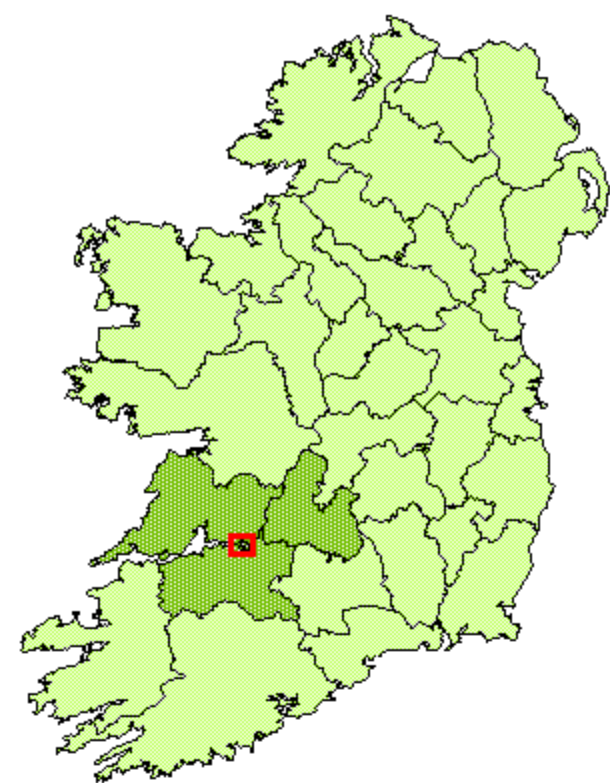


Map 5A: SAC
(Special Area of Conservation)
Limerick City Development Plan 2010 - 2016

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Legend

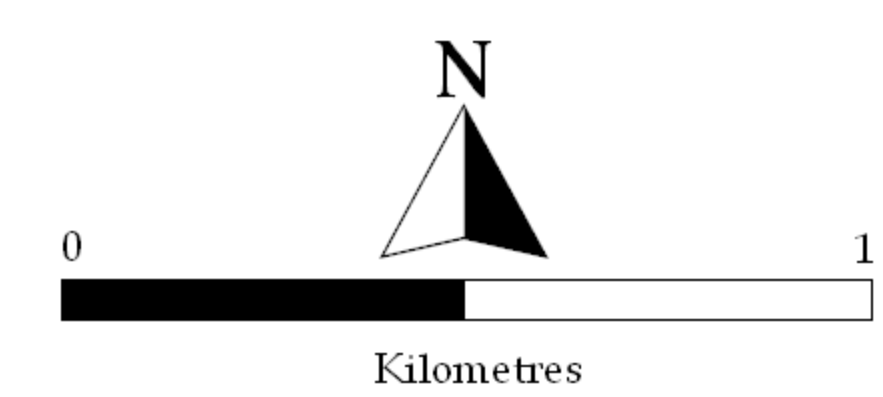
- Limerick City Boundary
- SPA Special Protection Area

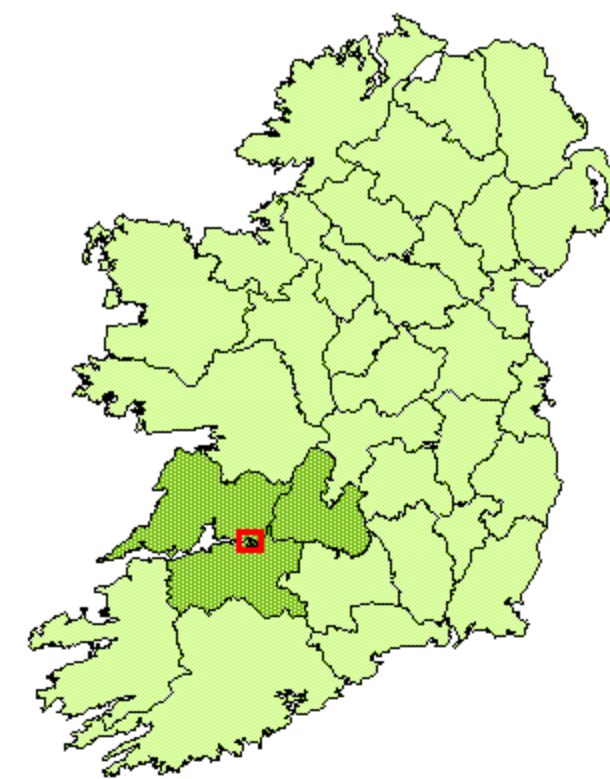


Map 5B: SPA
(Special Protection Area)
Limerick City Development Plan 2010 - 2016

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Legend

-  Limerick City Boundary
-  NHA Natural Heritage Area



Limerick City Council

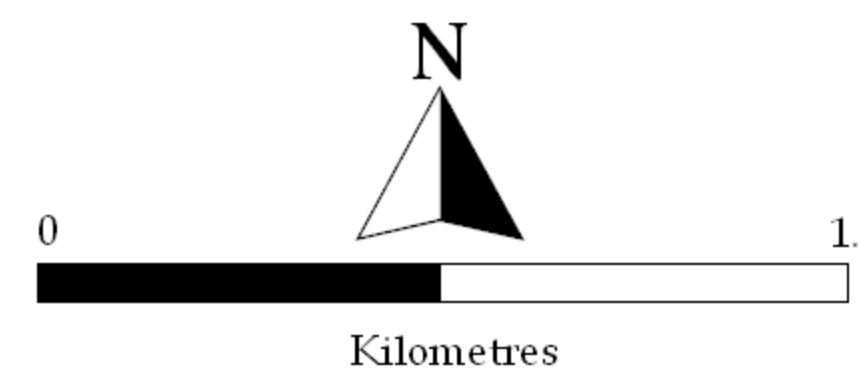
Planning & Economic Development Department

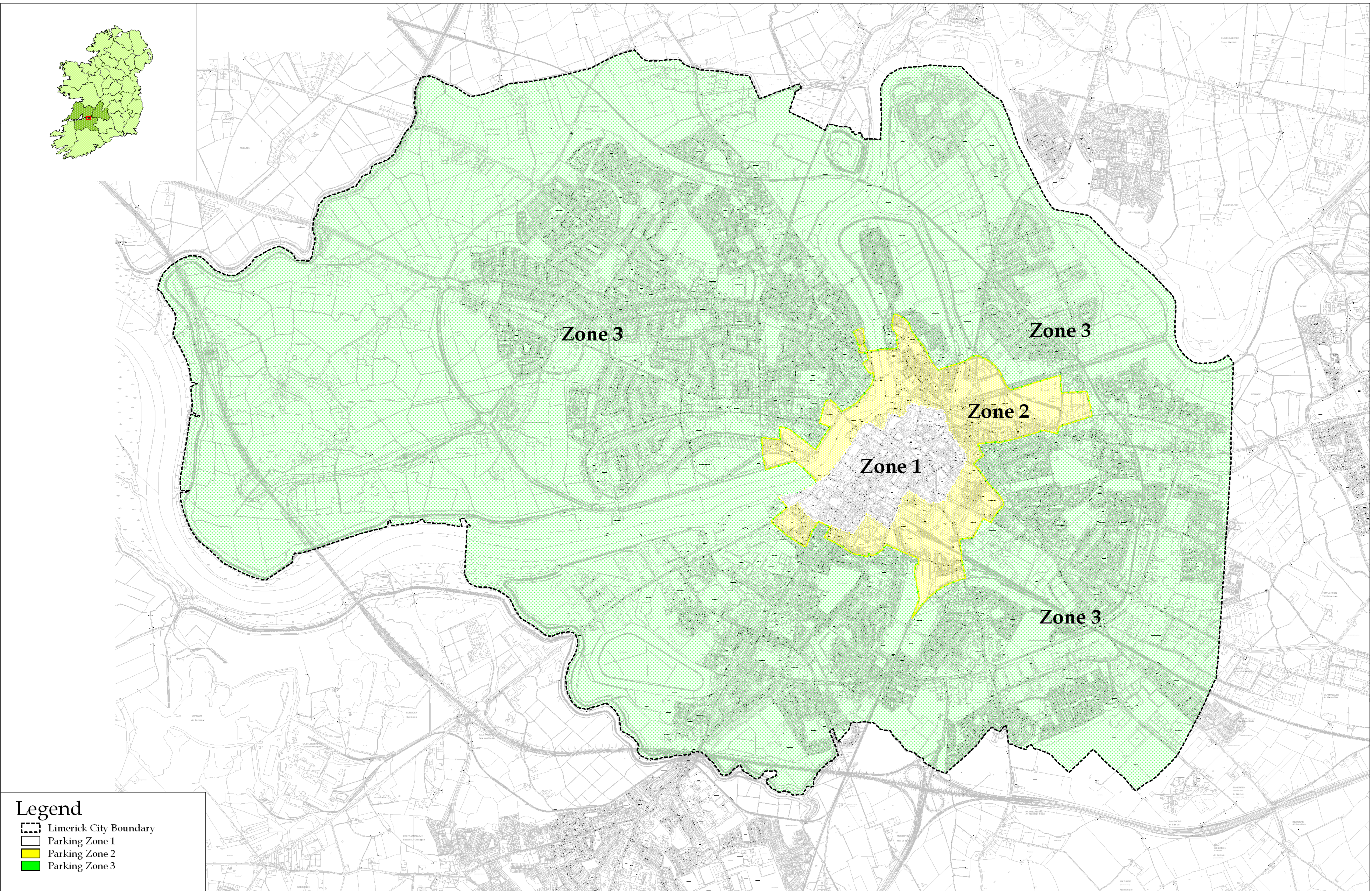
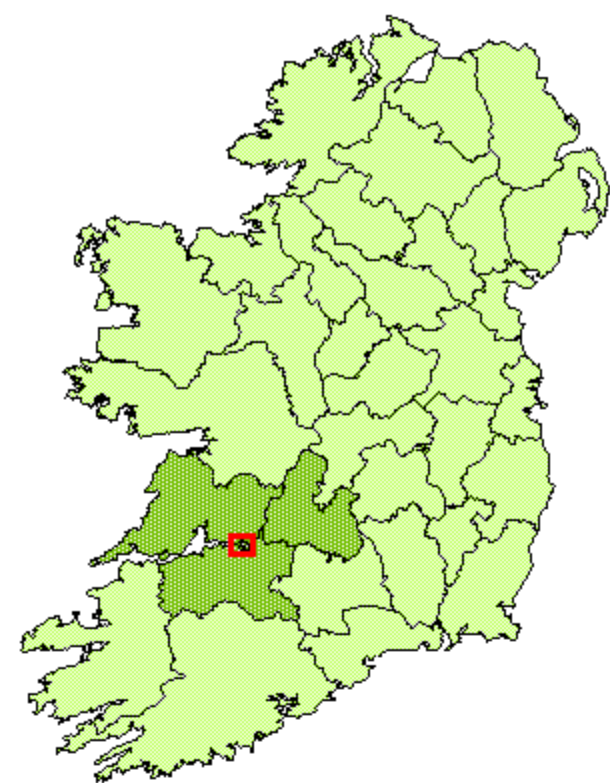
Map 5C: NHA
Natural Heritage Areas
Limerick City Development Plan 2010 - 2016

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Date 2010



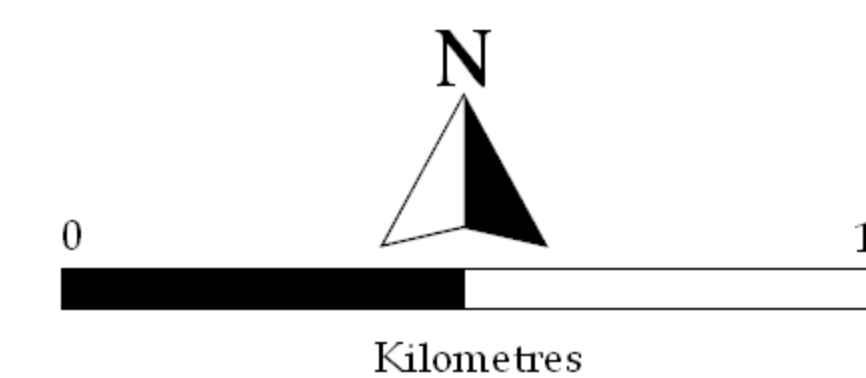


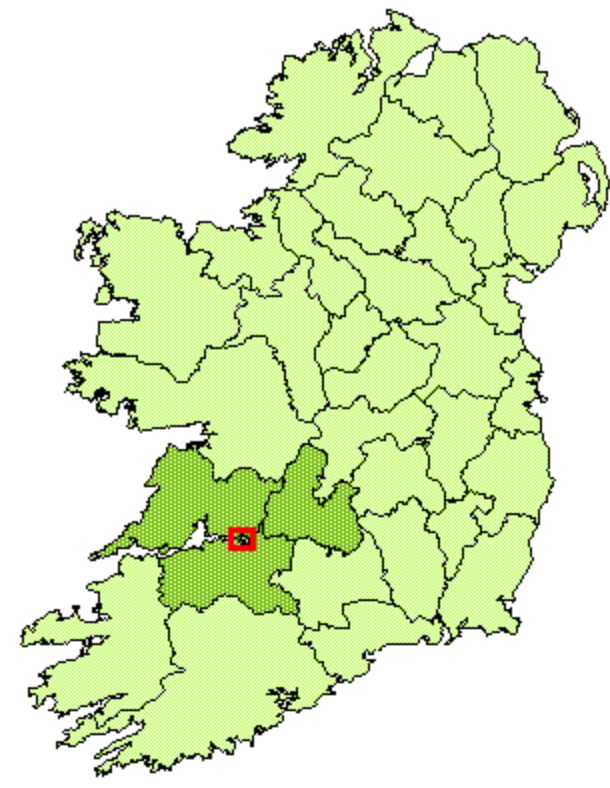
Map 6: Parking Zones
Limerick City Development Plan 2010 - 2016



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Legend

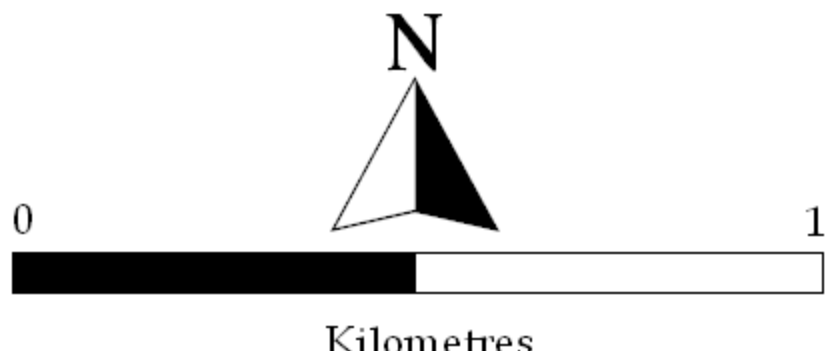
- Limerick City Boundary
- Record of Protected Structures

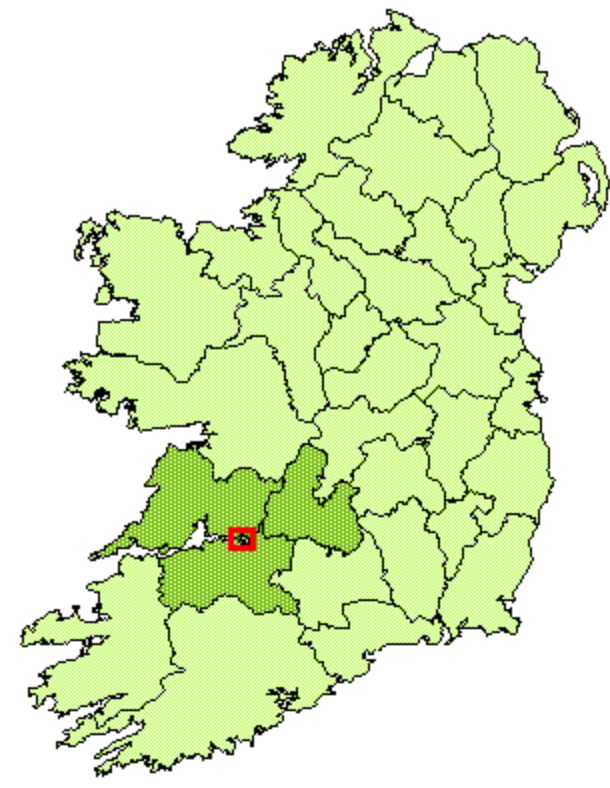
Map 7A: RPS
Record of Protected Structures
Limerick City Development Plan 2010 - 2016



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Planning & Economic Development Department

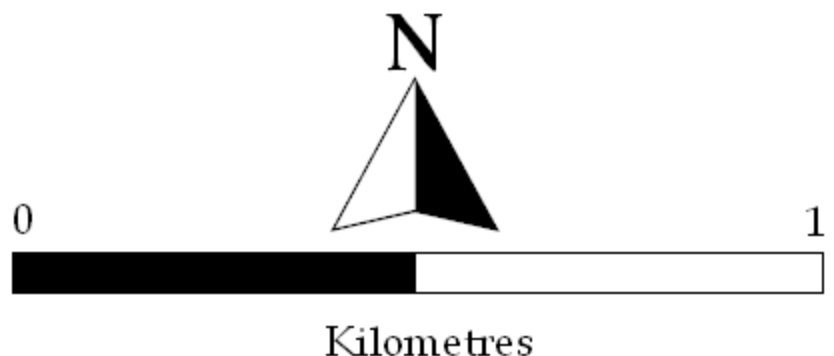
Created GOD/JMcN/OH
Approved K Reeves
Date 2010

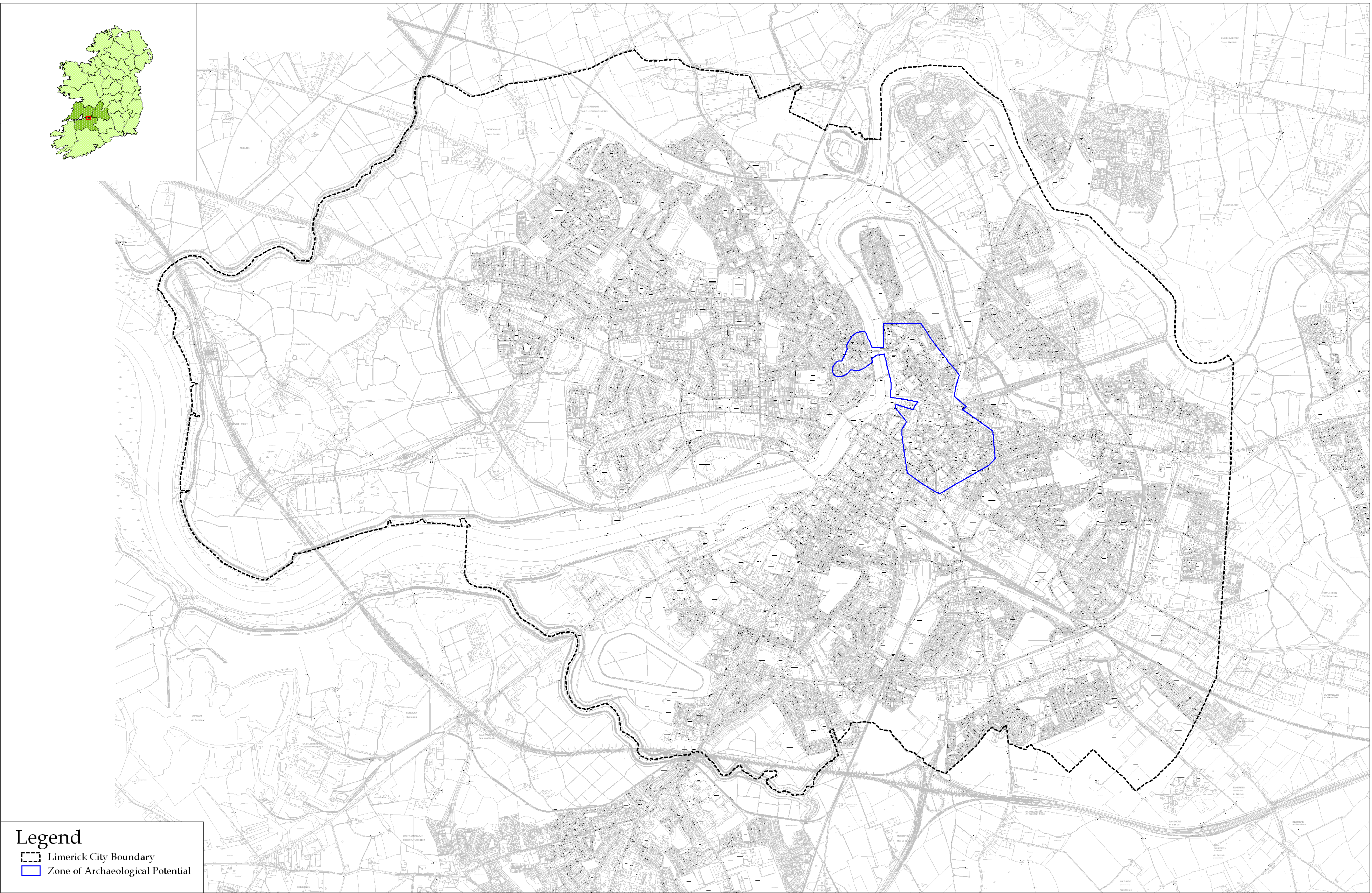
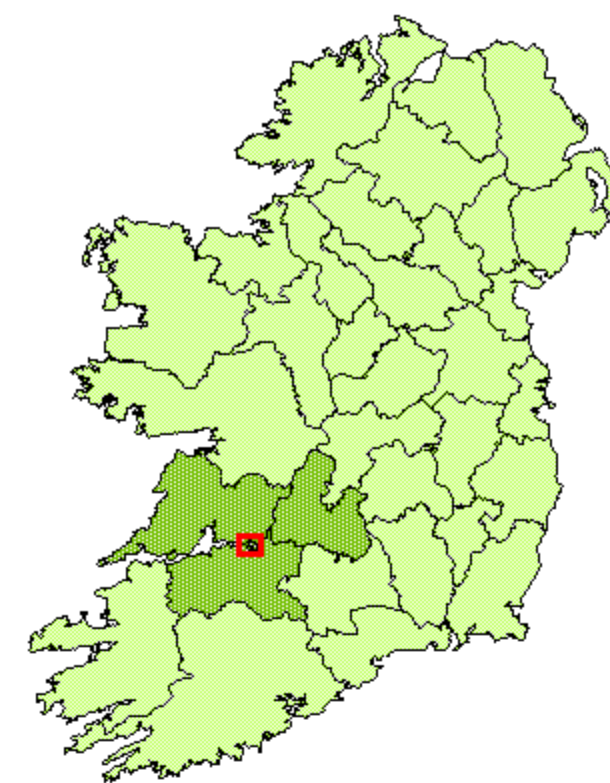




Legend

- Limerick City Boundary
- Sites and Monuments Register



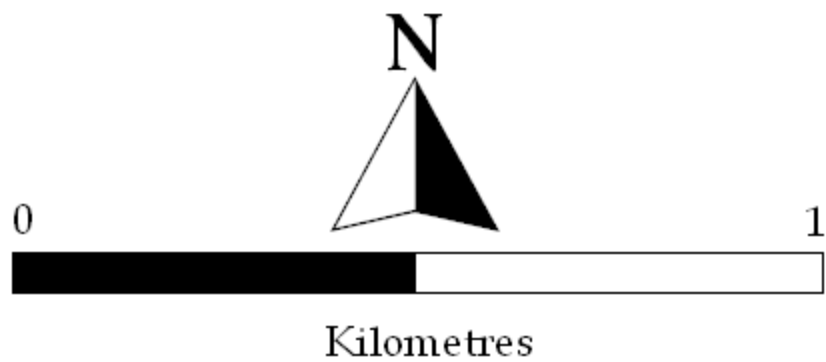


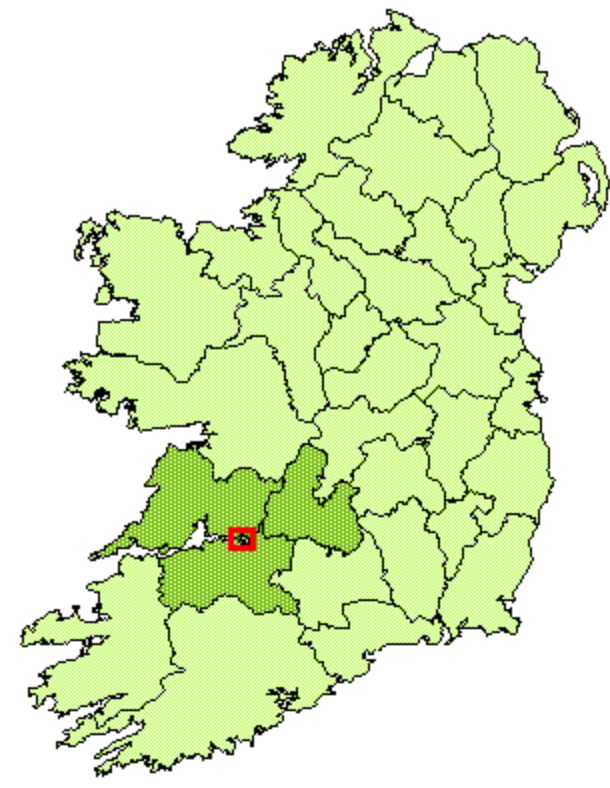
Map 7C: Zone of Archaeological Potential
Limerick City Development Plan 2010 - 2016



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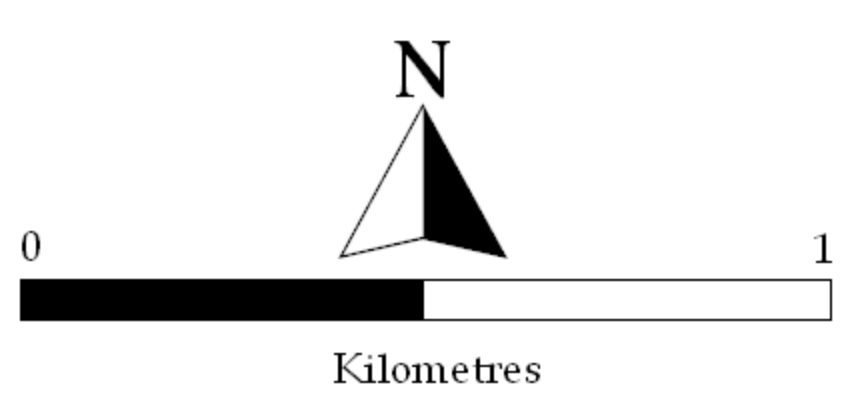


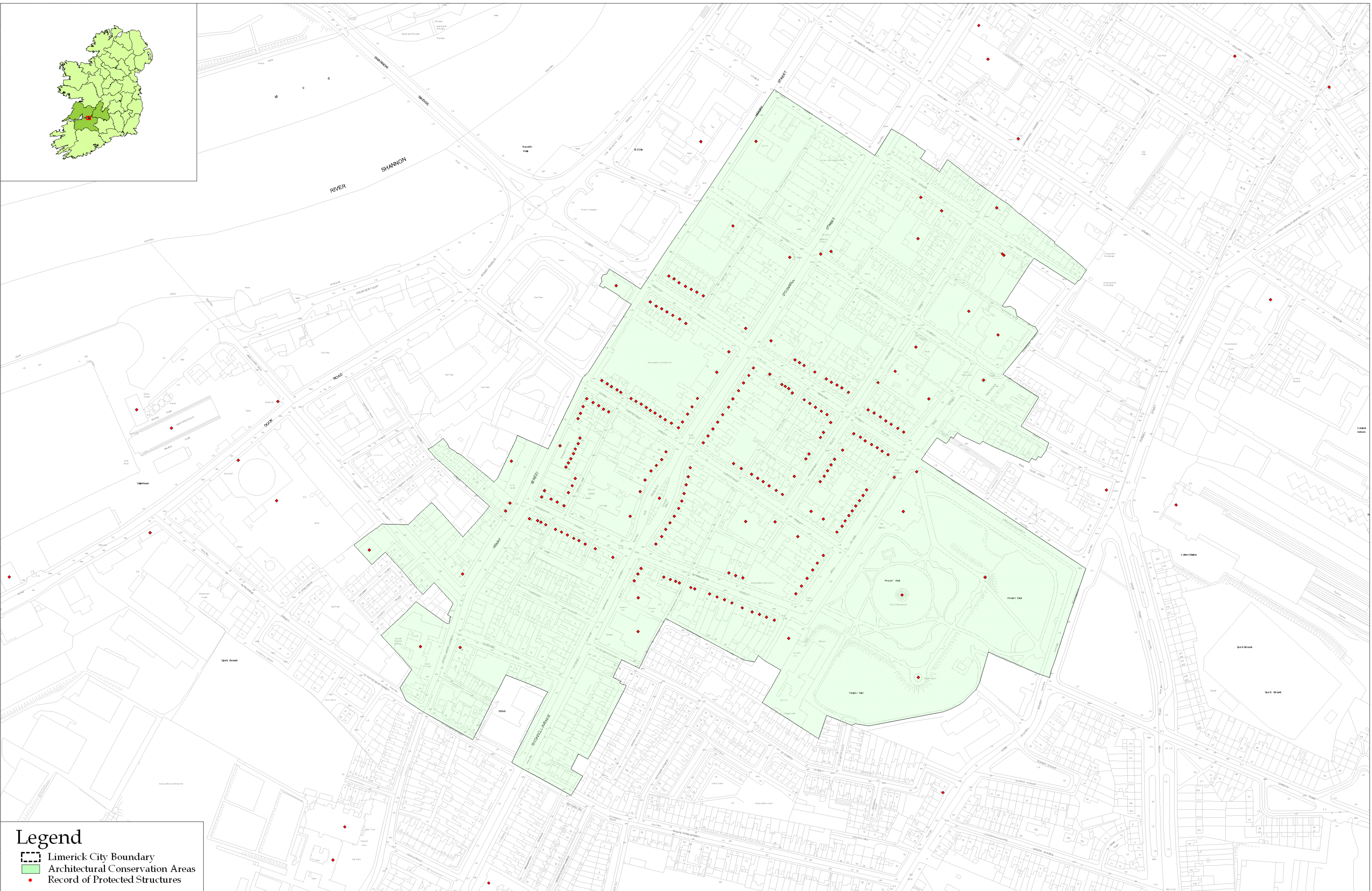


Legend

 Limerick City Boundary

 Architectural Conservation Areas





Legend

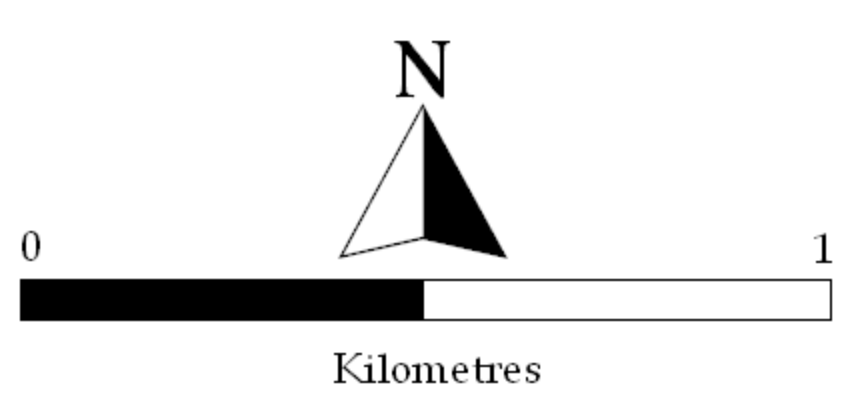
- Limerick City Boundary
- Architectural Conservation Areas
- Record of Protected Structures

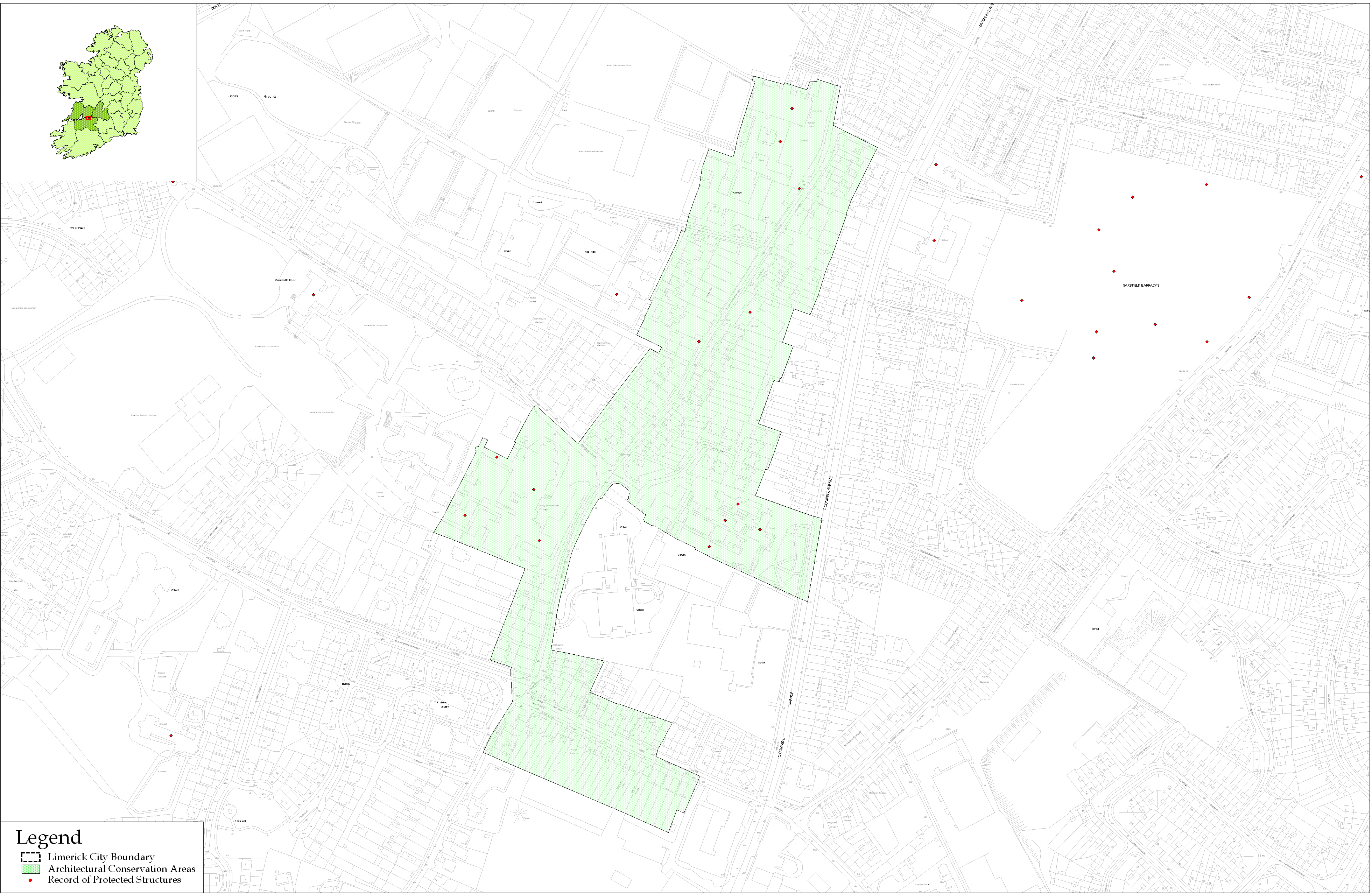
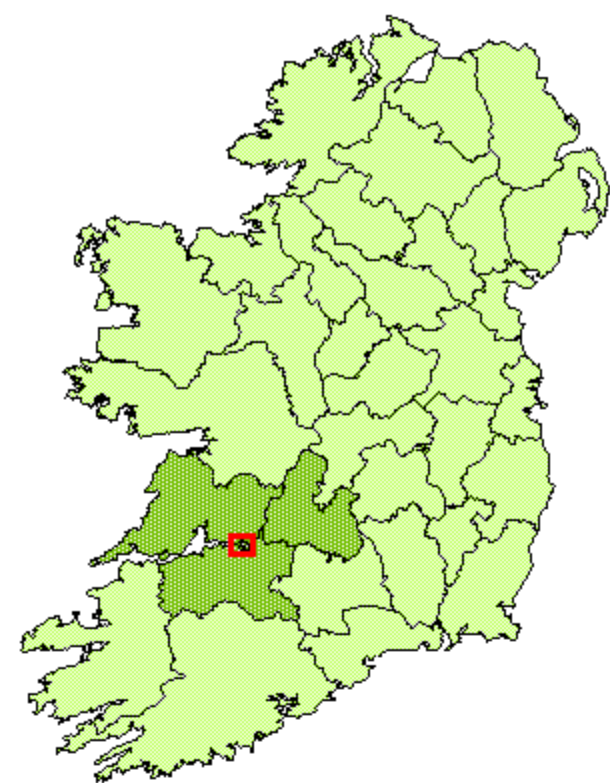
Map 8A: ACA1A
South City Centre & Newtown Pery
Limerick City Development Plan 2010 - 2016



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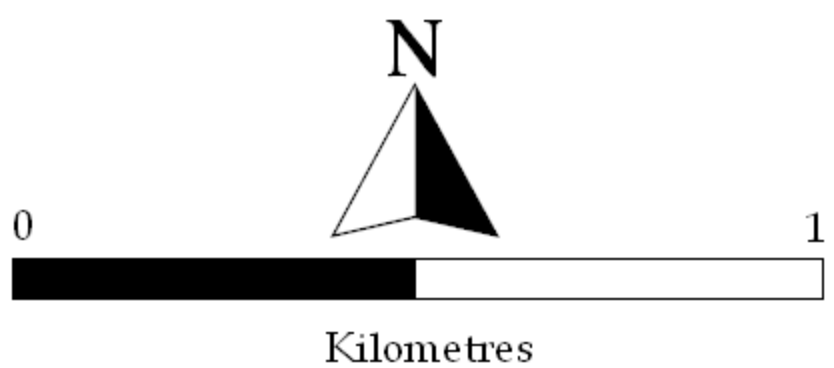


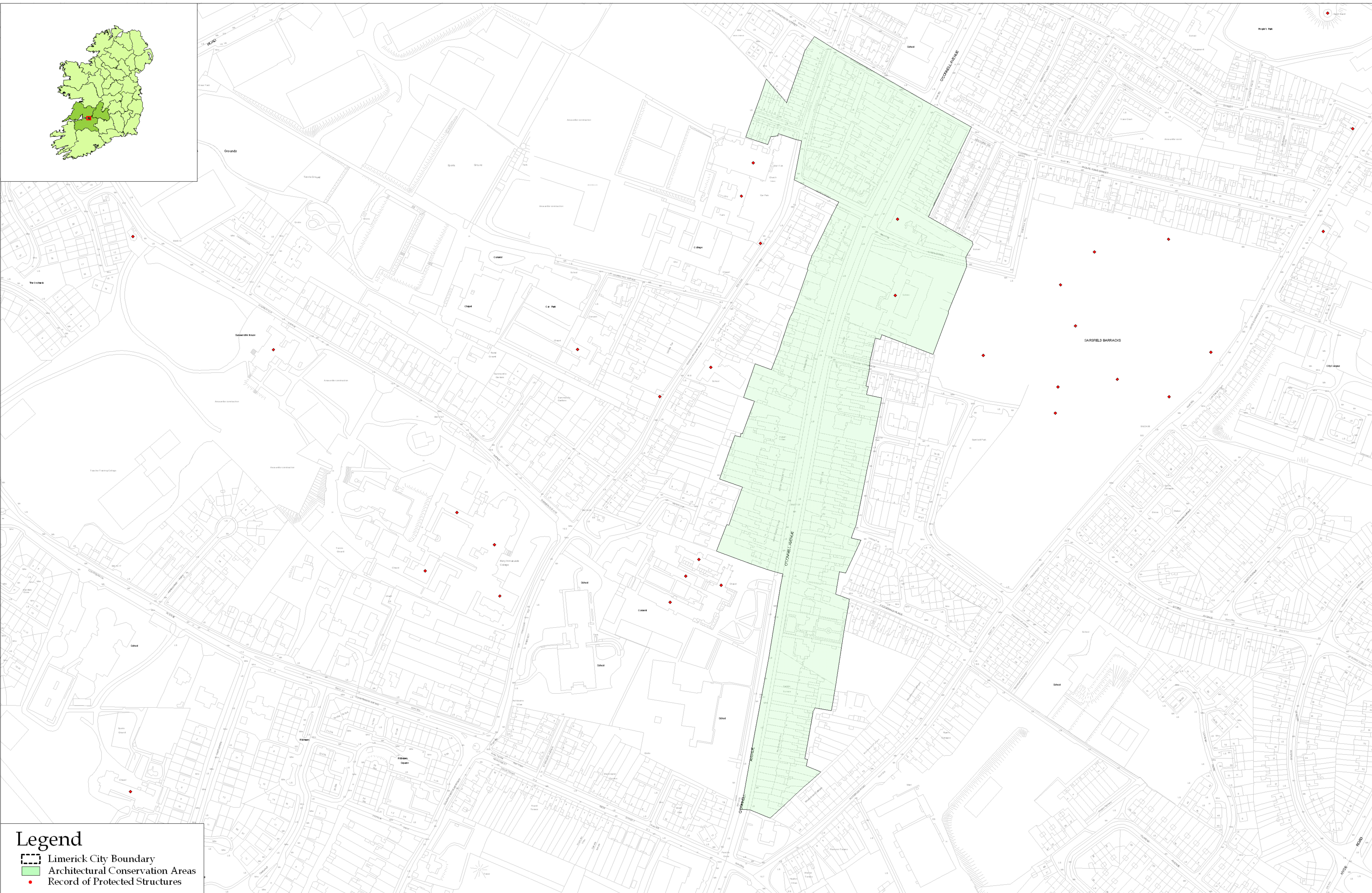
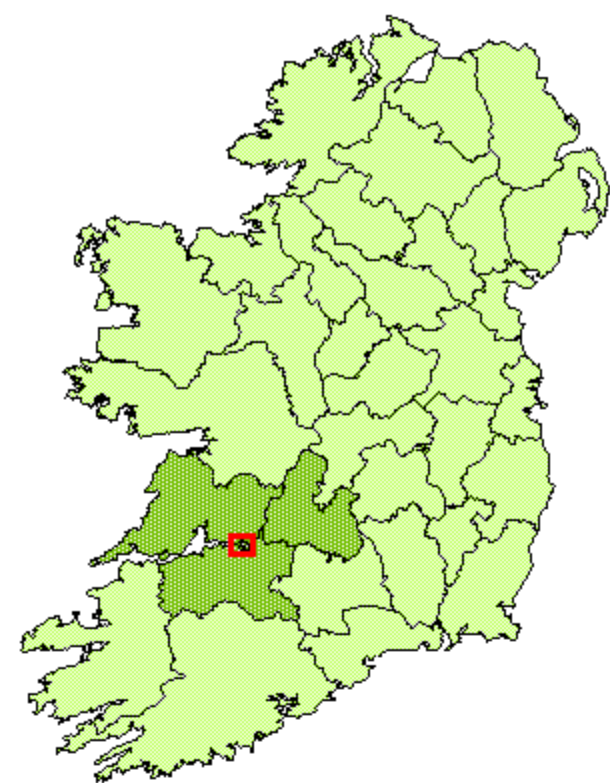
Map 8A: ACA1B
South Circular Road & New Street
Limerick City Development Plan 2010 - 2016



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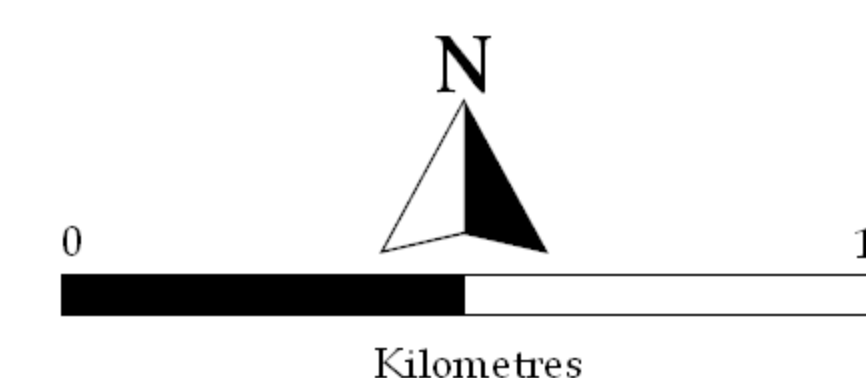
Legend
[Dashed line] Limerick City Boundary
[Green shaded area] Architectural Conservation Areas
[Red dot] Record of Protected Structures

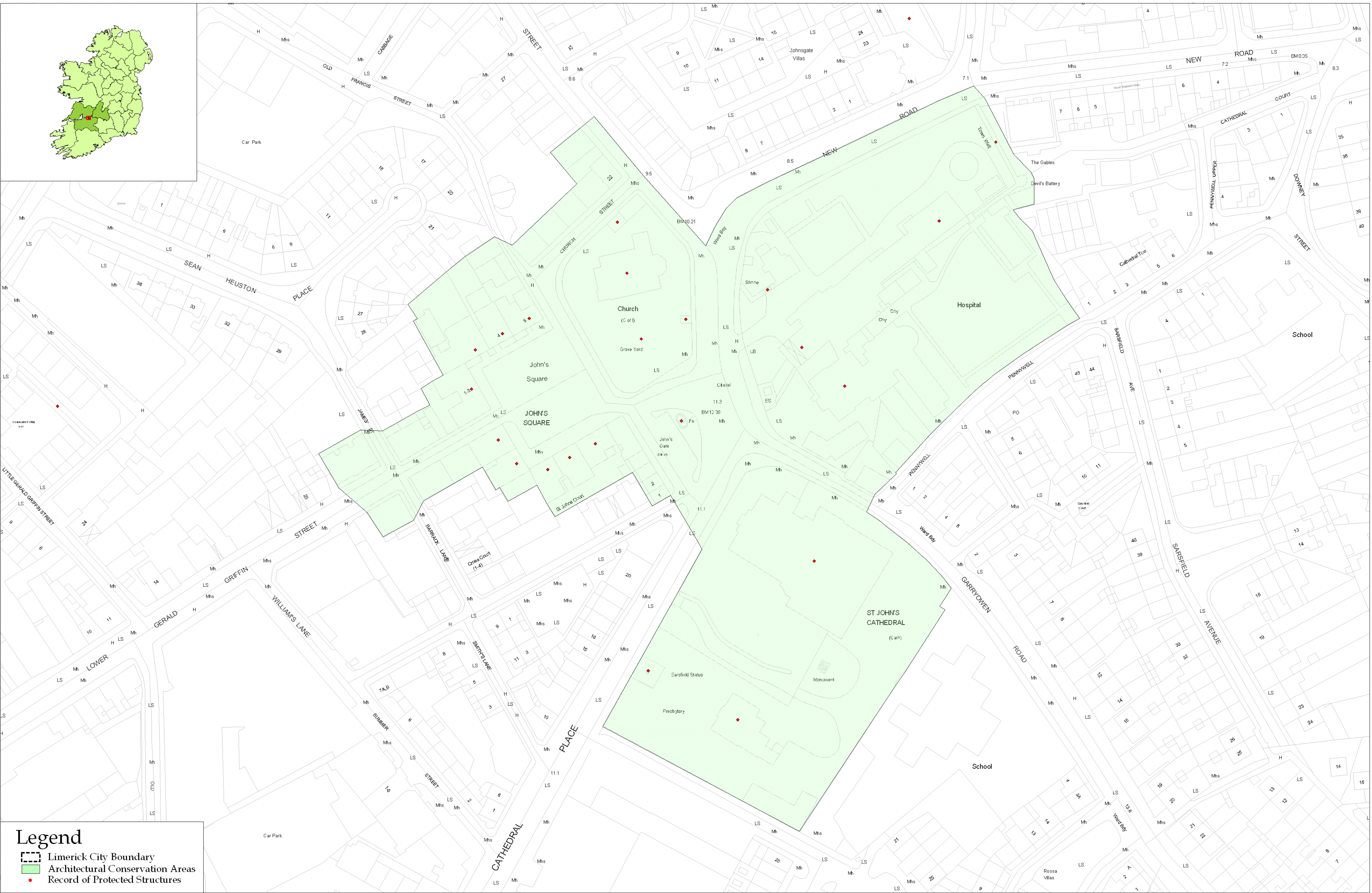
Map 8C: ACA1C
O'Connell Avenue
Limerick City Development Plan 2010 - 2016



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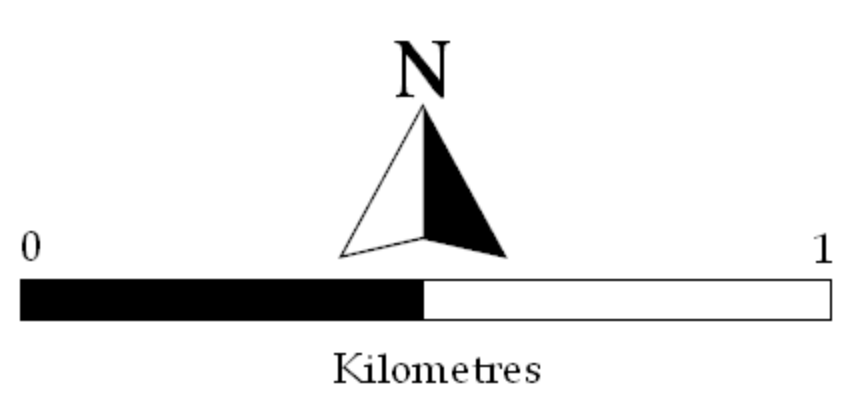
Map 8D: ACA2
Johns Square
Limerick City Development Plan 2010 - 2016

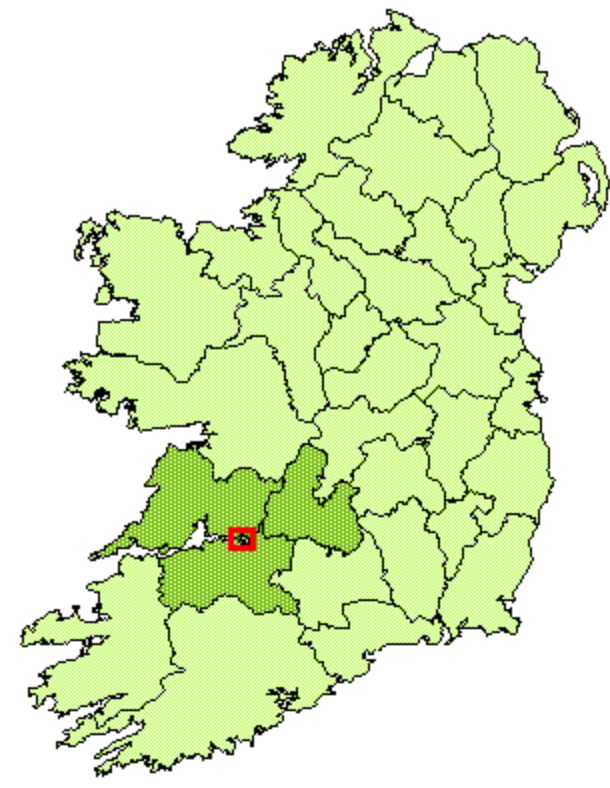


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Date 2010





Legend

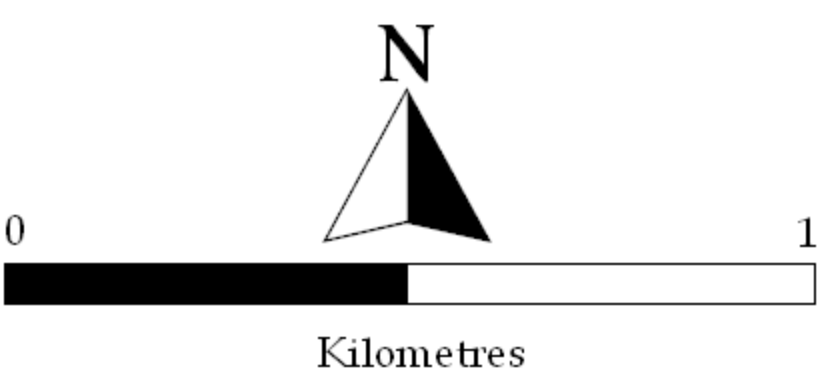
- Limerick City Boundary
- Architectural Conservation Areas
- Record of Protected Structures

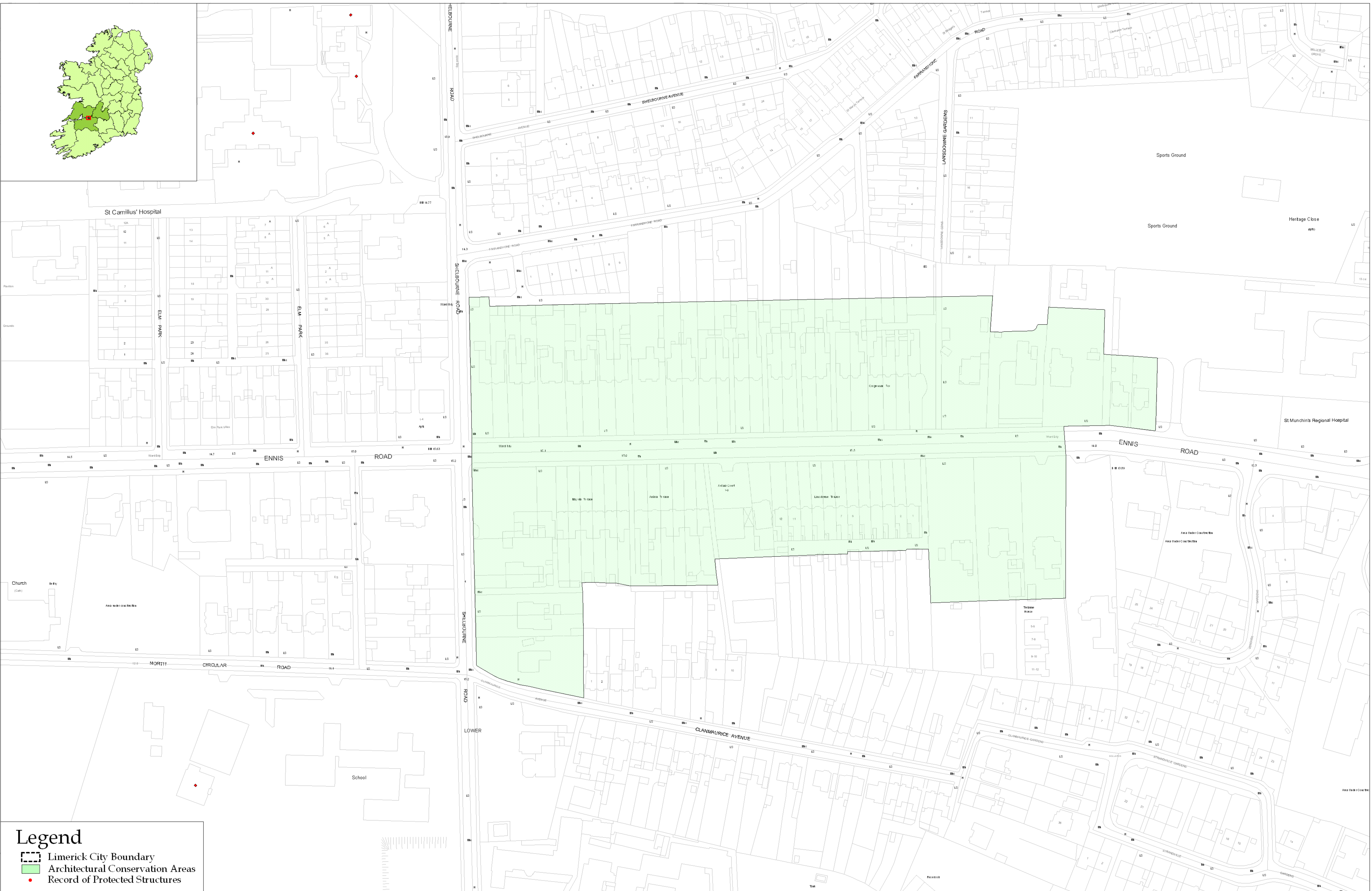
Map 8E: ACA3
Ballinacurra Road
Limerick City Development Plan 2010 - 2016






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Legend

-  Limerick City Boundary
-  Architectural Conservation Areas
-  Record of Protected Structures

Legend

-  Limerick City Boundary
-  Architectural Conservation Areas
-  Record of Protected Structures

Map 8F: ACA4
Ennis / Shelbourne Road
Limerick City Development Plan 2010 - 2016



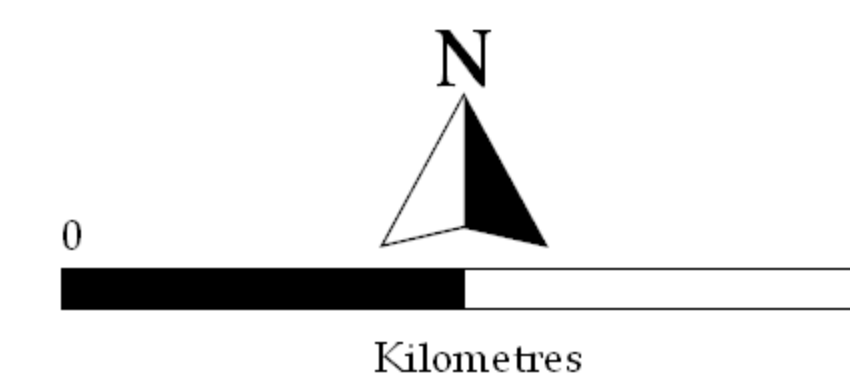
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Date 2010



Limerick City Development Plan 2010|2016




Appendix ii Record of protected structures

Appendix II









Record of Protected Structures

| | |
|-----------------|------------------------------------------------------|
| Part I | Record of Protected Structures |
| Part II | Sites & Monuments Record (Archaeological) |
| Part III | Supplementary Advice Note on NIAH Additions |

Part I Record of Protected Structures

| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
|----------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| RPS 001 | 21508009 | Villier's Alms Houses | Dominick Street & Old Verdant Place | Originally the site of the Bishop's Palace up to 1661. Endowed by Mrs. Hannah Villiers in her will the almshouses were built in 1825, designed by the Paine Brothers, of Gothic composition. | <i>Architectural Artistic Historical Social.</i> |  |
| RPS 002 | LI005-017119 | Walls of Limerick: St Saviour's stretch | Island Road North. | Medieval City wall remnant - surrounding remains of St. Dominick's Abbey with North Sallyport. See Limerick City Wall Conservation & Management Plan Ref: 3.1.3. | <i>Historical, Archaeological, Cultural, Social.</i> |  |
| RPS 003 | LI005-017119 | The Treaty Stone | Clancy's Strand, across the Shannon River from King John's Castle. | A rough hewn limestone block raised on a pedestal on which the Treaty of Limerick was signed on the 3 rd October 1691, marking the surrender of the City to William of Orange. | <i>Historical, Archaeological, Cultural, Social.</i> |  |
| RPS 004 | LI005-017014 | King John's Castle | Castle Street adjoining River Shannon, Thomond Bridge. | Anglo-Norman Masonry Castle constructed by the Anglo-Normans between the late 12 th and the early 14 th Century AD. Also see Limerick City Wall Conservation & Management Plan Ref: 3.1.12. | <i>Architectural Artistic Historical Archaeological Cultural Social Technical.</i> |  |
| RPS 005 | 21508012 | The Widow's Alms Houses | Nicholas Street. | Terrace of five three-bay two-storey limestone almshouses, reputedly built in 1691, restored in 1970 and renovated by Limerick Corporation in 1993. | <i>Architectural Artistic Historical Social.</i> |  |
| RPS 006 | 21508010 | Dominican Priory Wall and Nuns' graveyard (site of Saint Dominick's Abbey) and Walls of Limerick - St Saviour's stretch | Barrack Street | Nuns' graveyard, in use since the mid 19 th Century. Located on the site of Saint Dominick's Abbey, one remaining above ground wall with Grotto. Limerick City Wall Conservation & Management Plan Ref: 3.1.3. | <i>Architectural Archaeological Historical Social Cultural</i> |  |
| RPS 007 | LI005-017053 LI005-017054 LI005-017055 | Limerick City Walls - Peter's Cell Stretch | Island Road & Peter's Cell. | Medieval City wall remnant - See Limerick City Wall Conservation & Management Plan Ref: 3.1.5. Also see SMR St. Peters Cell. | <i>Historical, Archaeological, Cultural, Social.</i> |  |

| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
|----------|---------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| RPS 008 | 21508015 | Parochial House | Athlunkard Street. | Detached five-bay three-storey limestone parochial house, built c. 1710. | <i>Architectural Artistic Historical Social.</i> |  |
| RPS 009 | 21508014 | Saint Mary's Church of Ireland Cathedral | Corner of Nicholas Street & Athlunkard Street | Freestanding cruciform-plan limestone Church of Ireland cathedral, begun c. 1160. | <i>Architectural Artistic Archaeological Historical Social Cultural.</i> |  |
| RPS 010 | 21513057 | The Exchange | Nicholas Street. | Arcaded six-bay single-storey limestone exterior wall forming the remains of the former Exchange, originally built c. 1673, rebuilt in 1702 and again in 1777. | <i>Architectural Artistic Archaeological Historical.</i> |  |
| RPS 011 | LI005-017003 | Bourke's Castle | Athlunkard Street . | Remains of a fortified town house late 16 th century date. Residence of Alderman John Bourke who resided there in 1654. Mostly removed with the widening of Mary's Lane to form Athlunkard Street in 1824. | <i>Architectural Archaeological Historical.</i> |  |
| RPS 012 | 21513060 | County Courthouse | Merchant's Quay. | Detached quadrangular five-bay two-storey rendered courthouse, built in 1809. | <i>Architectural Artistic Historical</i> |  |
| RPS 013 | 21513013 | The Hunt Museum | Rutland Street. | Detached five-bay three-storey limestone former customs house, built between 1765 and 1769. | <i>Architectural artistic Cultural Archaeological Historical Social</i> |  |
| RPS 014 | 21513006 | Façade of Former City Hall - Mid-West Business Institute | Patrick Street & Rutland Street. | Terraced seven-bay three-storey former town hall, built in 1805. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 015 | LI005-017004 | Fanning's Castle | Off Mary's Street rear of St Anne's Technical Institute, backlands opposite Emily Place. | Remains of a fortified tower house. Built in the late 16 th century, home of Dominic Fanning, Mayor of Limerick during the siege of 1651. | <i>Architectural Archaeological Historical.</i> |  |

| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
|----------|----------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| RPS 016 | 21513053 | Barrington's' Hospital | George's Quay & Mary Street. | Detached five-bay three-storey over basement limestone hospital building, c. 1829. | <i>Architectural Artistic Social</i> |  |
| RPS 017 | LI005-017115 | Walls of Dominican Chapel | Northern Relief Road, adjoining Fish Lane. | Erected 1730 and occupied up to 1816, partially demolished and walls remain. | <i>Architectural Archaeological Historical.</i> |  |
| RPS 018 | LI005-017096 LI005-017097 | Limerick City Walls - Charlotte's Quay Carpark stretch | Adjoins southeastern corner of Charlottes Quay carpark, west of Broad Street Leaf Apartments. | Medieval City wall remnant - See Limerick City Wall Conservation & Management Plan Ref: 3.2.11. Also see West Watergate Towers Ref: 3.2.12. Restored 2009 by Limerick Civic Trust. | <i>Historical, Archaeological, Cultural, Social.</i> |  |
| RPS 019 | LI005-017079 LI005-017080 LI005-017081 | Limerick City Walls - Irishtown Linear Park/Lelia Street stretch | Southof Clare St, East of Garvey's Range, West of Grattan Court and Lelia Street, rear of 23-34 Johnsgate Villas. | Medieval City wall remnant - See Limerick City Wall Conservation & Management Plan Ref: 3.2.3. | <i>Historical, Archaeological, Cultural, Social.</i> |  |
| RPS 020 | LI005-017020 LI005-017082 | Limerick City Walls - The Gables/St John's Hospital Stretch | Southof New Road, The Gables, northeastern road end of Saint John's Hospital grounds, Pennywell. | Medieval City wall remnant - See Limerick City Wall Conservation & Management Plan Ref: 3.2.4. | <i>Historical, Archaeological, Cultural, Social.</i> |  |
| RPS 021 | 21513039 | Saint John's Church of Ireland | Johns Square, Church Street. | Freestanding double-height Romanesque style limestone church, built 1843 on the site of a medieval church, architect Joseph Welland. | <i>Architectural Artistic Archaeological Historical</i> |  |
| RPS 022 | 21513040 21513041 LI005-017109 | Saint John's Church of Ireland Graveyard | Church Street. | Graveyard containing numerous gravestones & monuments. | <i>Architectural Artistic Archaeological Historical Cultural</i> |  |
| RPS 023 | 21518041 | Drinking Fountain | John's Square & Cathedral Place. | Freestanding limestone ashlar and polychrome marble Gothic Revival style drinking fountain, erected c. 1865. | <i>Architectural Artistic Historical Social</i> |  |



| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
|----------|------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| RPS 024 | LI005-017023 LI005-017089 | Limerick City Walls - The Citadel - St John's Hospital Stretch | Entrance to St Johns Hospital New Road, Pennywell Road, opposite Johns Square. | Medieval City wall remnant - See Limerick City Wall Conservation & Management Plan Ref: 3.2.5. | <i>Architectural Historical, Archaeological, Cultural, Social.</i> |  |
| RPS 025 | 21518042 | Saint John's Roman Catholic Cathedral | Cathedral Place & Garryowen Road. | Detached Gothic Revival snecked ashlar limestone Roman Catholic Cathedral, built between 1855-61, cruciform plan, with a soaring tower attached to the northwest side elevation. | <i>Architectural Artistic Historical Social Technical Cultural</i> |  |
| RPS 026 | 21518044 | Sarsfield Memorial | Cathedral Place. | Freestanding bronze statue of Patrick Sarsfield on an ashlar limestone pedestal, erected in 1881. | <i>Architectural Artistic Historical Cultural</i> |  |
| RPS 027 | 21518030 | Catholic Young Men's Society Saint John's Branch | Upper William Street, Newtownmahon. | Freestanding three-bay two-storey over basement building, c. 1815. Originally store keeper's quarters for the artillery barracks and historically used as a temperance hall. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 028 | 21517289 | Tait Memorial Clock | Baker Place & Davis Street | Freestanding carved limestone Gothic style clock tower, erected in 1867. | <i>Architectural Artistic Historical Technical</i> |  |
| RPS 029 | 21517293 | Limerick Savings Bank | Corner of GlentworthStreet & Catherine Street. | Attached pro-style tetra-style limestone Doric temple bank building, built in 1839 designed by Sir Thomas Deane. | <i>Architectural Artistic</i> |  |
| RPS 030 | 21517294 | Trinity Church | Catherine Street. | Attached three-bay two-storey over basement limestone pedimented former Episcopal church flanked by a pair red brick townhouses to either side, built between 1830 and 1840. | <i>Architectural Artistic Social</i> |  |
| RPS 031 | 21517285 | War Memorial | Pery Square. | Freestanding carved limestone cross on stepped plinth-base, erected c. 1950, in memory of the 1 st and 2 nd World Wars. | <i>Architectural Artistic Historical Social Cultural</i> |  |


| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 032 | 21512010 | Sarsfield Bridge | Sarsfield Street & Ennis Road. | Five-span limestone road bridge, dated 1831, spanning the River Shannon joining Sarsfield Street and Ennis Road. | Architectural Artistic Technical |  |
| RPS 033 | 21511008 | Our Lady of the Rosary Roman Catholic Church | Ennis Road & NorthCircular Road. | Freestanding single-cell timber clad Roman Catholic church, built in 1950. | Architectural Artistic Technical |  |
| RPS 034 | 21517177 | Saint Michael's Church of Ireland Church | Pery Square. | Detached Church of Ireland church, completed in 1844, Georgian Gothic Revival design of James and George Pain. | Architectural Artistic Social |  |
| RPS 035 | 21517287 | Rice's Memorial | People's Park, Pery Square. | Freestanding limestone Greek Doric column surmounted by Portland stone sculpture of Thomas S. Rice, erected in 1829. | Architectural Artistic Historical Social Cultural |  |
| RPS 036 | 21517118 | O'Connell Monument | The Crescent. | Freestanding bronze figurative sculpture of Daniel O'Connell (1775-1847), dated 1857. | Architectural Artistic Historical Social Cultural |  |
| RPS 037 | 21522005 | Nationalist Martyrs Monument | Mount Saint Lawrence's Cemetery Old Cork Road/Mount Street Lower. | Freestanding funerary monument, erected c. 1890, forming a memorial to Irish Nationalism, Celtic Revival idiom. | Architectural Artistic Historical Social Cultural |  |
| RPS 038 | 21508002 | Thomond Bridge Toll House | Verdant Place & Castle Street. | End-of-terrace three-bay two-storey limestone former toll house, built c. 1840. Erected to receive tolls entering the city from Thomond to the west of the Shannon. Architects Pain Brothers designed functional loosely fortified defensive character with 19th-century romantic and Gothic Revival tradition. | Architectural Artistic Historical |  |






| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 039 | 21521011 | Saint Alphonsus Redemptorist Church | SouthCircular Road. | Attached limestone Roman Catholic church, built between 1858 and 1862, architect Thomas Hardwick. | <i>Architectural Artistic Cultural Historical Social</i> |  |
| RPS 040 | 21517284 | The Carnegie Building – City Art Gallery | Pery Square. | Freestanding ten-bay two-storey former Carnegie Library building, constructed in 1916 and converted to the City Gallery of Art in 1985. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 041 | 21518014 | Saint Saviour's Roman Catholic Church | Baker Place & Dominick Street. | Detached rectangular plan ashlar limestone church, dated to 1815, largely reworked to form its current composition, c. 1860-1870. | <i>Architectural Artistic Social</i> |  |
| RPS 042 | 21508003 | The Bishop's Palace | Church Street & Castle Street. | End-of-terrace five-bay three-storey limestone former bishop's palace, built c. 1740, extensively restored c. 1990. This building can be rated among the most important within Limerick City being among the earliest examples of a formal classical composition. Currently the headquarters of Limerick Civic Trust. | <i>Architectural Artistic Archaeological Historical Cultural</i> |  |
| RPS 043 | 21513056 | Gerald Griffin Memorial School | Bridge Street & Court House Lane. | Detached four-bay two-storey over concealed basement limestone former courthouse building, built c. 1756. | <i>Architectural Cultural Archaeological Historical</i> |  |
| RPS 044 | 21513028 | Milk Market | Mungret Street & Corn Market. | Irregular quadrangular-plan multiple-bay single-storey limestone market building, built c. 1800. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 045 | LI005-078001 LI005-078002 | St. Michael's Church Remains & Graveyard | Michael Street. | St Michael's Church remains and Graveyard | <i>Historical Social Archaeological</i> |  |







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| RPS 046 | 21513035 | Medieval House | Curry's Lane, (surrounded to rear by United Drug Premises). | Detached square-plan roofless rubble limestone structure, built c. 1500. Also known as the Alms House. One of the few above ground medieval remains of secular architecture in Irishtown. | <i>Architectural Artistic Archaeological Historical</i> |  |
| RPS 047 | 21508007 LI005-017043 LI005-017044 LI005-017045 | Saint Munchin's Church of Ireland Church & Graveyard | Church Street | Detached four-bay Board of the First Fruits Church of Ireland Church, built in 1827, to the designs of James Pain. | <i>Architectural Artistic Historical Social Archaeological</i> |  |
| RPS 048 | 21508019 | Bannatyne Pyramidal Mausoleum | Located within the grounds of Saint Munchin's Church of Ireland churchyard, Church Street | Raised limestone square-plan pyramidal mausoleum, erected c. 1855, within grounds of Saint Munchin's Church of Ireland. | <i>Architectural Artistic Historical Archaeological</i> |  |
| RPS 049 | 21508008 | Jones Mausoleum | Located within the grounds of Saint Munchin's Church of Ireland churchyard, Church Street | Freestanding limestone mausoleum, erected c. 1850, in a stripped classical idiom. | <i>Architectural Artistic Historical Archaeological</i> |  |
| RPS 050 | N/A | Remains of Medieval Mill, Undercroft Cellars & Bridge | Within Civic Public Open space in front of City Hall. | Remains of Medieval Mill, undercroft Cellars and Bridge remains preserved in situ - See Limerick City Wall Conservation & Management Plan Ref: 3.1.11. | <i>Architectural Artistic Historical Social Archaeological</i> |  |
| RPS 051 | 21517021 | 103 Henry Street | 103 Henry Street | Attached five-bay three-storey over basement former house, built for Edmond Sexton Pery c. 1780. | <i>Architectural Artistic</i> |  |
| RPS 052 | LI005-017046 LI005-017053 LI005-017054 LI005-017055 | Limerick City Walls - Peter's Cell | Island Road & Peter's Cell. | Medieval City wall remnant. Projecting Corbels & wall. - See Limerick City Wall Conservation & Management Plan Ref: 3.1.5. Also see SMR St Peters Cell. | <i>Architectural Historical Social Archaeological Cultural</i> |  |
| RPS 053 | LI005-017005 | Old Gaol - Medieval House | 37 Mary Street, corner of Goal Lane & Mary St. X:157985.00 Y:157533.00 | External wall and archeological remains of Old Gaol. See 1872 ordinance plan. | <i>Historical Social Archaeological Cultural</i> |  |

| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 054 | 21512012 | The Limerick 1916 Memorial | Sarsfield Bridge. | Freestanding carved ashlar limestone memorial, erected c. 1930, with bronze figurative statuary, depicting the Fenian Tom Clarke. | Architectural Artistic Historical Social Cultural |  |
| RPS 055 | 21508004 | 2 Church Street - Adjoining the Bishops Palace | 2 Church Street. | Terraced three-bay two-storey exposed rubble limestone former almshouse, built c. 1760. | Architectural Historical Social |  |
| RPS 056 | 21508005 | 3 Church Street | 3 Church Street | Terraced two-bay two-storey exposed rubble limestone former almshouse, built c. 1760. | Architectural Historical Social | |
| RPS 057 | 21508006 | 4 Church Street | 4 Church Street | End-of-terrace two-bay two-storey exposed rubble limestone former almshouse, built c. 1760. | Architectural Historical Social | |
| RPS 058 | 21508013 | City Hall Façade of Former Gaol to Crosbie Row | Crosbie Row | Five-bay two-storey limestone breakfront facade to former gaol, northwest elevation, built between 1811 and 1813. | Architectural Artistic Historical Social Cultural |  |
| RPS 059 | LI005-017013 LI005-017012 LI005-017011 LI005-017010 LI005-017009 | Limerick City Walls - Verdant Place Stretch | Verdant Place, adjoining Villiers Alms Houses (see RPS001) | See Limerick City Wall Conservation & Management Plan Ref: 3.1.1 | Architectural Historical Social Archaeological Cultural |  |
| RPS 060 | 21512005 | Franciscan Roman Catholic Church | Henry Street & Franciscan Lane. | Attached limestone ashlar Franciscan Roman Catholic Church, built between 1876-1886, but not finished until 1929. | Architectural Artistic Historical Social |  |
| RPS 061 | 21512058 | Franciscan Friary | Henry Street & Bedford Row. | Attached four-bay three-storey friary building, built between 1876-1886, but not finished until 1929. | Architectural Artistic Historical Social | |
| RPS 062 | 21513021 | Limerick Printmakers | Robert Street. | Detached six-bay six-storey random coursed stone corn warehouse, built c. 1800. | Architectural Artistic Historical |  |
| RPS 063 | 21518012 | Athenaeum Building & Hall (Theatre) to rear | 30 & 30A Cecil Street. | Constructed to the designs of John Fogarty. Purchased in 1854 by the Limerick Athenaeum Society who built the adjoining Athenaeum Hall (to rear) as a public lecture theatre then went onto become a performing arts theatre (Commonly known as the Royal). 1990's parts to rear rebuilt after fire. | Architectural Artistic |  |

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| RPS 064 | 21517074 | 2 Mallow Street Lower | 2 Mallow Street Lower | Terraced two-bay four-storey over basement house, built c. 1830, with a rubble stone coach house to the rear. | Architectural Artistic |    |
| RPS 065 | 21517073 | O'Callaghan Daly Solicitors | 3 Mallow Street Lower | Terraced two-bay four-storey over basement red brick house, built c. 1830, forming part of a terrace of seven houses. | Architectural Artistic | |
| RPS 066 | 21517072 | O'Malley Griffin (Brokers) Ltd | 4 Mallow Street Lower | Terraced two-bay four-storey over basement red brick house, built c. 1830, forming part of a terrace of seven houses. | Architectural Artistic | |
| RPS 067 | 21517071 | 5 Mallow Street Lower | 5 Mallow Street Lower | Terraced two-bay four-storey over basement red brick house, built c. 1830, forming part of a terrace of seven houses. | Architectural Artistic | |
| RPS 068 | 21517070 | C.S.L. Insurance & Investments Ltd | 6 Mallow Street Lower | Terraced two-bay four-storey over basement red brick house, built c. 1830, forming part of a terrace of seven houses. | Architectural Artistic | |
| RPS 069 | 21517069 | Arthur Ellis Tailor | 7 Mallow Street Lower & Henry Street | Corner-sited end-of-terrace two-bay four-storey over basement red brick house, built c. 1830. | Architectural Artistic | |
| RPS 070 | 21517052 | 8 Lower Mallow Street | 8 Lower Mallow Street | End-of-terrace two-bay four-storey over basement red brick former townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 071 | 21517053 | 9 Lower Mallow Street | 9 Lower Mallow Street | Terraced two-bay four-storey over basement house, built c. 1830. | Architectural Artistic | |
| RPS 072 | 21517054 | 10 Lower Mallow Street | 10 Lower Mallow Street | Terraced two-bay four-storey over basement house, built c. 1840. | Architectural Artistic |  |
| RPS 073 | 21517055 | 11 Lower Mallow Street | 11 Lower Mallow Street | Terraced two-bay four-storey over basement house, built c. 1840. | Architectural Artistic | |
| RPS 074 | 21517056 | 12 Lower Mallow Street | 12 Lower Mallow Street | Terraced two-bay four-storey over basement house, built c. 1840. | Architectural Artistic | |
| RPS 075 | 21517057 | 13 Lower Mallow Street | 13 Lower Mallow Street | Terraced two-bay four-storey over basement house, built c. 1840. | Architectural Artistic |  |
| RPS 076 | 21517058 | Leddin Galvin Properties | 14 Lower Mallow Street & Theatre Lane | End-of-terrace two-bay four-storey over basement house, built c. 1840. | Architectural Artistic | |
| RPS 077 | N/A | 2 Mallow Street | 2 Mallow Street | Over basement house, built c. 1840. | Architectural Artistic |  |
| RPS 078 | N/A | 3 Mallow Street | 3 Mallow Street | Over basement house, built c. 1840. | Architectural Artistic | |
| RPS 079 | N/A | 4 Mallow Street | 4 Mallow Street | Over basement house, built c. 1840. | Architectural Artistic | |

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| RPS 080 | 21517251 | 6 Mallow Street | 6 Mallow Street The Magic Shop | Attached end-of-terrace two-bay four-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> |  |
| RPS 081 | 21517250 | 7 Mallow Street | 7 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> | |
| RPS 082 | 21517249 | 8 Mallow Street | 8 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> | |
| RPS 083 | 21517248 | 9 Mallow Street | 9 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> | |
| RPS 084 | 21517247 | 10 Mallow Street | 10 Mallow Street | Corner-sited end-of-terrace two-bay four-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> | |
| RPS 085 | 21517296 | 11 Mallow Street | 11 Mallow Street & Catherine Street | Corner-sited end-of-terrace two-bay red brick house, built c. 1830. | <i>Architectural Artistic</i> |  |
| RPS 086 | 21517297 | Avondale | 12 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 087 | 21517298 | 13 Mallow Street | 13 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 088 | 21517299 | 14 Mallow Street | 14 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 089 | 21517300 | 15 Mallow Street | 15 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 090 | 21517301 | Kylemore House | 16 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1830. | <i>Architectural Artistic</i> |  |
| RPS 091 | 21517305 | 17 Mallow Street | 17 Mallow Street | Corner-sited end-of-terrace red brick house, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 092 | 21517306 | 18 Mallow Street | 18 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 093 | 21517307 | 19 Mallow Street | 19 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 094 | 21517308 | 20 Mallow Street | 20 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 095 | 21517309 | 21 Mallow Street | 21 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1830. | <i>Architectural Artistic</i> |  |
| RPS 096 | 21517310 | 22 Mallow Street | 22 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1830. | <i>Architectural Artistic</i> | |
| RPS 097 | 21517311 | 23 Mallow Street | 23 Mallow Street & Catherine Place | Corner-sited end-of-terrace two-bay four-storey over basement red brick house, built c. 1830. | <i>Architectural Artistic</i> | |

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| RPS 098 | 21517217 | 24 Mallow Street | 24 Mallow Street | Terraced two-bay four-storey over basement red brick townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 099 | 21517216 | 25 Mallow Street | 25 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1840. | Architectural Artistic | |
| RPS 100 | 21517215 | 26 Mallow Street | 26 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1840. | Architectural Artistic | |
| RPS 101 | 21517214 | 27 Mallow Street | 27 Mallow Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1840. | Architectural Artistic | |
| RPS 102 | 21517213 | 28 Mallow Street | 28 Mallow Street | Corner-sited end-of-terrace two-bay four-storey over basement red brick house, built c. 1830. | Architectural Artistic | |
| RPS 103 | 21517314 | 29 Mallow Street | 29 Mallow Street | Attached two-bay two-storey painted rendered possibly former coach house built c. 1820, becoming a shop between 1860 and 1890. | Architectural Artistic |  |
| RPS 104 | N/A | 30 Mallow Street | 30 Mallow Street | Single Storey Retail Unit. Not on NIAH. | Architectural Artistic |  |
| RPS 105 | N/A | 31 Mallow Street | 31 Mallow Street | Single Storey Retail Unit. Not on NIAH. | Architectural Artistic | |
| RPS 106 | N/A | 35 Mallow Street | 35 Mallow Street | Storey and a half Retail Unit. Not on NIAH. | Architectural Artistic | |
| RPS 107 | N/A | Carbury House | Catherine Place | Not on NIAH. | Architectural Artistic |  |
| RPS 108 | 21517218 | 1 Catherine Place | 1 Catherine Place & Mallow Street | Corner-sited end-of-terrace three-bay four-storey over basement red brick townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 109 | 21517219 | 2 Catherine Place | 2 Catherine Place | Terraced two-bay four-storey over basement brick townhouse, built c. 1830. | Architectural Artistic | |
| RPS 110 | 21517220 | 3 Catherine Place | 3 Catherine Place & Phayer's Place | End-of-terrace two-bay four-storey over basement red brick house, built c. 1840. | Architectural Artistic | |
| RPS 111 | 21517316 | 6 Catherine Place | 6 Catherine Place | Attached two-bay four-storey over basement former townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 112 | 21517315 | 7 Catherine Place | 7 Catherine Place | Attached two-bay four-storey over basement former townhouse, built c. 1840. | Architectural Artistic | |







| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 113 | 21517221 | 8 Catherine Place | 8 Catherine Place | Semi-detached six-bay four-storey over basement red brick townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 114 | | 1 Killran Terrace | 1 Killran Terrace, Catherine Place | Not on NIAH. | Architectural Artistic |  |
| RPS 115 | | 2 Killran Terrace | 2 Killran Terrace, Catherine Place | Not on NIAH. | Architectural Artistic | |
| RPS 116 | | 3 Killran Terrace | 3 Killran Terrace, Catherine Place | Not on NIAH. | Architectural Artistic | |
| RPS 117 | | 4 Killran Terrace | 4 Killran Terrace, Catherine Place | Not on NIAH. | Architectural Artistic | |
| RPS 118 | | 5 Killran Terrace | 5 Killran Terrace, Catherine Place | Not on NIAH. | Architectural Artistic | |
| RPS 119 | 21517273 | Former St Michael's Scout Hall | Corner Hartstonge Street and Catherine Place | Corner-sited detached three-bay two-storey building, built c. 1900. | Architectural Artistic |  |
| RPS 120 | 21517103 | 7 Lower Hartstonge Street | 7 Lower Hartstonge Street & Jesuit's Lane | End-of-terrace single-bay four-storey over basement brown brick house, built c. 1840. | Architectural Artistic |   |
| RPS 121 | 21517102 | 8 Lower Hartstonge Street | 8 Lower Hartstonge Street | Terraced single-bay four-storey over basement brick townhouse, built c. 1840. | Architectural Artistic | |
| RPS 122 | 21517101 | 9 Lower Hartstonge Street | 9 Lower Hartstonge Street | Terraced single-bay four-storey over basement brick townhouse, built c. 1840. | Architectural Artistic | |
| RPS 123 | 21517100 | 10 Lower Hartstonge Street | 10 Lower Hartstonge Street | Terraced single-bay four-storey over basement red brick townhouse, built c. 1840. | Architectural Artistic | |
| RPS 124 | 21517097 | P.A. Martin & Co. Solicitors | 11 Lower Hartstonge Street | Terraced two-bay four-storey over basement brown brick house, built c. 1840. | Architectural Artistic | |
| RPS 125 | 21517096 | 12 Lower Hartstonge Street | 12 Lower Hartstonge Street | Terraced two-bay four-storey over basement brown brick house, built c. 1840. | Architectural Artistic |  |
| RPS 126 | 21517095 | 13 Lower Hartstonge Street | 13 Lower Hartstonge Street | Terraced two-bay four-storey over basement brown brick house, built c. 1840. | Architectural Artistic | |
| RPS 127 | 21517094 | 14 Lower Hartstonge Street | 14 Lower Hartstonge Street | Terraced three-bay four-storey over basement brick townhouse, built c. 1820. | Architectural Artistic | |

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| RPS 128 | 21517093 | 15 Lower Hartstonge Street | 15 Lower Hartstonge Street | Terraced two-bay four-storey over basement brick townhouse, built c. 1820. | Architectural Artistic |  |
| RPS 129 | 21517092 | 16 Lower Hartstonge Street | 16 Lower Hartstonge Street | Terraced two-bay four-storey over basement brick townhouse, built c. 1820. | Architectural Artistic | |
| RPS 130 | 21517091 | 17 Lower Hartstonge Street | 17 Lower Hartstonge Street | Terraced two-bay four-storey over basement brick former townhouse, built c. 1820. | Architectural Artistic | |
| RPS 131 | 21517090 | 18 Lower Hartstonge Street | 18 Lower Hartstonge Street | Attached two-bay four-storey over basement brick townhouse, built c. 1820. | Architectural Artistic |  |
| RPS 132 | 21517089 | Saint Rita, 19 Lower Hartstonge Street | 19 Lower Hartstonge Street | Terraced two-bay four-storey over basement red brick house, built c. 1840. | Architectural Artistic | |
| RPS 133 | 21517088 | 20 Lower Hartstonge Street | 20 Lower Hartstonge Street | Terraced two-bay four-storey over basement red brick house, built c. 1840. | Architectural Artistic | |
| RPS 134 | 21517087 | 21 Lower Hartstonge Street | 21 Lower Hartstonge Street | Terraced two-bay four-storey over basement red brick house, built c. 1840. | Architectural Artistic |  |
| RPS 135 | 21517086 | 22 Lower Hartstonge Street | 22 Lower Hartstonge Street | Terraced two-bay four-storey over basement red brick house, built c. 1840. | Architectural Artistic | |
| RPS 136 | 21517084 | 23 Lower Hartstonge Street | 23 Lower Hartstonge Street | Corner-site end-of-terrace house built c. 1820. | Architectural Artistic |  |
| RPS 137 | 21517084 | 24 Lower Hartstonge Street | 24 Lower Hartstonge Street corner with 74 O'Connell Street | Corner-site end-of-terrace house built c. 1820. | Architectural Artistic | |
| RPS 138 | 21517227 | 1 Hartstonge Street | 1 Hartstonge Street | End-of-terrace two-bay four-storey over basement brick and render former townhouse, built c. 1830. | Architectural Artistic |  |
| RPS 139 | 21517226 | 2 Hartstonge Street | 2 Hartstonge Street | Terraced two-bay four-storey over basement brick and render former townhouse, built c. 1830. | Architectural Artistic | |
| RPS 140 | 21517225 | 3 Hartstonge Street | 3 Hartstonge Street | Terraced two-bay four-storey over basement brick and render former townhouse, built c. 1830. | Architectural Artistic | |
| RPS 141 | 21517224 | 4 Hartstonge Street | 4 Hartstonge Street | Terraced two-bay four-storey over basement brick and render former townhouse, built c. 1830. | Architectural Artistic | |
| RPS 142 | 21517223 | 5 Hartstonge Street | 5 Hartstonge Street | Terraced two-bay four-storey over basement brick and render former townhouse, built c. 1830. | Architectural Artistic | |
| RPS 143 | 21517222 | Bruce Shaw House | 6 Hartstonge Street & Catherine Place | Corner-site end-of-terrace two-bay four-storey over basement brick and render former townhouse, built c. 1830. | Architectural Artistic | |





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| RPS 144 | N/A | 1 Hartstonge Street | 1 Hartstonge Street | Not on NIAH. | Architectural Artistic |  |
| RPS 145 | N/A | 3 Hartstonge Street | 3 Hartstonge Street | Not on NIAH. | Architectural Artistic | |
| RPS 146 | 21517274 | Árd Na Gréine | Upper Hartstonge Street | Attached three-bay two-storey over basement polychrome brick house, dated 1893, with an oriel bay. | Architectural Artistic |  |
| RPS 147 | 21517188 | Mechanics' Institute | Hartstonge Street | Attached seven-bay single-storey building, built c. 1920, occupying the entire rear site of No. 6 Pery Square fronting onto Hartstonge Street. | Architectural Artistic Social |  |
| RPS 148 | 21517189 | Saint Vincent de Paul Society | Hartstonge Street | Freestanding two-bay four-storey over basement townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 149 | 21517190 | Leamy House | Hartstonge Street | Detached five-bay three-storey over basement Tudor Revival symmetrical brick school with a central crenelated tower, built c. 1845. | Architectural Artistic Social |  |
| RPS 150 | 21517128 | W.J. South Public House | 1 Newenham Street & Lourigan's Lane | Attached two-bay two-storey rendered house, built c. 1840, most likely forming the original coach house to No. 7 Quinlan Street. | Architectural Artistic |  |
| RPS 151 | 21517127 | Impact Limerick Office | 2 Newenham Street | End-of-terrace two-bay three-storey over basement red brick house, c. 1850. | Architectural Artistic |  |
| RPS 152 | 21517126 | Ryan Insurances Ltd | 3 Newenham Street | Terraced two-bay three-storey over basement red brick house, c. 1850. | Architectural Artistic | |
| RPS 153 | 21517125 | 4 Newenham Street | 4 Newenham Street | Terraced two-bay four-storey over basement red brick house, c. 1850. | Architectural Artistic | |








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| RPS 154 | 21517124 | 5 Newenham Street | 5 Newenham Street | Terraced two-bay three-storey over basement red brick house, c. 1850 | <i>Architectural Artistic</i> |  |
| RPS 155 | 21517123 | 6 Newenham Street | 6 Newenham Street | Terraced two-bay three-storey over basement red brick house, c. 1850. | <i>Architectural Artistic</i> | |
| RPS 156 | 21517122 | 7 Newenham Street | 7 Newenham Street & Lourigan's Lane | End-of-terrace two-bay three-storey over basement red brick house, c. 1850. | <i>Architectural Artistic</i> | |
| RPS 157 | 21517121 | Carrick Villas | 8 Newenham Street & Lourigan's Lane | End-of-terrace two-bay two-storey with attic storey gable red brick and stone house, built c. 1875. | <i>Architectural Artistic</i> |  |
| RPS 158 | 21517120 | Carrick Villas | 9 Newenham Street | Terraced two-bay two-storey over basement polychromatic house, built c. 1875. | <i>Architectural Artistic</i> | |
| RPS 159 | 21517119 | Carrick Villas | 10 Newenham Street | Terraced single-bay two-storey polychromatic house, built c. 1875. | <i>Architectural Artistic</i> | |
| RPS 160 | 21517110 | 10 Newenham Street | 10 Newenham Street & Jesuit's Lane | End-of-terrace two-bay three-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> |  |
| RPS 161 | 21517109 | 11 Newenham Street | 11 Newenham Street | Terraced two-bay three-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> | |
| RPS 162 | 21517108 | 12 Newenham Street | 12 Newenham Street | Terraced two-bay three-storey over basement red brick house, built c. 1850. | <i>Architectural Artistic</i> | |
| RPS 163 | 21517178 | 6 Barrington Street | 6 Barrington Street | Terraced end of a terrace two-bay four-storey over-basement red brick house, built c. 1820. | <i>Architectural Artistic</i> |  |
| RPS 164 | 21517179 | 7 Barrington Street | 7 Barrington Street | Terraced two-bay four-storey over-basement red brick house, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 165 | 21517180 | 8 Barrington Street | 8 Barrington Street | End-of-terrace two-bay four-storey over-basement red brick house, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 166 | 21517176 | 12 Barrington Street | 12 Barrington Street | End-of-terrace two-bay four-storey over basement brick townhouse, c. 1835. | <i>Architectural Artistic</i> |  |
| RPS 167 | 21517175 | 13 Barrington Street | 13 Barrington Street | Terraced two-bay four-storey over basement brick townhouse, c. 1835. | <i>Architectural Artistic</i> | |
| RPS 168 | 21517174 | 14 Barrington Street | 14 Barrington Street | Terraced two-bay four-storey over basement brick townhouse, c. 1835. | <i>Architectural Artistic</i> | |
| RPS 169 | 21517173 | 15 Barrington Street | 15 Barrington Street | Attached end-of-terrace two-bay four-storey over basement brick townhouse, c. 1835. | <i>Architectural Artistic</i> |  |






| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 170 | 21517172 | 17 Barrington Street | 17 Barrington Street | Terraced two-bay two-storey over basement red brick house, built c. 1890. | Architectural Artistic |  |
| RPS 171 | 21517171 | 18 Barrington Street | 18 Barrington Street | Terraced two-bay two-storey over basement red brick former house, built c. 1890. | Architectural Artistic | |
| RPS 172 | 21517170 | 19 Barrington Street | 19 Barrington Street | Terraced two-bay two-storey over basement red brick former house, built c. 1900. | Architectural Artistic |  |
| RPS 173 | 21517169 | 20 Barrington Street | 20 Barrington Street | Terraced two-bay two-storey over basement red brick former house, built c. 1900. | Architectural Artistic | |
| RPS 174 | 21517168 | 21 Barrington Street | 21 Barrington Street | End-of-terrace two-bay two-storey over basement red brick house, built c. 1900. | Architectural Artistic |  |
| RPS 175 | 21517166 | 22 Barrington Street | 22 Barrington Street & Little Barrington Street | End-of-terrace two-bay four-storey over basement brick townhouse, built c. 1830. | Architectural Artistic |  |
| RPS 176 | 21517166 | 22A Barrington Street | 22A Barrington Street | End-of-terrace two-bay four-storey over basement brick townhouse, built c. 1830. | Architectural Artistic | |
| RPS 177 | 21517165 | 23 Barrington Street | 23 Barrington Street | Terraced two-bay four-storey over basement brick townhouse, built c. 1830. | Architectural Artistic | |
| RPS 178 | 21517164 | 24 Barrington Street | 24 Barrington Street | End-of-terrace two-bay four-storey over basement brick townhouse, built c. 1830. | Architectural Artistic |  |
| RPS 179 | 21517163 | Power & Associates | 25 Barrington Street & Quinlan Street | Corner-sited end-of-terrace three-bay four-storey over basement brick former townhouse, built c. 1820. | Architectural Artistic | |
| RPS 180 | 21517098 | 28 Henry Street | 28 Henry Street corner of Lower Hartstonge Street. | Corner-sited end-of-terrace two-bay three-storey former house, built c. 1840. | Architectural Artistic |  |
| RPS 181 | 21517099 | 29 Henry Street | 29 Henry Street & Lower Hartstonge Street | Corner-sited end-of-terrace two-bay four-storey over basement red brick townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 182 | 21517104 | 30 Henry Street | 30 Henry Street | Terraced two-bay four-storey over basement brick townhouse, c. 1840. | Architectural Artistic | |
| RPS 183 | 21517105 | 31 Henry Street | 31 Henry Street | Terraced two-bay three-storey over basement red brick house, built c. 1830. | Architectural Artistic | |
| RPS 184 | 21517106 | John Whelan Limited | 32 Henry Street | Terraced two-bay three-storey over basement red brick house, built c. 1830. | Architectural Artistic | |

| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 185 | 21517107 | 101 Richmond Terrace | 101 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic |  |
| RPS 186 | 21517107 | 102 Richmond Terrace | 102 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic | |
| RPS 187 | 21517107 | 103 Richmond Terrace | 103 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic | |
| RPS 188 | 21517107 | Apartment B, 103 Richmond Terrace | Apartment B, 103 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic | |
| RPS 189 | 21517107 | 104 Richmond Terrace | 104 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic | |
| RPS 190 | 21517107 | 105 Richmond Terrace | 105 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic | |
| RPS 191 | 21517107 | 106 Richmond Terrace | 106 Richmond Terrace | Four Storey over basement terraced townhouse. | Architectural Artistic |  |
| RPS 192 | N/A | 1 Adelaide Terrace | 1 Adelaide Terrace, Henry St | Two Storey terraced townhouse. Not on NIAH. | Architectural Artistic | |
| RPS 193 | N/A | 2 Adelaide Terrace | 2 Adelaide Terrace, Henry St | Two Storey terraced townhouse. Not on NIAH. | Architectural Artistic | |
| RPS 194 | N/A | 3 Adelaide Terrace | 3 Adelaide Terrace, Henry St | Two Storey terraced townhouse. Not on NIAH. | Architectural Artistic |  |
| RPS 195 | N/A | 44 Henry Street | 44 Henry St | Three Storey terraced townhouse. Not on NIAH. | Architectural Artistic | |
| RPS 196 | N/A | 45 Henry Street | 45 Henry St | Three Storey terraced townhouse. Not on NIAH. | Architectural Artistic | |
| RPS 197 | N/A | 46 Henry Street | 46 Henry St | Three Storey terraced townhouse. Not on NIAH. | Architectural Artistic |  |
| RPS 198 | N/A | 90 Henry Street | 90 Henry St | Three Storey attached former house. Not on NIAH. | Architectural Artistic | |
| RPS 199 | N/A | 91 Henry Street | 91 Henry St | Two Storey attached former house. Not on NIAH. | Architectural Artistic | |
| RPS 200 | 21517020 | Horwath Bastow Charleton | Corner of Lower Mallow Street & Henry Street | Detached rectangular plan red brick former Presbyterian church, built in 1899, architects Ashlin and Coleman. | Architectural Artistic Historical |  |
| RPS 201 | 21517275 | 7 Pery Square | 7 Pery Square & Hartstonge Street | End-of-terrace three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic |  |
| RPS 202 | 21517276 | 8 Pery Square | 8 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 203 | 21517277 | 9 Pery Square | 9 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |

| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 204 | 21517278 | 10 Pery Square | 10 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 205 | 21517279 | 11 Pery Square | 11 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 206 | 21517280 | 12 Pery Square | 12 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 207 | 21517281 | 13 Pery Square | 13 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 208 | 21517282 | 14 Pery Square | 14 Pery Square | Terraced three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 209 | 21517283 | 15 Pery Square | 15 Pery Square | End-of-terrace three-bay two-storey over basement red brick house, built c. 1895. | Architectural Artistic | |
| RPS 210 | 21517302 | Pery House | 1 Pery Street Mallow Street | Corner-sited end-of-terrace three-bay four-storey over basement house, built c. 1835. | Architectural Artistic |  |
| RPS 211 | 21517129 | 7 Quinlan Street | 7 Quinlan Street & Newenham Street | Corner-sited end-of-terrace two-bay four-storey over basement red brick former townhouse, built c. 1840. | Architectural Artistic |  |
| RPS 212 | 21517228 | The Bank Public House | 63 O'Connell Street | Corner-sited end-of-terrace five-bay three-storey over basement limestone former bank building, built c. 1870. | Architectural Artistic |  |
| RPS 213 | 21517212 | 64 O'Connell Street & Mallow Street | 64 O'Connell Street & Mallow Street | Corner-sited end-of-terrace three-bay four-storey over basement brick former house, built c. 1830. | Architectural Artistic |  |
| RPS 214 | 21517211 | 65 O'Connell Street | 65 O'Connell Street | Terraced three-bay four-storey over basement house, built c. 1825. | Architectural Artistic | |
| RPS 215 | 21517210 | 66 O'Connell Street | 66 O'Connell Street | Terraced three-bay four-storey over basement house, built c. 1825. | Architectural Artistic | |
| RPS 216 | 21517209 | 67 O'Connell Street | 67 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic | |
| RPS 217 | 21517208 | 68 O'Connell Street | 68 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic |  |


| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 218 | 21517207 | Bell Table Arts Centre | 69 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic Historical Social |  |
| RPS 219 | 21517206 | 70 O'Connell Street | 70 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic |  |
| RPS 220 | 21517205 | 71 O'Connell Street | 71 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic | |
| RPS 221 | 21517204 | 72 O'Connell Street | 72 O'Connell Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic | |
| RPS 222 | 21517203 | 73 O'Connell Street | 73 O'Connell Street | Terraced two-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic |  |
| RPS 223 | 21517202 | 74 O'Connell Street | 74 O'Connell Street & Hartstonge Street | Corner-sited end-of-terrace two-bay four-storey over basement red brick former townhouse, built c. 1825. | Architectural Artistic | |
| RPS 224 | 21517083 | 75 O'Connell Street | 75 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1820. | Architectural Artistic |  |
| RPS 225 | 21517082 | 76 O'Connell Street | 76 O'Connell Street | Terraced three-bay four-storey over basement red brick former townhouse, built c. 1820. | Architectural Artistic | |
| RPS 226 | 21517081 | 77 O'Connell Street | 77 O'Connell Street | Terraced three-bay four-storey over basement red brick house, built c. 1820. | Architectural Artistic |  |
| RPS 227 | 21517080 | 78 O'Connell Street | 78 O'Connell Street | Terraced three-bay four-storey over basement red brick former house, built c. 1820. | Architectural Artistic | |
| RPS 228 | 21517078 | 80-83 O'Connell Street | 80-83 O'Connell Street | Terraced twelve-bay four-storey over basement former county council offices, built c. 1830. | Architectural Artistic |  |
| RPS 229 | 21517076 | 84 O'Connell Street | 84 O'Connell Street corner of Lower Mallow St | Corner-sited end-of-terrace three-bay four-storey over basement red brick house, built c. 1820. | Architectural Artistic | |
| RPS 230 | 21517059 | Roberts Auctioneers | 85 O'Connell Street & Lower Mallow Street | Corner-sited end-of-terrace two-bay four-storey over basement brick former townhouse, built c. 1840. | Architectural Artistic |  |


| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 231 | 21517182 | 1 Pery Square | 1 Pery Square & Barrington Street | Corner-sited end-of-terrace three-bay four-storey over basement house, built in 1838, terminating the southern end of a terrace which is collectively referred to as the Tontine Building. | <i>Architectural Artistic Historical</i> |  |
| RPS 232 | 21517183 | The Georgian House | 2 Pery Square | Terraced three-bay four-storey over basement house, built in 1838, forming part of a terrace collectively referred to as the Tontine Building. | <i>Architectural Artistic Historical</i> |  |
| RPS 233 | 21517184 | 3 Pery Square | 3 Pery Square | Terraced three-bay four-storey over basement house, built in 1838, forming part of a terrace collectively referred to as the Tontine Building. | <i>Architectural Artistic Historical</i> | |
| RPS 234 | 21517185 | Business College & Staff Agency | 4 Pery Square | Terraced three-bay four-storey over basement red brick and limestone former townhouse, built in 1838, forming one of a terrace known as Tontine Building. | <i>Architectural Artistic Historical</i> |  |
| RPS 235 | 21517186 | 5 Pery Square | 5 Pery Square | Terraced three-bay four-storey over basement red brick and limestone former townhouse, built in 1837, forming one of a terrace known as Tontine Building. | <i>Architectural Artistic Historical</i> | |
| RPS 236 | 21517187 | Ennis Business College | 6 Pery Square | Corner-sited book-end end-of-terrace three-bay four-storey over basement red brick and limestone former townhouse, built in 1838, forming one of a terrace known as the Tontine Building. | <i>Architectural Artistic Historical</i> |  |
| RPS 237 | 21517201 | Alliance Française de Limerick | 1 The Crescent & Hartstonge Street | Corner-sited end-of-terrace two-bay four-storey over-basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> |  |
| RPS 238 | 21517200 | Justin Herbert Ltd. | 2 The Crescent | Terraced two-bay four-storey over basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 239 | 21517199 | Frost Insurance Ltd. | 3 The Crescent | Terraced two-bay four-storey over basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> |  |
| RPS 240 | 21517198 | 4 The Crescent | 4 The Crescent | Terraced two-bay four-storey over basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 241 | 21517197 | 5 The Crescent | 5 The Crescent | Terraced two-bay four-storey over-basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> |  |
| RPS 242 | 21517196 | 6 The Crescent | 6 The Crescent | Terraced three-bay four-storey over-basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 243 | 21517195 | 7 The Crescent | 7 The Crescent | Terraced three-bay four-storey over-basement brown brick house, built c. 1820. | <i>Architectural Artistic</i> |  |
| RPS 244 | 21517194 | 8 The Crescent | 8 The Crescent | Terraced two-bay four-storey over-basement red brick house, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 245 | 21517193 | 9 The Crescent | 9 The Crescent | Terraced two-bay four-storey over-basement red brick house, | <i>Architectural Artistic</i> | |







| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| | | | | built c. 1820. | | |
| RPS 246 | 21517192 | 10 The Crescent | 10 The Crescent | Terraced two-bay four-storey over-basement red brick house, built c. 1820. | Architectural Artistic |  |
| RPS 247 | 21517191 | 11 The Crescent | 11 The Crescent | Corner-sited end-of-terrace two-bay four-storey over-basement red brick house, c. 1820. | Architectural Artistic | |
| RPS 248 | 21517112 | Limerick Tutorial College | The Crescent | Terraced six-bay four-storey over basement brick building, built c. 1820. | Architectural Artistic |  |
| RPS 249 | 21517113 | Church of the Sacred Heart | The Crescent | Terraced cruciform-plan three-bay three-storey pedimented brick church, built c. 1865. | Architectural Artistic Historical Social |  |
| RPS 250 | 21517114 | 16 The Crescent | 16 The Crescent | Terraced four-bay four-storey over basement brick townhouse, built c. 1820. | Architectural Artistic |  |
| RPS 251 | 21517115 | 17 The Crescent | 17 The Crescent | Terraced two-bay four-storey over basement house, built c. 1820. | Architectural Artistic | |
| RPS 252 | 21517116 | 18 The Crescent | 18 The Crescent | Terraced two-bay four-storey over basement brick townhouse, built c. 1820. | Architectural Artistic | |
| RPS 253 | 21517117 | 19 The Crescent | 19 The Crescent | Terraced two-bay four-storey over basement house, built c. 1820, | Architectural Artistic | |
| RPS 254 | | 20 The Crescent | 20 The Crescent | Not on NIAH. | Architectural Artistic | |
| RPS 255 | 21516002 | Bannatyne Mills | Dock Road | Detached eight-bay six-storey limestone former corn store, dated 1873, built facing north, architect William Sydney Cox. | Architectural Artistic Historical Technical |  |
| RPS 256 | 21522004 | Mount Saint Lawrence's Cemetery Mortuary Chapel | Old Cork Road & Mount Street Lower | Detached single-storey single-bay gabled mortuary chapel, built c. 1855. | Architectural Artistic Historical Social |  |






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| RPS 257 | 21519002 | Saint Joseph's Hospital | Mulgrave Street | Large complex of stone buildings, dated 1825, facing south and comprising a central block with clock tower. | Architectural Artistic Historical Social Scientific Cultural |  |
| RPS 258 | 21527001 | Spillane's Tower - Pepperpot Navigation Light | Corcanree Business Park, Dock Road, Limerick. | Freestanding single-bay three-storey Gothic Revival tower, erected in 1870, and situated on the south bank of the River Shannon. Tower, 36 feet high. | Architectural Artistic |  |
| RPS 259 | 21511015 | Shelbourne House | Adjoins Ard Scoil Rís Lower Shelbourne Road, NCR, Clanmaurice Ave | Detached three-bay two-storey over concealed basement rendered house, built c. 1790. | Architectural Artistic Historical |  |
| RPS 260 | 21517008 | National Rusks Ltd | Dock Road & Saint Alphonsus Street | Corner-sited five-bay single-storey gable-ended cut limestone building, built c. 1930. | Architectural Artistic |  |
| RPS 261 | 21517006 | Bord Gais, Freestanding Limestone Power Station | O'Curry Street | Freestanding limestone ridge gabled building, built c. 1880, with an attached lower gabled section, now roofless situated on a former quarry site. | Architectural Artistic Technical |  |
| RPS 262 | 21517010 | Former Sailor's House | O'Curry Street | Detached five-bay two-storey stucco enriched former constabulary barracks (later Garda Station), built c. 1870. | Architectural Artistic |  |
| RPS 263 | 21517019 | Former School & Orphanage Building | Henry Street | Detached classically composed and symmetrical former school and orphanage building, built in 1839. | Architectural Artistic Historical |  |





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| RPS 264 | 21512053 | Golden Vale | NorthCircular Road & Stonetown Terrace | Detached fifteen-bay four-storey stone factory building, built c. 1860. | <i>Architectural Artistic Historical</i> |  |
| RPS 265 | 21512059 | Golden Vale | NorthCircular Road & Stonetown Terrace | Freestanding octagonal-plan red brick chimney stack, built c. 1860, as part of the vast industrial complex. | <i>Architectural Technical</i> | |
| RPS 266 | 21517159 | Saint Joseph's Roman Catholic Church | Quinlan Street / O'Connell Avenue / Saint Joseph Street/ Little Barrington Street | Freestanding cruciform-plan double-height cut limestone classical Roman Catholic church built c. 1900. | <i>Architectural Artistic Social</i> |  |
| RPS 267 | 21517160 | Saint Joseph's Parish Centre | Quinlan Street & Little Barrington Street | Freestanding rectangular plan double-height over raised basement, red brick and limestone gable-fronted former Baptist church, built c. 1890, in the Gothic Revival style. | <i>Architectural Artistic Social</i> |  |
| RPS 268 | 21517292 | McKerns Printing, Saint Saviour's Church | GlentworthStreet | Attached five-bay two-storey pedimented limestone former Presbyterian meeting house, built in 1846. | <i>Architectural Artistic</i> |  |
| RPS 269 | 21513020 | Saint Michael's Roman Catholic Church | Denmark Street | Freestanding T-plan limestone church, originally built between 1779 and 1871, and rebuilt in 1881. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 270 | 21518019 | Colbert Railway Station | Parnell Street | Detached seven-bay two-storey over partially concealed basement train station, built in 1859. | <i>Architectural Artistic Social Technical</i> |  |
| RPS 271 | 21512011 | Shannon Rowing Club | Sarsfield Bridge | Detached two-bay two-storey over basement stone clubhouse, Foundation stone laid in 1896, built c.1902, standing on a limestone pier to the northeast of Sarsfield Bridge. | <i>Architectural Archaeological Social Historical</i> |  |








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| RPS 272 | 21513017 | The Granary | Bank Place & Michael Street | Attached six-bay four-five-storey limestone former bonded warehouse, built c. 1790, facing Bank Place and arranged on an L-shaped plan. | <i>Architectural Artistic Historical</i> |  |
| RPS 273 | 21513004 | 9-11 Patrick Street | 9-11 Patrick Street & Ellen Street | Corner-sited terraced seven-bay three-storey rendered former commercial building, built c. 1880, almost entirely reconstructed within, c. 1990. | <i>Architectural Artistic</i> |  |
| RPS 274 | 21517068 | Bank of Ireland | O'Connell Street & Lower Glentworth Street | Corner-sited end-of-terrace three-bay, to O'Connell Street and four-bay to Lower Glentworth Street, three-storey over basement limestone ashlar bank, built c. 1900. | <i>Architectural Artistic Social</i> |  |
| RPS 275 | 21517040 | General Post Office | Henry Street & Post Office Lane | Partially attached nine-bay two-storey with attic storey gable-fronted red brick and limestone former General Post Office, dated 1903. | <i>Architectural Artistic Social</i> |  |
| RPS 276 | LI005-009 | Kilrush Church (in ruins) & Round Tower | Open Space with central culdesac Kilrush House, North Circular Road. Tower in rear garden of 4 Old Church, 18 Heron Court. | Remains of Kilrush Church and round tower. See 1872 Ordinance. | <i>Architectural Artistic Social Archaeological</i> |  |
| RPS 277 | LI005-015001 | Killeely Church | Killeely Graveyard Open Space to rear of Hennessy, Hogan, Smith O'Brien Ave. | Killeely Graveyard, see 1879 Ordinance Survey. One of Limerick's oldest cemeteries. Site of church and round tower, non-extant. Also see SMR. | <i>Social Archaeological</i> |  |
| RPS 278 | LI005-015002 | Killeely Gravestones | Killeely Graveyard Open Space to rear of Hennessy, Hogan, Smith O'Brien Ave. | Killeely Graveyard, see 1879 Ordinance Survey. One of Limerick's oldest cemeteries. Site of church and round tower, non-extant. Also see SMR. | <i>Social Archaeological</i> |  |
| RPS 279 | LI013-012 | Ballinacurra Bridge | Ballinacurra Creek at intersection with flyover of Southern Ring Road. | Ballinacurra Bridge LI013-012. Significantly altered with Southern Link Road construction works but small remains with footings underground. | <i>Social Archaeological</i> |  |







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| RPS 280 | 21513010 | The Sarsfield Bar | 9/1 Bank Place & Rutland Street | Corner-sited end-of-terrace five-bay four-storey over concealed basement red brick building, built c. 1775. | <i>Architectural Artistic</i> |  |
| RPS 281 | 21511001 | Limerick Ryan Hotel | Ennis Road & Rose's Avenue | Detached three-bay two-storey former house, built c.1845. | <i>Architectural Artistic</i> |  |
| RPS 282 | 21519001 | Boru House | Mulgrave Street & Blackboy Road | Detached six-bay two-storey polychrome red brick building, built in 1880. | <i>Architectural Artistic Historical</i> |  |
| RPS 283 | 21517162 | 1 Quinlan Street | 1 Quinlan Street | Terraced two-bay four-storey over basement brick townhouse, built c. 1820. | <i>Architectural Artistic</i> |  |
| RPS 284 | 21517161 | 2 Quinlan Street | 2 Quinlan Street | End-of-terrace two-bay four-storey over basement brick townhouse, built c. 1820. | <i>Architectural Artistic</i> | |
| RPS 285 | 21517075 | 1 Mallow Street Lower | 1 Mallow Street Lower | End-of-terrace two-bay four-storey over basement house, built c. 1830. | <i>Architectural Artistic</i> |  |
| RPS 286 | N/A | 32 Mallow Street | 32 Mallow Street | Single Storey Retail Unit. Not on NIAH. | <i>Architectural Artistic</i> |  |







| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 287 | N/A | 16 Barrington Street | 16 Barrington Street | Not on NIAH. | <i>Architectural Artistic</i> |  |
| RPS 288 | 21517167 | 21A Barrington Street | 12A Barrington Street | End-of-terrace two-bay two-storey over basement red brick house, built c. 1900. | <i>Architectural Artistic</i> |  |
| RPS 289 | 21513047 | 2 John's Square | 2 John's Square | Corner-sited terraced three-bay three-storey over basement limestone former house, built in 1751. | <i>Architectural Artistic Historical</i> |  |
| RPS 290 | 21513046 | 3 John's Square | 3 John's Square | Corner-sited terraced three-bay three-storey over basement limestone former house, built in 1751. | <i>Architectural Artistic Historical</i> | |
| RPS 291 | 21513045 | 4 John's Square Saint John's Unit - Catholic Boy Scouts Ireland. | 4 John's Square | Terraced three-bay three-storey over basement limestone former townhouse, built in 1751. | <i>Architectural Artistic Historical</i> |  |
| RPS 292 | 21513044 | 5 John's Square & Church Street | 5 John's Square & Church Street | End-of-terrace five-bay three-storey over basement townhouse, built c. 1760. | <i>Architectural Artistic Historical</i> | |
| RPS 293 | 21518036 | Declan Hickey MPSI | 1 John's Square | End-of-terrace three-bay three-storey over basement limestone building, built in 1751. | <i>Architectural Artistic Historical</i> |   |
| RPS 294 | 21518037 | 2 John's Square | 2 John's Square | Corner terraced three-bay three-storey over basement limestone building, built in 1751. | <i>Architectural Artistic Historical</i> | |
| RPS 295 | 21518038 | 3 John's Square | 3 John's Square | Corner terraced three-bay three-storey over basement limestone building, built in 1751. | <i>Architectural Artistic Historical</i> | |
| RPS 296 | 21518039 | 4 John's Square | 4 John's Square | Terraced three-bay three-storey over basement limestone building, built in 1751. | <i>Architectural Artistic Historical</i> | |
| RPS 297 | 21518040 | 5 John's Square | 5 John's Square | Terraced five-bay three-storey over basement limestone building, built in 1751. | <i>Architectural Artistic Historical</i> | |






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| RPS 298 | 21516001 | Former Silo Building - Shannon Foynes Port Company | Dock Road | Freestanding multiple-storey reinforced concrete former silo building, built c. 1925. | <i>Architectural Historical Technical</i> |  |
| RPS 299 | 21517071 | 5 Mallow Street | 5 Mallow Street | Terraced two-bay four-storey over basement red brick house, built c. 1830, forming part of a terrace of seven north-facing houses. | <i>Architectural Artistic</i> |  |
| RPS 300 | 21512021 | Jackson's Turret | Clancy's Strand | Detached irregular-plan multiple-bay two-storey house, built c. 1750-1800. | <i>Architectural Artistic Historical</i> |  |
| | | RPS ADDITIONS 2010 | | | | |
| RPS 301 | LI005-017056 LI005-017057 | Medieval Limerick City Wall - Exchange Lane Stretch | South of St Ann's Court, Exchange Lane. Forms rear boundary of 7&8 Athlunkard Street. | Medieval Limerick City Wall - Exchange Lane Stretch Identified in Limerick City Walls Conservation and Management Plan Ref 3.1.6. | <i>Architectural Artistic Social Archaeological Historical Technical</i> |  |
| RPS 302 | LI005-017059 | Medieval Limerick City Wall - Bishop St/Sheep St Stretch | Rear of Abbey River Court Bishop St / Sheep St (Eastern side of Old Sheep Street) | Medieval Limerick City Wall - Bishop St / Sheep St Stretch Identified in Limerick City Walls Conservation and Management Plan Ref 3.1.7. | <i>Architectural Artistic Social Archaeological Historical Technical</i> |  |
| RPS 303 | LI005-017092 | Limerick City Walls - Little Gerard Griffiths Street Stretch | Northeast of Cornmarket Villas, Junction of Mungret Street & Cornmarket Row. | Medieval Limerick City Walls, Little Gerard Griffiths Street Stretch. Medieval City wall remnant (extant) See Limerick City Wall Conservation & Management Plan Ref: 3.2.8 | <i>Architectural Artistic Social Archaeological Historical Technical</i> |  |


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| RPS 304 | LI005-017095 LI005-017096 | Limerick City Walls - Watergate Flats Stretch | Rear (South) of Tara Court, North of Mungret Court, Northern end of Carr Street. | Medieval Limerick City Walls, Watergate Flats (extant) Stretch Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.10 | <i>Architectural Artistic Social Archaeological Historical Technical</i> |  |
| RPS 305 | N/A | Hickey's House Thatched Farmhouse | Coonagh West | Protected Structure Ref: CD1 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |
| RPS 306 | N/A | Christ The King Roman Catholic Church | Shannabooly | Protected Structure Ref: CD2 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |
| RPS 307 | N/A | Ballygrennan Country House | Castle Park | Protected Structure Ref: CD3 in Caherdavin LAP, 2005. | <i>Architectural Artistic Historical</i> |  |
| RPS 308 | N/A | Road Bridge | Meelick Bridge Clonconane | Protected Structure Ref: CD4 in Caherdavin LAP, 2005. | <i>Architectural Artistic Technical</i> |  |
| RPS 309 | N/A | Single Storey House | N.K.Y. Caherdavin | Protected Structure Ref: CD5 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |








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| RPS 310 | N/A | Ryan's Single Storey House | Coonagh East | Protected Structure Ref: CD6 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |
| RPS 311 | N/A | Grimes's Single Storey House | Coonagh East | Protected Structure Ref: CD7 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |
| RPS 312 | N/A | Considine's Single Storey House | Coonagh East | Protected Structure Ref: CD8 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |
| RPS 313 | N/A | Flying Club Hangar | Coonagh West | Protected Structure Ref: CD9 in Caherdavin LAP, 2005. | <i>Architectural Artistic</i> |  |
| RPS 314 | 21508017 | Athlunkard Boat Club | Athlunkard Street | Detached three-bay two-storey clubhouse, built c. 1930. | <i>Architectural Artistic Social</i> |  |
| RPS 315 | 21517265 | Former Irish Red Cross former Quaker Meeting House | Rear of 37-40 Cecil Street | Detached six-bay two-storey rubble stone former Quaker Meeting House, built in 1806. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 316 | 21521087 | Open Bandstand | People's Park | Octagonal cast-iron open bandstand, erected in 1895, Manufactured by the Lion Foundry Co. Ltd. Kirkintilloch, Scotland. | <i>Architectural Artistic Social</i> |  |






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| RPS 317 | 21513008 | Bruce House | 6-7 Rutland Street | Carved limestone Venetian doorcase, dated 1806, re-assembled on the facade of an infill neo-Georgian building, c. 1990. Carved Limestone Doorcase c.1806. | <i>Architectural Artistic</i> |  |
| RPS 318 | 21513027 | Carriage Arch | Rear of 15 William St, fronting onto Chapel Street (Pedestrianised Street) | Pedimented limestone ashlar carriage arch, built c. 1810, opening onto Chapel Street to the rear of No. 15 William Street. | <i>Architectural Artistic</i> |  |
| RPS 319 | 21513049 | Carriage Arch | Lock Quay situated on the banks of the canal adjoining Grove Island Apartments | Freestanding limestone carriage arch, built c. 1890, formerly the entrance arch to the Lock Mills. Situated on the banks of the canal and attached to coursed limestone rubble walls, which give access to the canal bank. | <i>Architectural Artistic</i> |  |
| RPS 320 | 21513061 | The Potato Market | Merchant's Quay | An irregular-shaped five-sided enclosed former market place, opened c. 1840, with a river fronting multiple-bay two-storey rubble limestone faced building, extensively restored during the 1980s. Significant features include the of mid-18 th and mid-19 th century stonework lower south wall, a dwarf perimeter wall with two sets of Greek revival gate posts, west wall containing remains of mid 19th-century buildings & remnant gate post. Also see SMR Line of Limerick City Wall. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 321 | 21514001 | Arch Gateway | Entrance to O'Brien's Park, Clare Street | Freestanding concrete gateway, built c. 1940, constructed as a classical triumphal arch, with the effect of ashlar masonry, forming a tripartite arrangement reminiscent of the John Russell gate to the People's Park (Pery Square). | <i>Architectural Artistic Technical</i> |  |
| RPS 322 | 21514002 | Entrance & Boundary Walls | Clare Street | Entrance and boundary walls to Limerick Institute of Technology School of Art & Design, built c. 1880, formerly boundary walls to the Convent of the Good Shepherd. | <i>Architectural Artistic Historical</i> |  |


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| RPS 323 | 21514006 | Chimney | Old Clare Street | Freestanding octagonal-plan chimney, built c. 1870, standing in the grounds of former Thomond Brewery now Limerick College of Art & Design. Octagonal-plan tapering to a height of approximately fifteen to twenty meters. | <i>Architectural Historical</i> |  |
| RPS 324 | 21517001 | The Dock Clock | James Casey Walk and Dock Road | Freestanding square-plan three-stage clock tower, built and dated 1880, restored in 1996. Replacement metal weather vane with model ship mounted on a possibly lead pyramidal roof c. 1996. | <i>Architectural Artistic Technical</i> |  |
| RPS 325 | 21517004 | Ted Russell Dock Entrance Gates & Piers | James Casey Walk and Steamboat Quay | Gateway to dock yard, erected c. 1850, and repositioned at its current location, angled to O'Curry Street, during the twentieth century. | <i>Architectural Artistic</i> |  |
| RPS 326 | 21517005 | Freestanding Wall | Dock Road | Freestanding section of limestone wall to Dock Road on the Bord Gáis site, erected between 1830 and 1870, with several blind arched openings. Squared and coursed limestone ashlar wall, limestone coping with later mortar flaunching above. | <i>Architectural Artistic</i> |  |
| RPS 327 | 21517043 | The Graving Dock | James Casey Walk and Dock Road | Rectangular-plan limestone garving dock, with squared limestone masonry and iron sluice gate, built in 1873, with a limestone pedestal to the north having commemorative plaques. No longer in use and falling into disrepair. Plaque on pedestal reads: 'Floating dock opened 26 th September 1853 by Earl St Germans Lord Lieutenant'. The Graving Dock opened in 1873 as part of greater wet dock. | <i>Architectural Artistic Historical</i> |  |
| RPS 328 | 21517107 | Front Boundary Wall | 101-106 Richmond Terrace, Henry Street | Boundary wall to Richmond Terrace, erected c. 1850, comprising ashlar rock-faced limestone plinth wall surmounted by wrought-iron railings standing on horizontal lower rail on feet, which are fixed into the wall. | <i>Architectural Artistic</i> |  |



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| RPS 329 | 21517231 | Lamp Standard | GlentworthStreet & O'Connell Street, outside White House Public House. | Freestanding cast-iron lamp standard, erected c. 1880. Modern replacement steel glazed lantern attached to original fluted tapered cast-iron column. | <i>Architectural Artistic</i> |  |
| RPS 330 | 21517256 | Hartigans Horse Repository Arch | 40 Cecil Street | Single-bay arched cement rendered portal, built c. 1920, leading to a complex of buildings to the rear. Segmental-arched opening with lettering in relief reading Hartigans, Horse Repository, Wm.B. Fitt & Co. M.I.A.A. Auctioneers. | <i>Architectural Historical</i> |  |
| RPS 331 | 21517257 | Red Cross Gateway | 36 Cecil Street | Single-bay rendered Art Deco style gateway, built c. 1930, formerly giving access to the Quaker Meeting Hall. | <i>Architectural Artistic Historical</i> |  |
| RPS 332 | 21517286 | Ashlar Gate to the People's Park | Pery Square & Mallow Street Upper | Freestanding limestone ashlar gate to the People's Park (Pery Square) erected in 1876, to the northwest corner of the park, based on the design of a triumphal arch. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 333 | 21518018 | Water Fountain | People's Park | Freestanding cast-iron fountain, erected c. 1877, with a dome shelter situated in the People's Park. Comprising of a cruciform plan, plinth base and square pier surrounded by four squat colonnettes. | <i>Architectural Artistic Technical Social</i> |  |

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| RPS 334 | 21518033 | Pair of detached gatehouses forming part of the artillery barracks | Mulgrave Street & Newtownmahon | Pair of detached gatehouses, built c. 1815, forming part of the artillery barracks. Each is linked by rendered screen wall, c. 1950. | Architectural Artistic Technical Social Historical |  |
| RPS 335 | 21521085 | Prospect Hill Clothing Factory | Lord Edward Street | Attached seven-bay two-storey rendered former factory building, built c. 1830, originally of greater extend, with truncated remains of original structure to the north. Now distinguished by a limestone ashlar three-centered red brick carriage arch. | Architectural Artistic |  |
| RPS 336 | 21522003 | John O'Grady Freestanding Limestone & Steel Monument | On the corner of the Pike & Ballysimon Road in front of Mount Saint Lawrence Cemetery. | Freestanding limestone and steel monument, erected c. 1950. Weight resting on four limestone balls, on a limestone plinth base with canted podium and commemorative paneling to sides of plinth base, dedicated to John O'Grady. | Architectural Historical |  |
| RPS 337 | 21512004 | Former Methodist Chapel Façade | 13 Bedford Row | Attached three-bay three-storey former cinema, facade built c. 1930, to the front of a former Methodist chapel, built c. 1820, which has been incorporated within new modern rebuild. | Architectural Artistic Social Historical |  |
| RPS 338 | 21503001 | Saint Munchin's Girls Primary School | Bound by Moylish Road & Ballynanty Road | Detached L-plan multiple-bay single and two-storey school building, built in 1957, to the designs of Andrew Devane. Complex comprising a double-height entrance elevation to the northeast corner, characterised by an over-sailing pre-cast concrete canopy. | Architectural Artistic Technical Social Historical |  |
| RPS 339 | 21506001 | Saint Camillus's Hospital – Former Workhouse | Shelbourne Road | Attached multiple-bay dormer two-storey limestone former workhouse, built between 1839-1841, comprising five-bay east-facing central entrance block with slightly break fronted gabled end bays, joined to gabled pavilions by three-bay wings. | Architectural Artistic Social Historical |  |
| RPS 340 | 21506002 | Saint Camillus's Hospital - Chapel | Shelbourne Road | Attached five-bay single-storey rectangular plan single-cell chapel, built c.1865, forming the north pavilion of the entrance block of the former Limerick Union Workhouse. Entrance porch, c. 1960 to east elevation. | Architectural Artistic Historical |  |







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| RPS 341 | 21506003 | Saint Camillus's Hospital Rehabilitation Centre | Shelbourne Road | Attached multiple-bay three-storey rendered hospital, built c. 1950, forming a symmetrical Art Deco style front elevation. It comprises stepped rendered panelled parapet descending with each subsequent bay to either side from the centrally-placed entrance. | <i>Architectural Social</i> |  |
| RPS 342 | 21506004 | Saint Camillus's Hospital – Chimneystack | Shelbourne Road | Attached red brick chimney stack, built c. 1880, forming an octagonal shaft rising from square-plan broach base. No longer in use. | <i>Architectural Artistic</i> |  |
| RPS 343 | 21508011 | Saint Mary's National School | Bishop's Street | Attached seven-bay two-storey limestone school, built c. 1870, with polychrome brick dressing. Pitched slate roof with cast-iron rainwater goods, the gutters of which rest on a polychrome brick eaves course. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 344 | 21513036 | Johnsgate House | Corner of John's Street & Cabbage Market | Detached three-bay three-storey red brick building, built c. 1880, with a pedimented central parapet and gable front entrance porch. Extension to rear. Hipped natural slate roof with terracotta ridge tiles and a chimney to either end. | <i>Architectural Artistic</i> |  |
| RPS 345 | 21513042 | Saint John's Hospital adjoins remains of the Limerick City Walls & Medieval Citadel | New Road and Pennywell | Attached multiple-bay three-storey over basement hospital building, built after 1787, facing north abutting the remains of the town walls to the rear and incorporating the medieval citadel which is attached to the west. | <i>Architectural Artistic Historical Social Archaeological</i> |  |
| RPS 346 | 21513043 | Former Convent - Saint John's Hospital outside former Limerick City walls | Garryowen Road and Pennywell | Detached five-bay two-storey over basement rendered former convent building, built c. 1890, with a centrally-placed single-bay two-storey pedimented entrance breakfront. | <i>Architectural Artistic Archaeological</i> |  |
| RPS 347 | 21513055 | Former Garda Station | Corner of Mary Street and Meat Market Lane | Detached three-bay two-storey L-plan red brick former Garda Station, built c. 1900, with two single-storey accretions to the rear. | <i>Architectural Artistic</i> |  |








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| RPS 348 | 21513067 | The Citadel | Saint John's Hospital Grounds, New Road and Garryowen Road | Attached square-plan two-bay two-storey over basement heavily fortified medieval limestone guard house, built c. 1625, with a battered base, and a large pointed arch opening giving access to a passage running through the building. | <i>Architectural Artistic Historical Social Archaeological</i> |  |
| RPS 349 | 21514003 | Limerick College of Art & Design - Former Convent | Clare Street and Pennywell | Attached thirteen-bay three-storey former convent building, built c. 1895, on an extensive irregular plan, distinguished by entrance breakfront, differently scaled three-bay gabled flanking breakfronts (to west forming former chapel). | <i>Architectural Artistic Historical Social Archaeological</i> |  |
| RPS 350 | 21514004 | Limerick College of Art & Design - Former Girl's Hostel | Clare Street | Detached six-bay three-storey former girl's hostel, built c. 1890, facing north with a gabled end bay and a modern block c. 1980 attached to west and a three-bay single-storey gabled wing attached to rear. | <i>Architectural Artistic Social</i> |  |
| RPS 351 | 21514005 | Limerick College of Art & Design - Former Convent Chapel | Clare Street and Old Clare Street | Attached cruciform-plan double and triple height former convent chapel, built c. 1930, facing east with copper drum and dome. On an elevated site within the grounds of the former Good Shepard convent, now in use as an exhibition space within the Limerick School of Art. | <i>Architectural Artistic Historical Social Cultural</i> |  |
| RPS352 | 21514007 | HSE Roxtown Health Centre - Former Orphanage | Old Clare Street | Detached thirteen-bay three-storey (twelve-bay to rear) former orphanage, built c. 1890, now partly in use by the Health Service Executive. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 353 | 21517016 | Present Social Welfare Centre - Former National School | Henry Street Upper | Detached multiple-bay single-storey red brick former school, built c. 1895, and comprising three gabled breakfronts of varying scale. | <i>Architectural Artistic Social</i> |  |
| RPS 354 | 21517304 | Former Protestant Orphan Hall | Pery Street | Attached six-bay two-storey over basement limestone former Protestant orphan hall, built c. 1865, in a plain Jacobean style, with a square-plan projecting tower to the north. | <i>Architectural Artistic Historical Social</i> |  |






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| RPS 355 | 21518013 | Woman & Juvenile Building | 30A Cecil Street | Attached five-bay two and three-storey building, built c. 1860, with a carriage arch to a centralised breakfront on the two-storey section, and a unifying dentil enriched stucco sill cornice at first floor level. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 356 | 21518031 | Former Presentation Convent & Chapel | Sexton Street | Detached seven-bay three-storey over basement former Presentation convent with a two-bay three-storey window to each end and a multiple-bay rear return, built c. 1850, facing east. A former Roman Catholic chapel occupies the ground floor. | <i>Architectural Artistic Historical Social</i> |  |
| RPS357 | 21518032 | Christian Brothers School | Sexton Street & Roxborough Road | Detached eleven-bay three-storey over basement rock-faced limestone school, built c. 1865, with a central three-bay full-height gabled entrance breakfront, with central arched recess rising the full-height of the façade. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 358 | 21518045 | Limerick Senior College - Former Hospital | Mulgrave Street | Detached nine-bay three-storey rendered former hospital, built in 1811, with central breakfront and single-storey porch to front. Now in use as a college. Six-bay three-storey wings to east and west of rear, with various accretions, c. 1940-50. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 359 | 21518046 | Saint Joseph's Hospital - An Edwardian Arts & Crafts Building | Roxborough Avenue & Mulgrave Street | Detached three-bay two-storey building, built c. 1900. | <i>Architectural Artistic</i> |  |
| RPS 360 | 21518047 | Entrance Gates & Wall Enclosures of Limerick Prison | Mulgrave Street | Prison complex, opened in 1821. | <i>Architectural Historical</i> |  |
| RPS 361 | 21518049 | Former Artillery Barracks | Mulgrave Street & Newtownmahon | Detached single-bay single-storey limestone ashlar arsenal, built c. 1815, with a brick constructed barrel vault fronted by limestone pediment to barracks elevation. | <i>Architectural Technical Historical Social</i> |  |






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| RPS 362 | 21519003 | Saint Joseph's Hospital – Female Block | Mulgrave Street | Detached nine-bay three-storey female block, c. 1900. | Architectural Technical Historical Social Scientific Cultural Artistic |  |
| RPS 363 | 21519004 | Saint Joseph's Hospital – Hospital Building | Mulgrave Street | Attached seven-bay three-storey hospital building, c. 1900, with a four-bay side elevation and a single-storey three-sided canted bay to front and rear elevations. | Architectural Technical Historical Social Scientific Cultural Artistic |  |
| RPS 364 | 21520001 | Summerville House - Mary Immaculate College - Sisters of Mercy Convent | Summerville Avenue | Detached five-bay two-storey former house, built in 1786, distinguished by a centrally-placed tripartite entrance breakfront, built in 1786 for Joseph Massey Harvey, a Quaker. | Architectural Artistic |  |
| RPS 365 | 21520002 | Mary Immaculate College - College Building | SouthCircular Road | Detached eleven-bay four-storey rendered purpose-built college building, dating from 1899 (laying of foundation stone), built in the Italianate manner to the designs of George Byrne. | Architectural Historical Social |  |
| RPS 366 | 21520003 | Mary Immaculate College - Chapel | SouthCircular Road | Detached north-facing gable-fronted rendered chapel, built c. 1900, with triple-arched entrance, rose window overhead and apex surmounted by limestone ashlar belfry. Five-bay side elevations with buttresses articulating window piers. | Architectural Artistic Historical Social |  |
| RPS 367 | 21520004 | Mary Immaculate College - Recreational Hall | SouthCircular Road | Detached multiple-bay single-storey recreational hall, built c. 1900, with a plain temple front, now completely obscured by later accretions. Plain gabled rendered rear elevation with glazed timber-framed link corridor attached. | Architectural Artistic Social |  |
| RPS 368 | 21520005 | Mary Immaculate College - Residential Block | SouthCircular Road | Attached multiple-bay six-storey residential block, built in 1955, to the designs of Andrew Devane, of Robinson Keefe Devane. Distinguished by rock-faced ground floor elevations and modular elevation forming a reinforced concrete grid. | Architectural Artistic |  |
| RPS 369 | 21520006 | Summerville Lodge - Mary Immaculate College | Summerville Avenue | Detached single-storey three-bay rendered gate lodge, built c. 1870, forming a rectangular-plan with a gabled breakfront to each principal elevation. | Architectural Artistic |  |


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| RPS 370 | 21521042 | Municipal Technical Institute | Corner of O'Connell Avenue and Roden Street | Detached seven-bay three-storey red brick Dutch Baroque style building, constructed in 1909, with a central entrance breakfront and flanking two-bay breakfronts, with four-bay side elevations. | <i>Architectural Artistic Social Technical</i> |  |
| RPS 371 | 21521043 | The Model School | O'Connell Avenue | Detached multiple-bay two-storey limestone ashlar model school, built in 1853, around a central courtyard, with a street-facing block forming an eight-bay two-storey elevation with single-bay breakfront end bays. | <i>Architectural Artistic Social Technical Historical</i> |  |
| RPS 372 | 21521054 | Saint Philomena's Preparatory School | SouthCircular Road | Detached seven-bay single-storey rendered school house, built in 1863, with a centrally-placed gable breakfront entrance bay with round-arched niche over front door, and crucifix finial to apex of gable. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 373 | 21521079 | Mount Saint Vincent Convent | Convent of Mercy, Mount Saint Vincent, O'Connell Avenue | Attached nine-bay three-storey over basement limestone convent building, built in 1850, with two-bay three-storey gabled breakfront end bays, and centrally-placed entrance porch with cruciform finial to apex. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 374 | 21521080 | Widows Residence Mount Saint Vincent Convent | Convent of Mercy, Mount Saint Vincent, O'Connell Avenue | Attached nine-bay two-storey limestone former almshouse, built c. 1860, with a single-bay two-storey breakfront end bays and gabled central breakfront with angled corner buttresses. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 375 | 21521081 | Mount Saint Vincent Convent | Convent of Mercy, Mount Saint Vincent, O'Connell Avenue | Attached five-bay single-storey corrugated metal clad building, built c. 1930. Pitched corrugated metal roof with timber barge and eaves boards. | <i>Architectural Artistic Social Technical</i> |  |
| RPS 376 | 21521083 | Sarsfield Barracks - Cook Houses, Entrance Gate & Three Storey Soldiers Quarters | Sarsfield Barracks Complex, Lord Edward Street | The 'Taj', Stand-Too Building, Privates Mess 'Taj' Element, Three-Storey Building and boundary walls. c. 1795 , Stand to building c. Post 1872. | <i>Architectural Historical Technical</i> |  |
| RPS 377 | 21521083 | Sarsfield Barracks - Soldiers Quarters North | Sarsfield Barracks Complex, Lord Edward Street | Accommodation Blocks H, I, J, K. c. 1795. | <i>Architectural Historical Technical</i> |  |







| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 378 | 21521083 | Sarsfield Barracks - Officers Quarters North | Sarsfield Barracks Complex, Lord Edward Street | G-Block. c. 1795. | <i>Architectural Historical Technical</i> |  |
| RPS 379 | 21521083 | Sarsfield Barracks - Wash House, Former Hospital & Boundary Walls | Sarsfield Barracks Complex, Lord Edward Street | Single Storey Storage Cottages and former Hospital Boundary Walls. c. pre 1872. | <i>Architectural Historical Technical</i> |  |
| RPS 380 | 21521083 | Sarsfield Barracks - Soldiers Quarters South | Sarsfield Barracks Complex, Lord Edward Street | Accommodation Blocks P, O, N and PSS Building c. pre 1872. | <i>Architectural Historical Technical</i> |  |
| RPS 381 | 21521083 | Sarsfield Barracks - Prison Facility Corner Look Out Post, Stores & Former Stables | Sarsfield Barracks Complex, Lord Edward Street | 31 st Reg Engr Company HQ. Corner Look Out Post, Handball Alley Stores adjoining Guard Room and Engineering Workshops c. pre 1872. | <i>Architectural Historical Technical</i> |  |
| RPS 382 | 21521083 | Sarsfield Barracks - Officer's Mess | Sarsfield Barracks Complex, Lord Edward Street | Officer's Mess c. 1795. | <i>Architectural Historical Technical</i> |  |
| RPS 383 | 21521083 | Sarsfield Barracks - Chapel & Attendant Grounds | Sarsfield Barracks Complex, Lord Edward Street | Chapel - Rebuilt after fire c. 1920, c. pre 1872. | <i>Architectural Historical Technical</i> |  |


| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 384 | 21521083 | Sarsfield Barracks - NCO's Mess | Sarsfield Barracks Complex, Lord Edward Street | NCO's Mess c. post 1872. | <i>Architectural Historical Technical</i> |  |
| RPS 385 | 21521083 | Sarsfield Barracks - Officers Quarters & Stables | Sarsfield Barracks Complex, Lord Edward Street | 12 th Btln HQ, stable block and archways. c. 1795 | <i>Architectural Historical Technical</i> |  |
| RPS 386 | 21522009 | Saint Joseph's Hospital - Men's Block | Mulgrave Street | Attached nine-bay three-storey men's block, c. 1900, set perpendicular to the main hospital block to the east. It is almost identical to the women's block and both are joined by a five-bay three-storey wing. | <i>Architectural Artistic Cultural Social Scientific Historical</i> |  |
| RPS 387 | 21522010 | Saint Joseph's Hospital - Ancillary Building | Mulgrave Street | Gable-fronted three-bay two-storey building, c.1900, with five-bay side elevation. Pitched natural slate roof with a timber vented lantern and cast-iron rainwater goods. Squared and coursed limestone ashlar walls. | <i>Architectural Artistic Cultural Social Scientific Historical</i> |  |
| RPS 388 | 21523001 | Convent of Mercy | Sisters of Mercy Convent Westbourne, Courtbrack Avenue | Attached six-bay two-storey rendered house, built c. 1890. Built in a plain Italianate manner, converted and vastly extended to accommodate a convent during the twentieth century. | <i>Architectural Artistic Social Historical</i> |  |
| RPS 389 | 21803001 | Corbally House Nursing Home | Mill Road, Corbally | Detached five-bay two-storey over basement house, built c. 1790, facing south and distinguished by a three-sided canted bay to west side elevation. | <i>Architectural Artistic</i> |  |
| RPS 390 | 21505003 | Post Box | Junction of Roseville Gardens and Corbally Road | Freestanding cast-iron pillar post box, erected c. 1915. Dome top raised Post Office and GR lettering with crown motif above. | <i>Architectural Artistic Technical</i> |  |







| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 391 | 21512054 | Post Box | Junction of O'Callaghan's Strand and Ennis Road | Freestanding cast-iron pillar box, erected c. 1930, domed top with moulded soffit with P & T in traditional lettering. | <i>Architectural Artistic Technical</i> |  |
| RPS 392 | 21513003 | Post Box | Near the corner of O'Connell Street and Sarsfield Street | Cast-iron pillar post box, manufactured c. 1905. Shallow domed capping with dentil enriched sides. Relief lettering reading: 'Post Office' beneath ER VII royal insign. | <i>Architectural Artistic Technical</i> |  |
| RPS 393 | 21513030 | Post Box | Located on Y- Junction at southern end of Broad Street, John's Street and Mungret St | Freestanding cast-iron pillar post box, erected c. 1920, on a plinth base with no insignia or maker's name. Fluted dome capping. | <i>Architectural Artistic Technical</i> |  |
| RPS 394 | 21515006 | Post Box | Located on a rubble stone wall forming the boundary to Derravoher House, NorthCircular Road | Wall-mounted cast-iron letter box, erected c. 1910, on a rubble stone boundary wall to Derravoher House, with raised ER VII royal cipher with small crown motif. | <i>Architectural Artistic Technical</i> |  |
| RPS 395 | 21517295 | Post Box | Mallow Street & Catherine Street | Cast-iron pillar post box, manufactured between 1901-1915, by McDowall, Steven and Co. Ltd, founders based in London and Glasgow. Insignia of Edward VII crown emblem and Post Office in relief. | <i>Architectural Artistic Technical</i> |  |








| RPS Ref: | NIAH or Monument Ref. No: | Name: | Location: | Brief Description: | Categories of Special Interest: | * Image: |
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| RPS 396 | 21518006 | Post Box | Locaetd on the corner of Catherine Street and Roches Street | Freestanding cylindrical cast-iron post box, erected c. 1905. Flat-domed top with fluted collar. Shaft inscribed 'Post Office' and bears the ER VII royal insignia. Maker's inscription to base reads: <i>Handyside Surrey - London.</i> | <i>Architectural Artistic Technical</i> |  |
| RPS 397 | 21518022 | Post Box | At the junction of William Street and Fox's Bow | Freestanding cylindrical cast-iron post box, erected c. 1900. | <i>Architectural Artistic Technical</i> |  |
| RPS 398 | 21521002 | Post Box | SouthCircular Road in a rendered wall, adjacent to a gate pier adjoining Corona, opposite to Sunville Terrace | Cast-iron wall mounted post box, erected between 1901-1910, in a rendered wall, adjacent to a gate pier. | <i>Architectural Artistic Technical</i> |  |
| RPS 399 | 21521009 | Post Box | SouthCircular Road set in a corner of a coursed rubble limestone wall bounding. Saint Clements Secondary School | Wall mounted rectangular cast-iron post box, erected between 1910 and 1925, lettering and crown emblem above. | <i>Architectural Artistic Technical</i> |  |
| RPS 400 | 21507001 | J.J. Bowles Public House | 8 Thomondgate | End-of-terrace two-bay two-storey rendered public house, built c. 1800, with historic shopfront, and flat-roofed single-storey extension to rear. | <i>Architectural Historical</i> |  |
| RPS 401 | 21517015 | The Corner Flag | 80-81 Henry Street and Corner of O'Curry Street | Corner-sited end-of-terrace four-bay two-storey over basement stucco-fronted public house, built c. 1830, possibly incorporating two former dwellings, and given stucco enrichments c. 1890. | <i>Architectural Artistic</i> |  |



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| RPS 402 | 21517051 | Tom & Jerry's Public House | 3 Lower GlentworthStreet | Terraced two-bay three-storey over concealed basement brick former house, built c. 1830, converted to a pub c. 1860 with a traditional pub shopfront inserted at ground floor level. | <i>Architectural Artistic</i> |  |
| RPS 403 | 21517252 | The White House | 52 O'Connell Street corner of GlentworthStreet | End-of-terrace two-bay four-storey over concealed basement red brick townhouse, built c. 1810, with a three-bay four-storey over basement further distinguished by a fine masonry shopfront of Doric pilasters on both elevations. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 404 | 21517326 | The Old Stand Bar | 66 Henry Street corner of Clontarf Place | Corner-sited end-of-terrace three-bay three-storey rendered building, built c. 1876, with a traditional plaster pub shopfront and a further modern shopfront to the Clontarf Place elevation. | <i>Architectural Artistic</i> |  |
| RPS 405 | 21518009 | Flannery's Public House | 19A Catherine Street & corner of Cecil Street | Corner-sited terraced six-bay two-storey building, built c. 1890, facing west. Two-bay to the south elevation with a decorative stuccoed facade treatment. Roof hidden behind parapet wall, with octagonal clay pots visible. | <i>Architectural Artistic</i> |  |
| RPS 406 | 21518017 | The Railway Hotel - P. McEnery Public House | 37-38 Boherbuoy & corner of Davis Street | Corner-sited terraced seven-bay three-storey hotel, built c. 1800, facing east, with a three-bay three-storey elevation to north facing Davis Street, and incorporating three two-bay three-storey terraced buildings, built c. 1840. | <i>Architectural Artistic Social</i> |  |
| RPS 407 | 21518025 | Stepper Flanagans Public House | 24 High Street | Terraced two-bay three-storey building, built c. 1830, with traditional style timber shopfront inserted to ground floor. Pitched roof hidden behind parapet wall with entablature continuing across neighbouring elevation. | <i>Architectural Artistic</i> |  |
| RPS 408 | 21521086 | Slattery's Public House Building | 50 Lord Edward Street | Terraced two-bay three-storey over concealed basement rendered house, built c. 1800, with traditional pub front at ground floor level. | <i>Architectural Artistic</i> |  |
| RPS 409 | 21507003 | Saint Munchin's Roman Catholic Church | Corner of Clancy's Strand and High Road, opposite Thomond Bridge | Freestanding limestone Roman Catholic Church, built in 1922, to a cruciform plan with octagonal partially projecting belfry to apex of east elevation, gabled transepts and five-sided apse to rear. Gabled natural slate roof with fish scale slate courses. | <i>Architectural Artistic Social</i> |  |

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| RPS 410 | 21508016 | Saint Mary's Roman Catholic Church | Corner of Athlunkard Street, Island Road, St Mary's Place | Freestanding Hiberno-Romanesque style limestone Roman Catholic church, built between 1930 and 1932, with seven-bay aisle and clerestorey side elevations prolonged by slightly recessed cancel elevation. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 411 | 21513040 | Russell Mausoleum | Within the grounds of Saint John's Church of Ireland to the northside of John's Square | Attached limestone mausoleum, built in 1873, with tetra-style temple front in the Doric order. Limestone ashlar walls with Doric pilaster supporting plain entablature and pediment. See RPS022. | <i>Architectural Artistic Historical</i> |  |
| RPS 412 | 21513041 | Unthank Mausoleum | Within the grounds of Saint John's Church of Ireland to the northside of John's Square | Attached limestone mausoleum on a raised limestone podium, built c. 1850, for the Unthank family, with an aedicular facade in the Doric order. Limestone ashlar walls with Doric pilasters. See RPS022. | <i>Architectural Artistic Historical</i> |  |
| RPS 413 | 21513059 | Boyd Mausoleum | Within the grounds of Saint Mary's Cathedral, close to existing entrance on the southeast side elevation | Freestanding square-plan limestone mausoleum, erected in 1842, on an elevated site within the grounds of Saint Mary's Cathedral. Limestone flagged depressed pyramidal roof on limestone ashlar parapet. | <i>Architectural Artistic Historical</i> |  |
| RPS 414 | 21513068 | Saint Michael's Presbytery | Adjoins St Michaels Church, Corner of Denmark and Robert Street. | Attached a three-bay three-storey presbytery, built in 1881, with gabled central bay having stone coping and cross on corbels. Adjoins RPS298 St Michael's Church. | <i>Architectural Artistic</i> |  |
| RPS 415 | 21514010 | Saint Patrick's Roman Catholic Church | Clare Street | Freestanding T-plan gable-fronted stone Roman Catholic church, dated 1816, facing south with bell-cote and modern front wall railings. | <i>Architectural Artistic Historical Social</i> |  |

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| RPS 416 | 21518002 | Saint Augustine's Roman Catholic Church | O'Connell Street | Attached double-height gable-fronted Hiberno-Romanesque street-fronted west-facing church, built between 1939 and 1942, with square-plan tower to north. Rectangular-plan church with a pitched and sprocketed natural slate roof, with limestone coping. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 417 | 21518043 | St Johns Cathedral Presbytery | Cathedral Place | Detached three-bay three-storey stone presbytery, built in 1891, with a single-bay gabled breakfront and a triple-gabled rear elevation and two-storey L-plan return. Pitched gable-ended roof with three perpendicular pitched roofs to rear. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 418 | 21518048 | Augustinian Priory - adjoining Saint Augustine's Roman Catholic Church | O'Connell Street | Attached six-bay four-storey over sunken basement former club house, built c. 1825, facing west and formerly associated with the adjacent Augustinian church. M-profiled gable ended artificial slate roof with a pitched gable-ended roof section to the south. | <i>Architectural Historical</i> |  |
| RPS 419 | 21521001 | Marie Reparatrice Convent Chapel | Laurel Hill Avenue | Attached four-bay single-storey rendered convent chapel, built c. 1860, with a west-facing and east-facing chancel gabled elevation, and gabled entrance porch to northwest corner. | <i>Architectural Artistic Historical</i> |  |
| RPS 420 | 21521010 | Saint Alphonsus Ligouri Redemptorist Monastery | SouthCircular Road | Partially attached courtyard planned twelve-bay three-storey limestone monastery building, built c. 1860, comprising a ten-bay three-storey principal east-facing elevation with a distinctive double-height recessed arched entrance bay to north. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 421 | 21521078 | Mount Saint Vincent Convent Chapel | Convent of Mercy, Mount Saint Vincent, O'Connell Avenue | Attached four-bay double-height limestone convent chapel, built in 1861, in the Gothic Revival style, on a T-shaped plan, with transepts adjoining the side elevation of the convent building. Three-stage tower and octagonal spire to south-eastern corner. | <i>Architectural Artistic Historical Social</i> |  |
| RPS 422 | 21522001 | Saint Joseph's Hospital Chapel | Mulgrave Street | Detached cruciform-plan limestone ashlar chapel, built c. 1865, on a north-south axis, with entrance elevation to south, and chancel and transepts to north, and having a sacristy to north elevation, and multiple gabled porch openings. | <i>Architectural Artistic Social</i> |  |

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| RPS 423 | 21522006 | Quin Mausoleum | Within the grounds of Mount Saint Lawrence's Cemetery, Old Cork Road / Mount Saint Lawrence Street | Detached single-bay aediculated limestone ashlar mausoleum, built c. 1880, in the Doric Order, to form a miniature classical temple. | <i>Architectural Artistic Historical</i> |  |
| RPS 424 | 21522007 | Gothic Revival Mausoleum | Within the grounds of Mount Saint Lawrence's Cemetery, Old Cork Road / Mount Saint Lawrence Street | Detached limestone ashlar rectangular-plan Gothic Revival mausoleum, erected c. 1870, to form a miniature chapel-like structure. Now roofless. | <i>Architectural Artistic</i> |  |
| RPS 425 | 21522008 | Faux Church Ruin Limestone Monument | Within the grounds of Mount Saint Lawrence's Cemetery, Old Cork Road / Mount Saint Lawrence Street | Detached limestone monument, erected c. 1890, as a faux church ruin. | <i>Architectural Artistic</i> |  |
| RPS 426 | 21502002 | Athlunkard Bridge | Corbally Road | Five-arch cut limestone road bridge over the River Shannon, completed in 1830, running on an east-west axis from Corbally Road in to County Clare. Segmental-headed arches with cut stone voussoirs and limestone ashlar cut waters on a pointed-arch plan. | <i>Architectural Artistic Historical Technical</i> |  |
| RPS 427 | 21505007 | Railway Bridge | Corbally Road | Cut stone railway bridge, built c. 1880, carrying Corbally Road on a north-south axis over the Limerick to Sligo Great Southern and Western Railway line. Segmental single arch bridge of coursed and squared rock-faced limestone. | <i>Architectural Artistic Technical</i> |  |
| RPS 428 | 21508001 LI005-017002 | Thomond Bridge | Spanning the River Shannon linking Castle Street and High Road | Seven-arch rock-faced limestone road bridge, built in 1836, spanning the River Shannon, with pointed curved breakwaters and short quadrant abutments. Masonry parapet rises from rock-faced platband, with hammered limestone ashlar face to road side. | <i>Architectural Artistic Technical Archaeological Historical</i> |  |

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| RPS 429 | 21508018 | O'Dwyer's Bridge | Athlunkard Street spanning the Abbey River | Five-span hump-back reinforced concrete bridge, built in 1931, spanning the Abbey River, with balustrade punctuated by panelled rendered piers. Concrete piers with lateral supporting struts between, triangular timber-framed cut-waters. | <i>Architectural Artistic</i> |  |
| RPS 430 | 21512014 | Wellesley Pier | Between Harvey's Quay and Sarsfield Bridge | Harbour pier, constructed c. 1820, accessed via Sarsfield Bridge with corresponding jetty attached to Harvey's Quay, forming a lock. Rough hewn large limestone block construction. | <i>Architectural Artistic</i> |  |
| RPS 431 | 21512015 | Harbour Pier & Lock between Honan's Quay and Shannon Island | Between Honan's Quay and Shannon Island | Harbour pier and lock between Honan's Quay and Shannon Island, built c. 1820, occupying to northeast corner where Sarsfield Bridge meets Honan's Quay. Squared and coursed large limestone block walls with curved limestone coping. | <i>Architectural Artistic</i> |  |
| RPS 432 | 21513015 | Mathew Bridge | Connecting Rutland Street, Bank Place to the south with Merchant's Quay, Bridge Street and George's Quay to the north | Triple-span flat road bridge, built between 1844-1846, to replace New Bridge, which had been constructed in 1762, connecting Rutland Street, Bank Place to the south with Merchant's Quay, Bridge Street and George's Quay to the north. | <i>Architectural Artistic Technical</i> |  |
| RPS 433 | 21513031 LI005-017001 | Baal's Bridge | Links Mary Street to the north in English Town with Broad Street to the south within Irish Town spanning the Abbey River | Single-arched hump-back limestone bridge, built in 1831, designed by James and George Pain. It links Mary Street to the northern English Town with Broad Street to the south within Irish Town and spans the Abbey River. | <i>Architectural Artistic Technical Historical</i> |  |
| RPS 434 | 21513050 | Canal Bridge | Spanning the canal at Lock Quay Canal harbour | Single-arch hump-back red brick and limestone canal bridge, erected c. 1757, crossing the canal at Lock Quay canal harbour. In use as footbridge. | <i>Architectural Artistic Technical Historical</i> |  |
| RPS 435 | 21513052 | Canal Lock Walls adjoining Canal Bridge with operational steel lock gates & S-Scroll piers | Lock Quay | Pair of cut limestone canal lock walls, dated to 1757, with Lock Quay Bridge crossing the canal and new operational steel lock gates, c. 1995. | <i>Architectural Artistic Social Technical Historical</i> |  |

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| RPS 436 | 21515003 | 'Derravoher' | North Circular Road | A formal villa style residence, on large mature grounds, which retains much of the original character and architectural features. | <i>Architectural Artistic</i> |  |
| RPS 437 | 21513034 | | 9 Broad Street | Attached two-bay three-storey house, built c. 1880, forming a possible re-facing or substantial rebuilding of an earlier building | <i>Architectural Artistic</i> |  |

Part II Sites & Monuments Record (Archaeological)
(Note – Extant / standing City Walls are also listed on Record of Protected Structures)

| SMR Ref. No: | RMP Ref. No: | Name: | Brief Description: | Location: | X Co-Ord: | Y Co-Ord: |
|--------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|
| 1. | LI005-017013 LI005-017012 LI005-017011 LI005-017010 LI005-017009 | Limerick City Walls - Verdant Place stretch. Town Defences - Town Gate & Mural Tower. | Medieval City wall remnants (extant). See Limerick City Wall Conservation & Management Plan Ref: 3.1.1. | Verdant Place, adjoining Villiers Alms Houses (see RPS001) | 157705.00 157666.00 157679.00 157679.00 157671.00 | 157969.00 157948.00 157895.00 157853.00 157821.00 |
| 2. | LI005-017013 LI005-017048 | Limerick City Walls (non-extant) - Island Gate stretch Town Defences - Mural Tower | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.1.2. | ‘Orchard Site’ bounded by Northern Relief Rd to east, Dominic St Old to South & Island Rd to North. Present Castle Carpark. | 157705.00 157829.00 | 157969.00 157943.00 |
| 3. | LI005-017048 LI005-017049 | Walls of Limerick - St Saviour’s stretch Town Defences - Mural Tower | Medieval City wall remnant - (extant). surrounding remains of St Dominick’s Abbey with North Sallyport. See Limerick City Wall Conservation & Management Plan Ref: 3.1.3. | Island Road North | 157829.00 157863.00 | 157943.00 157908.00 |
| 4. | LI005-017047 LI005-017046 LI005-017120 LI005-017121 | Dominican Priory Wall & Nuns' graveyard (site of Saint Dominick's Abbey) Walls of Limerick – St. Saviour’s stretch Religious House - Dominican Friars, Architectural Fragment(s) & Graveyard | Nuns' graveyard, in use since the mid.19 th century. Located on the site of Saint Dominick's Abbey, one remaining above ground wall with Grotto. Limerick City Wall Conservation & Management Plan Ref: 3.1.3. See NIAH Ref: 21508010 | Between Barrack Street & Island Road North | 157833.00 157878.00 157833.00 | 157896.00 157878.00 157896.00 |
| 5. | LI005-017049 LI005-017050 LI005-017051 LI005-017052 | Limerick City Walls (non-extant) - Island Road Stretch. Town Defences – Bastion, barrack, Mural Tower | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.1.4. Also see 3.1.5. | Irish Wheelchair Association Lands / St Mary’s Convent of Mercy, adjoining Island Road. | 157863.00 157935.00 157877.00 157918.00 | 157908.00 157860.00 157842.00 157828.00 |
| 6. | LI005-017046 | Peters Cell (See RPS007 – Limerick City Walls) Religious House - Augustinian Nuns | Medieval City wall remnant - (extant). See Limerick City Wall Conservation & Management Plan Ref: 3.1.5. | Peter’s Cell & Island Road | 157935.00 | 157740.00 |
| 7. | LI005-017053 LI005-017054 LI005-017055 | Walls of Limerick - Peter’s Cell Stretch. Town Defences - Mural Tower & Town Gate. | Medieval City wall remnant - See Limerick City Wall Conservation & Management Plan Ref: 3.1.5. Also see SMR St. Peters Cell. | Island Road & Peter’s Cell. | 157943.00 157963.00 157972.00 | 157797.00 157752.00 157732.00 |
| 8. | LI005-017056 LI005-017057 | Limerick City Wall – Exchange Lane Stretch. Town Defences - Mural Tower | Medieval City wall remnant (extant). Identified in Limerick City Walls Conservation and Management Plan Ref 3.1.6 | South of St Ann’s Court, Exchange Lane. Forms rear boundary of 7&8 Athlunkard Street. | 157995.00 157969.00 | 157680.00 157655.00 |
| 9. | LI005-017058 LI005-017059 | Limerick City Wall - Bishop St/ Sheep St Stretch. Town Defences - Town Gate | Medieval City wall remnant (extant and non-extant). See Limerick City Wall Conservation & Management Plan Ref: 3.1.7. | Rear of Abbey River Court Bishop St / Sheep St (Eastern side of Old Sheep Street) | 158012.00 158055.00 | 157587.00 157526.00 |
| 10. | LI005-017060 LI005-017061 | Limerick City Walls (non-extant) - Sir Harry’s Mall/ Absolute Hotel Stretch | Medieval City wall remnant below ground - See Limerick City Wall Conservation & | Straddled by Absolute Hotel, Sir Harry’s Mall. | 158118.00 158133.00 | 157499.00 157485.00 |

| SMR Ref. No: | RMP Ref. No: | Name: | Brief Description: | Location: | X Co-Ord: | Y Co-Ord: |
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| | LI005-017062 | Town Defences - Mural Towers & Town Gate. | Management Plan Ref: 3.1.8. | | 158137.00 | 157438.00 |
| 11. | LI005-017063 LI005-017064 LI005-017065 LI005-017066 | Limerick City Walls (non-extant) George's Quay/Baal's Bridge Stretch Town Defences - Mural Towers & Town Gate. | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.1.9 | George's Quay. | 158109.00 158079.00 157922.00 157853.00 | 157420.00 157401.00 157466.00 157491.00 |
| 12. | LI005-017069 | Nicholas Arthur's Mill. | Mill - Unclassified. See Limerick City Wall Conservation & Management Plan Ref: 3.1.9 | George's Quay | 157974.00 | 157435.00 |
| 13. | LI005-017066 LI005-017070 LI005-017071 LI005-017072 LI005-017073 | Limerick City Walls (non-extant) Potato Market Stretch. Includes Quay & Battery. Town Defences - Town Gate, Mural Tower, Quay & Battery | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.1.10. | Potato Market, Merchants Quay. | 157853.00 157750.00 157745.00 157789.00 157797.00 | 157491.00 157477.00 157520.00 157511.00 157474.00 |
| 14. | LI005-017067 | Limerick City Walls (non-extant) City Hall/Courthouse Stretch. Town Defences - Town Gate. | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.1.11 | Beneath City Hall connecting to King Johns Castle. | 157804.00 | 157598.00 |
| 15. | LI005-017068 | New Gate Town Defences - Town Gate | Town Defences - Town Gate. <i>See Limerick City Wall Conservation & Management Plan (2008)</i> | Corner of Nicholas Street and Newgate Lane. | 157838.00 | 157701.00 |
| 16. | LI005-017074 LI005-017075 | Remains of Medieval Mill, Undercroft Cellars & Bridge. | Medieval remains preserved in situ - See Limerick City Wall Conservation & Management Plan Ref: 3.1.11 City Hall / Courthouse Stretch. | Within Civic Public Open space in front of City Hall. | 157710.00 157718.00 | 157654.00 157658.00 |
| 17. | LI005-017101 | Castle - Unclassified | Castle - Unclassified | Within Civic Public Open space in front of City Hall. | 157727.00 | 157661.00 |
| 18. | LI005-017076 LI005-017077 | Limerick City Walls Charlotte/Lock Quay non-extant) Stretch Town Defences - Mural Tower | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.1 | Runs westwards from southern end of Baal's Bridge & Lock Quay runs eastwards. | 158088.00 158145.00 | 157373.00 157372.00 |
| 19. | LI005-017078 LI005-017079 | Limerick City Walls Old Clare Street (non-extant) Stretch Town Defences - Water Gate & Mural Tower | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.2 | Southern side of Old Clare Street, visible at ground level within parking area north of United Drug building, opposite 1&2 Old Clare St. | 158145.00 158256.00 | 157346.00 157295.00 |
| 20. | LI005-017079 LI005-017080 LI005-017081 | Limerick City Walls Irishtown Linear Park/Lelia Street stretch. Town Defences - Mural Tower. | Medieval City wall remnant (extant). See Limerick City Wall Conservation & Management Plan Ref: 3.2.3. | South of Clare St, East of Garvey's Range, West of Grattan Court and Lelia Street, rear of 23-34 Johnsgate Villas. | 158256.00 158302.00 158290.00 | 157295.00 157178.00 157203.00 |
| 21. | LI005-017083 | Town Defences - Bastion | Town Defences - Bastion | Moore's Lane off Lelia Street. | 158292.00 | 157315.00 |
| 22. | LI005-017020 LI005-017082 LI005-017084 LI005-017085 | Limerick City Walls and Citadel/St John's Hospital Stretch. Town Defences - Mural Tower and Battery. Town Defences - Bastion | Medieval City wall remnant (extant). See Limerick City Wall Conservation & Management Plan Ref: 3.2.4. | South of New Road, The Gables, northeastern road end of Saint John's Hospital grounds, Pennywell. | 158356.00 158336.00 158400.00 158309.00 | 157092.00 157097.00 157086.00 156995.00 |
| 23. | LI005-017023 LI005-017089 | Limerick City Walls: The Citadel / St John's Hospital Stretch. Town Defences - Town Gate & Bastioned Fort. | Medieval City wall remnant (extant). See Limerick City Wall Conservation & Management Plan Ref: 3.2.5. | Entrance to St Johns Hospital New Road, Pennywell Road, opposite Johns Square. | 158277.00 158261.00 | 157033.00 157053.00 |

| SMR Ref. No: | RMP Ref. No: | Name: | Brief Description: | Location: | X Co-Ord: | Y Co-Ord: |
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| 24. | LI005-017090 LI005-017091 | Limerick City Walls Brennan's Row (non-extant) Stretch. Town Defences - Town Gate & Mural Tower. | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.6 | Presumed to follow north-side of Brennan's Row. | 158257.00 158108.00 | 156995.00 156902.00 |
| 25. | LI005-017091 LI005-017092 | Limerick City Walls Summer Street (non-extant) Stretch. Town Defences - Mural Tower. & Town Gate | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.7 | Presumed to follow line of Summer Street. | 158108.00 | 156902.00 |
| 26. | LI005-017092 LI005-017093 | Limerick City Walls, Little Gerard Griffiths Street (extant) Stretch Town Defences - Mural Tower & Town Gate | Medieval City wall remnant (extant) See Limerick City Wall Conservation & Management Plan Ref: 3.2.8 | Northeast of Cornmarket Villas, Junction of Mungret Street & Cornmarket Row. | 157960.00 158019.00 | 157041.00 156992.00 |
| 27. | LI005-017093 LI005-017094 | Limerick City Walls Milk Market / Carr Street (non-extant) Stretch & Mungret Gate. Town Defences - Mural Tower & Town Gate | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.9 | Marked by cobbled surface on Corkmarket Row (Southwest) side of Market | 158019.00 157920.00 | 156992.00 157084.00 |
| 28. | LI005-017095 LI005-017096 | Limerick City Walls, Watergate Flats (extant) Stretch. Town Defences - Mural Tower | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.10 | Rear (South) of Tara Court, Northof Mungret Court, Northern end of Carr Street. | 157973.00 157942.00 | 157208.00 157192.00 |
| 29. | LI005-017097 | Limerick City Walls remnant West Watergate Towers (non-extant). Town Defences - Water Gate | Medieval City wall remnant below ground - See Limerick City Wall Conservation & Management Plan Ref: 3.2.12. Also see 3.2.11. | Shown as raised concrete/cobbleblock with rear carpark of Charlotte Quay Apartment (West Watergate) | 158053.00 | 157327.00 |
| 30. | LI005-017122 | Quay | Quay | Charlotte's Quay. | 158037.00 | 157351.00 |
| 31. | LI005-017098 | Mill - Unclassified | Mill - Unclassified | Charlottes Quay. | 157953.00 | 157395.00 |
| 32. | LI005-017119 | The Treaty Stone Monumental Structure | A rough hewn limestone block on pedestal, Treaty of Limerick was signed 3 October 1691, marking the surrender of the City to William of Orange. | Clancy's Strand, across the Shannon River from King John's Castle. | 157546.00 | 157790.00 |
| 33. | LI005-079 | St. Francis Abbey. Religious House - Franciscan Friars | Archeological remains, site of St. Francis Abbey. See 1872 ordinance plan. | Corner of Long Lane and Sir Harry's Mall. | 158113.00 | 157528.00 |
| 34. | LI005-017005 | Old Gaol - Medieval House. | Archeological remains of Old Gaol. See 1872 ordinance plan. | Located beneath 37 Mary Street, corner of Goal Lane & Mary St. | 157985.00 | 157533.00 |
| 35. | LI005-011 | Enclosure / Earthwork | Enclosure/Earthwork | In Westfields Park, directly opposite 11-14 Westfield Park. | 156225.00 | 156948.00 |
| 36. | LI005-012 | Enclosure | Enclosure | LIT Playing fields directly at end of Moylish Road. Ballynanty Beg | 156456.00 | 158674.00 |
| 37. | LI005-016001 LI005-016002 | Site of Castle Blake of Farranshone - Castle and Enclosure | Site of Castle Blake of Farranshone. | Cul de sac head of Bellfield Gardens. | 157332.00 157332.00 | 157685.00 157685.00 |
| 38. | LI005-018 | Site of Castle - Town Defenses, Bastion. | Site of Castle | Near Junction of St. Brendan's & St. Ida's Street, St Mary's Park. | 157610.00 | 158570.00 |
| 39. | LI005-028 | Bastion - Cromwell's Fort, Town Defenses, Bastion possible. | Site of Cromwell's Fort see 1872 ordinance plan. | 41-44 Fairview Crescent, Fairgreen. | 158989.00 | 156485.00 |
| 40. | LI013-022 | Ringfort Enclosure | Ringfort Enclosure - near far northeastern green of Rathbane Golf Club. | Boherglass, Rathbane North, Crossagalla | 159352.00 | 155057.00 |
| 41. | LI005-050001 | Castle - Unclassified possible | Castle - Unclassified possible | St. Nessan's Community College, Moylish Park. | 156090.00 | 158710.00 |

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| 42. | LI005-050002 | Site of possible Settlement Deserted - Medieval | Site of possible Settlement Deserted - Medieval | St. Nessan's Community College, Moylish Park. | 156090.00 | 158710.00 |
| 43. | LI013-015 | Enclosure. | Enclosure. See 1980-1990 ordinance survey. RMP ordinance refers to 'Cissadaha'. | Southern corner of playing fields adjoining Ballinacurra Gardens, north of new Southern Ring Rd. | 156974.00 | 154793.00 |
| 44. | LI005-017114 | St. Nicholas Church | Demolished late 17 th Century, site reused for Widows Alms Houses. | South of Alms Houses, Nicholas Street, Newgate Lane. | 157804.00 | 157718.00 |
| 45. | N/A | St. Mary's Priory and Hospital | Medieval Priory of the Hospital of St. Mary and St. Edward, King and Martyr, known as Holy Cross, O.S.A. near the Bridge of Limerick | On the north-side of Balls Bridge, straddling the road. | 158145.00 | 157372.00 |
| 46. | N/A | Old County Courthouse | Archeological remains, site of Old County Courthouse, see 1872 ordinance plan. | Corner of Long Lane and Abbey Lane (new Road) | TBC | TBC |
| 47. | LI005-008 | Enclosure | Enclosure (LI005-008) | Beneath sports pitch of St Villier's School, North Circular Road. | 155649.00 | 156882.00 |
| 48. | LI005-009 | Kilrush Church (in ruins) and round tower | Church | Open Space with central culdesac Kilrush House, North Circular Road. Tower in rear garden of 4 Old Church, 18 Heron Court. | 155715.00 | 156791.00 |
| 49. | LI005-015001 | Killeely Graveyard Church | Killeely Church & Graveyard | Killeely Graveyard Open Space to rear of Hennessy, Hogan, Smith O'Brien Ave. | 156950.00 | 158420.00 |
| 50. | LI005-015002 | Killeely Graveyard | Killeely Graveyard | Killeely Graveyard Open Space to rear of Hennessy, Hogan, Smith O'Brien Ave. | 156950.00 | 158430.00 |
| 51. | LI005-019 | Curragour Falls Watermill | Curragower Falls Watermill. | Within Shannon River, Curragour Falls opposite City Hall. | 157630.00 | 157610.00 |
| 52. | LI005-020 | Corbally Weir within River Shannon - Regulating | Weir within River Shannon | North of Mill Road Corbally | 157931.00 | 159839.00 |
| 53. | LI005-022 | Killeen Graveyard. | Killeen Graveyard, see 1879 Ordinance Survey. | Killeen Graveyard within southern area of playing fields of Scoil Ide, Mill Road, Corbally. | 158445.00 | 158782.00 |
| 54. | LI005-023 | Athlunkard Bridge Weir, Corbally-Regulating | Athlunkard Bridge Weir, see 1872 ordinance plan. | Athlunkard Bridge Weir, Corbally. | 158785.00 | 159035.00 |
| 55. | LI005-027001 | Killalee Church. | Site of a Church (Killalee) | Rear of 62-72 Keane St and 18-22 Kilmurray Ave, Garryowen. | 158775.00 | 157007.00 |
| 56. | LI005-027002 | Killalee Graveyard | Site of a Graveyard (Killalee) | Rear of 62-72 Keane St and 18-22 Kilmurray Ave, Garryowen. | 158774.00 | 157011.00 |
| 57. | LI005-029001 | Site of St Patrick's Church Saingael | Site of St. Patrick's Church Saingae | Corner of St Patrick's Road and Fairgreen Road, Garryowen. | 159251.00 | 156568.00 |
| 58. | LI005-029002 LI005-029003 | Graveyard and site of Round Tower | Graveyard and site of Round Tower | Corner of St Patrick's Road and Fairgreen Road, Garryowen. | 159251.00 159234.00 | 156563.00 156534.00 |
| 59. | LI005-030 | Holywell - Ritual Site | St. Patrick's Holywell. | Wellfield, St Patrick's Road, Garryowen. | 159247.00 | 156794.00 |
| 60. | LI005-032 | St Nicholas Holywell | St. Nicholas Holywell (covered) | Crossagala Industrial Estate, Ballysimon Road | 159973.00 | 155471.00 |
| 61. | LI005-051 | Park House - 17 th Century Country House. | Site of former Park House - 17 th Century Country House, see 1879 Ordinance Survey. | Within vicinity of 40-44 & 64-67 College Park, Corbally | 158580.00 | 157960.00 |
| 62. | LI013-012 | Ballinacurra Bridge | Significantly altered with Southern Link Road construction works but remains underground. | Ballinacurra Road / Bridge | TBC | TBC |
| 63. | LI013-114 | Castle - Unclassified possible | Castle - Unclassified possible | Site of Ballinacurra House, off Ballinacurra Gardens. | 156260.00 | 154976.00 |
| 64. | LI005-017086 | Town Defences - Bastion | Town Defences - Bastion | East of Windmill Lane, West of William Lane, | 158070.00 | 156850.00 |

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| | | | | South of Gerald Griffith's St, Limerick City. | | |
| 65. | LI005-017087 | Town Defences - Bastion | Town Defences - Bastion | Near Corner of Upper Denmark Street and High Street, Limerick City | 157930.00 | 157001.00 |
| 66. | LI005-017088 | Town Defences - Bastion | Town Defences - Bastion | Adjoins Punches Row, off Michael Street. | 157873.00 | 157180.00 |
| 67. | LI005-017100 | Market-House | Market-House | At intersection between Broad Street, John Street and Mungret Street, Sherhy's Lane. | 158107.00 | 157241.00 |
| 68. | LI005-017041 | St. Johns Church of Ireland | Church | St. Johns Church, John's Square | 158211.00 | 157060.00 |
| 69. | LI005-017106 | Tomb | Tomb | St. Johns Church Graveyard, John's Square. | 158214.00 | 157047.00 |
| 70. | LI005-017107 | Inscribed Stone | Inscribed Stone | St. Johns Church Graveyard, John's Square. | 158214.00 | 157047.00 |
| 71. | LI005-017108 | Graveslab | Graveslab | St. Johns Church Graveyard, John's Square. | 158214.00 | 157047.00 |
| 72. | LI005-017109 | Inscribed Stone | Inscribed Stone | St. Johns Church Graveyard, John's Square. | 158214.00 | 157047.00 |
| 73. | LI005-017110 | Inscribed Stone | Inscribed Stone | St. Johns Church Graveyard, John's Square. | 158214.00 | 157047.00 |
| 74. | LI005-017115 | Walls of Dominican Chapel Religious House - Fratres Cruciferi | Religious House - Fratres Cruciferi | Northern Relief Road, adjoining Fish Lane, Limerick City | 158116.00 | 157440.00 |
| 75. | LI005-017015 | St. Mary's Cathedral | St. Mary's Cathedral | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 76. | LI005-017016 | Graveyard | Graveyard | St. Mary's Cathedral, Nicholas & Athlunkard St | 157852.00 | 157564.00 |
| 77. | LI005-017017 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 78. | LI005-017018 | Cross-Slab | Cross-Slab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 79. | LI005-017019 | Tomb | Tomb | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 80. | LI005-017021 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 81. | LI005-017022 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 82. | LI005-017024 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 83. | LI005-017025 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 84. | LI005-017026 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 85. | LI005-017027 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 86. | LI005-017028 | Armorial Plaque | Armorial Plaque | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 87. | LI005-017029 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 88. | LI005-017030 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 89. | LI005-017031 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 90. | LI005-017032 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 91. | LI005-017033 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 92. | LI005-017034 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 93. | LI005-017035 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 94. | LI005-017036 | Graveslab | Graveslab | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 95. | LI005-017037 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 96. | LI005-017038 | Memorial Stone | Memorial Stone | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 97. | LI005-017039 | Architectural Fragment | Architectural Fragment | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |

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| 98. | LI005-017040 | Architectural Fragment | Architectural Fragment | St. Mary's Cathedral, Nicholas & Athlunkard St | 157864.00 | 157601.00 |
| 99. | LI005-078001 | St. Michael's Church ruins | Church | Michael Street, adjoining Charlottes Quay Carpark | 157949.00 | 157292.00 |
| 100. | LI005-078002 | St. Michael's Graveyard | Graveyard | Michael Street, adjoining Charlottes Quay Carpark | 157949.00 | 157292.00 |
| 101. | LI005-017043 | Saint Munchin's Church of Ireland | Saint Munchin's Church of Ireland | Church Street | 157716.00 | 157889.00 |
| 102. | LI005-017044 | Saint Munchin's Church of Ireland Graveyard | Saint Munchin's Church of Ireland Graveyard | Church Street | 157715.00 | 157889.00 |
| 103. | LI005-017045 | Memorial Stone | Memorial Stone | Saint Munchin's Church of Ireland Graveyard, Church Street. | 157715.00 | 157889.00 |
| 104. | LI005-017001 | Baals Bridge | Bridge - linking Mary Street to the northern English Town with Broad Street to the south within Irish Town spanning the Abbey River. | Links Mary Street and Broad Street (Georges Quay with Charlottes Quay). | 158082.00 | 157387.00 |
| 105. | LI005-017002 | Thomond Bridge | Bridge - Spanning the River Shannon linking Castle Street and High Road | Links Castle Street and High Road | 157604.00 | 157811.00 |
| 106. | LI005-017003 | Bourke's Castle | Bourke's Castle, House - Medieval Remains of a fortified town house late 16th century date. Residence of Alderman John Bourke, 1654. | Athlunkard Street. | 157939.00 | 157603.00 |
| 107. | LI005-017006 | House - Medieval | House - Medieval | In vicinity of 31 Nicholas Street. | 157866.00 | 157673.00 |
| 108. | LI005-017007 | House - Medieval | House - Medieval | In vicinity of 5 Nicholas Street. | 157856.00 | 157651.00 |
| 109. | LI005-017008 | House - Medieval | House - Medieval | In vicinity of Rafer Court, Creagh Lane | 157924.00 | 157484.00 |
| 110. | LI005-017014 | King John's Castle. Castle - Anglo-Norman Masonry Castle | Anglo-Norman Masonry Castle constructed by the Anglo-Normans between the late 12th and the early 14th century AD. | Castle Street adjoining River Shannon, Thomond Bridge. | 157731.00 | 157777.00 |
| 111. | LI005-017 | Englishtown- Historic town | ENGLISH TOWN - Historic town , <i>See Limerick City Wall Conservation & Management Plan (2008)</i> | Area bound by Shannon River, Island Road, Abbey River, Bishop Street at Centre. | 157896.00 | 157736.00 |
| 112. | LI005-049001 | Castle - Unclassified possible | Castle - Unclassified possible | In vicinity of 54 Caragh Avenue, Shannabooley | 155100.00 | 158155.00 |
| 113. | LI005-049002 | Settlement Deserted - Medieval possible | Settlement Deserted - Medieval possible | In vicinity of 54 Caragh Avenue, Shannabooley | 155102.00 | 158153.00 |
| 114. | LI005-028 | Town Defences - Bastion possible | Town Defences - Bastion possible | Singland | 158989.00 | 156485.00 |
| 115. | LI005-010 | Castle - Unclassified | Castle - Unclassified, site of Ballygrennan Country House, Castle Park Estate (Delmege). | Castle Park, Ballygrennan, Moyross. | 155993.00 | 159815.00 |
| 116. | LI005-039 | Settlement Cluster | Settlement Cluster | Near junction with Cloncocane Road, Old Cratloe Road, Ballygrennan. | 155080.00 | 159021.00 |
| 117. | LI005-013 | Site of a Castle | Castle - Unclassified | In vicinity of Cosgrove Park, Moyross, Ballynanty | 156709.00 | 158845.00 |
| 118. | LI005-046 | Site of a Castle | Castle - Unclassified possible | In vicinity of Caherdavin House, to the rear of the rear of 3-5 Chestnut Grove, Caherdavin | 154941.00 | 157825.00 |
| 119. | LI005-007 | Graveyard | Graveyard (appears as enclosure on aerial & ordinance). | North of Old Cratloe Road, 125m east of Willow Grove entrance, Cloncocane | 154841.00 | 159218.00 |
| 120. | LI005-038 | Meelick Bridge | Bridge spanning Meelick Creek or Crompaun River. | Clonconane. | 154186.00 | 159461.00 |
| 121. | LI005-005 | Cairn | Cairn | Northeastern side of Coonagh Cross Shopping Centre, Clondrinagh. | 154428.00 | 158737.00 |

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| 122. | LI005-05002 | Site of a Settlement Deserted - Medieval possible | Settlement Deserted - Medieval possible | Western end of Clondrinagh Industrial Estate, Clondrinagh. | 153490.00 | 158440.00 |
| 123. | LI005-045001 | Site of a Castle | Castle - Unclassified possible | Western end of Clondrinagh Industrial Estate, Clondrinagh. | 153500.00 | 158450.00 |
| 124. | LI005-047 | Castle - Unclassified possible | Castle - Unclassified possible | Southwest of the Condell Road, Clonmacken | 154810.00 | 156910.00 |
| 125. | LI005-053 | Enclosure. | Enclosure possible | East of the Clonmacken Road, Clonmacken. | 155150.00 | 157510.00 |
| 126. | LI005-055 | Enclosure. | Enclosure possible | Southwest of the Condell Road, Clonmacken | 154723.00 | 156699.00 |
| 127. | LI005-048 | Castle - Unclassified possible | Castle - Unclassified possible | Clonmacken Road, Clonmacken. | 154960.00 | 157220.00 |
| 128. | LI005-056 | Enclosure | Enclosure | Coonagh East | 153813.00 | 157153.00 |
| 129. | LI005-002 | Enclosure | Enclosure | Coonagh East | 153315.00 | 157759.00 |
| 130. | LI005-044001 | House - 16th/17thCentury possible | House - 16th/17thCentury possible | Coonagh East | 153270.00 | 157650.00 |
| 131. | LI005-044002 | Settlement Cluster | Settlement Cluster | Coonagh East | 153250.00 | 157600.00 |
| 132. | LI005-072 | Habitation Site | Habitation Site | Coonagh West | 154180.00 | 156540.00 |
| 133. | LI005-001002 | Settlement Cluster | Settlement Cluster | Coonagh West | 153110.00 | 157015.00 |
| 134. | LI005-004 | Burial Ground | Burial Ground | Coonagh West | 153696.00 | 157058.00 |
| 135. | LI005-001001 | Castle - Unclassified | Castle - Unclassified | Coonagh West | 153110.00 | 157014.00 |
| 136. | LI005-076 | Enclosure possible | Enclosure possible | Rear (north) of Alandale Student Accommodation (25-45) , Courtbrack. | 156070.00 | 155905.00 |
| 137. | LI005-077 | Metalworking Site possible | Metalworking Site possible | Alandale Link Road, off Dock Road, Courtbrack | 155870.00 | 155885.00 |
| 138. | LI005-006 | Enclosure | Enclosure | East of Condell Road, Knock. | 154515.00 | 157926.00 |

** Please be advised that the photographic images included in this Appendix shall be used for indicative purposes only.*

Part III Supplementary Advice Note on NIAH Additions.

NIAH Additions to the Limerick City Development Plan 2010 Record of Protected Structures

Limerick City Council was presented with the National Inventory of Architectural Heritage in 2006 and directed by the Minister for the Environment to consider inclusion of all features (475) in the Record of Protected Structures (RPS). All new NIAH features not currently protected on the current RPS were categorised by the Planning Department as follows:

| NIAH Feature Category: | No: | Notes: |
|-------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial Terrace | 82* | * Note: 142 Private Terrace and Semi-detached dwellings and the majority of Commercial features are to be protected under the proposed Architectural Conservation Areas (1A,B&C, 2, 3 & 4). |
| Commercial (standalone or non-terrace) | 56* | |
| Terraced Dwellings | 134* | |
| Semi-Detached Dwellings | 34* | |
| Detached Dwelling | 51 | Mostly outer suburban areas (i.e. NCR, SCR) |
| | | |
| Public Houses | 10 | 7 Categories to be recommended to be included in new Record of Protected Structures 2010 Development Plan. |
| Institutional (Hospital / Schools / Social Services) | 45 | |
| Religious / Monument (Churches / Chapels / Grave Monuments) | 18 | |
| Community / Recreational | 3 | |
| Façade / Arch / Boundary Walls / Other feature | 21 | |
| Postbox | 10 | |
| Road / Bridges/Infrastructural | 11 | |
| Sub-Total: | 118 | |
| All NIAH Features Total: | 475 | |

The following NIAH structures/features were recommended for inclusion in the Development Plan 2010:

- Public Houses (10)
- Institutional (Hospital / Schools / Social Services) (45)
- Religious / Monument (Churches / Chapels / Grave Monuments) (18)
- Community / Recreational (3)
- Façade / Arch / Boundary Walls / Other features (21)
- Postboxes (10) and Road / Infrastructural / Bridges (11)

Total = 118 new features.

The remaining features shall be considered for individual protection under the RPS (note extensive ACA area protection) under independent Variations to the adopted City Development Plan as staff resources allow.

Volume III

Part 1

Strategic Environmental Assessment

Non technical summary of the environment report
November 2010

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Non Technical Summary

Introduction

Limerick City Council is currently preparing a City Development Plan (CDP) to run from 2010 to 2016. This is the Non Technical Summary of the Environmental Report of the draft plan and forms a key element of the Strategic Environmental Assessment process. Following consultation on the draft CDP over a ten week period in early 2010, a number of revisions were made to the plan and these were also assessed as part of the SEA process.

The aims of the Limerick City Development Plan 2010 to 2016

The aims of the draft Plan are as follows:

1. Identify key development issues informed by statutory requirements, issues from the Council's perspective and community and/stakeholder participation;
2. Develop policy objectives for the proper planning and sustainable development of the City that are consistent as far as possible with National Plans, Strategies and Policies;
3. Provide a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions;
4. Provide a basis for co-coordinating public and private development throughout the area;
5. Ensure public participation through the statutory process governing its preparation; and
6. Inform local communities on how their interests will be affected.

The overall goal of the CDP has been amended following the consultation period and is detailed below, whilst the detailed goals remain the same.

Overall Goals

The vision of the Draft Plan is for Limerick City to continue to grow as the centre of economic, social and cultural development for the Mid-West Region. For this to be realised Limerick City must be a cohesive and sustainable community of people; where natural surroundings and important resources are protected; where cultural and built heritage is safeguarded; where opportunities exist that allow people to live and work in a safe environment with excellent public infrastructure and services together with ample cultural and leisure facilities. This Plan outlines Limerick City Council's policies for improving the social, economic, cultural and environmental health of the City both through direct action and in conjunction with other stakeholders i.e. the State, private and community sectors. It is based on three fundamental and interrelated goals, which underlie all the policies contained in the Plan

A number of goals are being developed to underpin the Draft CDP and these are provided below:

Goal 1

To promote and provide for the sustainable development of Limerick City enabling it to fulfill its role as a National Gateway City.

This goal seeks to promote the social and economic development of Limerick City in a balanced and environmentally sustainable way. This will involve measures to promote a range of commercial, industrial and cultural developments; to increase the quantity and range of housing provision and to reverse the decline in population; to regenerate the City Centre, and other parts of the City; and to develop a high quality sustainable transport system. It is the belief of Limerick City Council that this can be best achieved in the context of an enlarged administrative area.

Goal 2

To promote social inclusion and to facilitate equality of access to employment, education, transport, suitable housing, social and cultural activities, whether by direct provision (e.g. social housing) or by facilitating others to provide the service (e.g. education).

Limerick City Council believes that the City Centre should be the centre of commercial and cultural activity in the Region. This belief is supported by a number of other strategies including the National Spatial Strategy, the Regional Planning Guidelines for the Mid-West Region. The City Council is committed to the regeneration process currently underway in the areas of Moyross, Kings Island and Southill. The City Council is also committed to ensuring that the proposed policies and actions will contribute positively to social inclusion and help meet the requirements of the National Action Plan for Social Inclusion.

Goal 3

To provide for a high quality natural and built environment and improved quality of life for those living and working in Limerick City and also for those visiting the City.

The attractiveness of the City is to a large degree dependent upon the quality and character of the environment – the buildings, the public realm, the amenity spaces and the natural heritage. A good quality environment is extremely important to the City for reasons of quality of life and economic prosperity. The City Council will therefore introduce a range of measures in this Plan to ensure a high quality built and natural environment for the City.

Structure of the City Development Plan 2010 -2017

The CDP is divided into three volumes made up of sixteen individual chapters, including explanatory maps, figures, and tables as follows:

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Volume I | Written Statement |
| Volume II | Appendices |
| Volume III | Strategic Environmental Assessment (this draft Environmental Report will inform the SEA process and outputs). |

The Written Statement includes a range of policies and is framed within a series of themed chapters, listed below.

| | |
|-------------------|---------------------------------------------|
| Chapter One: | Introduction |
| Chapter Two: | Overall Strategy |
| Chapter Three: | Economic Development Strategy |
| Chapter Four: | Retail Strategy |
| Chapter Five: | Transportation |
| Chapter Six: | Housing |
| Chapter Seven: | Regeneration |
| Chapter Eight: | Social and community |
| Chapter Nine: | Arts, Culture, Creativity and Tourism |
| Chapter Ten: | Built Heritage and Archaeology |
| Chapter Eleven: | Landscape, Biodiversity and Recreation |
| Chapter Twelve: | Environmental Infrastructure and Management |
| Chapter Thirteen: | City Centre |

| | |
|-------------------|---------------------------|
| Chapter Fourteen: | Area Profiles |
| Chapter Fifteen: | Landuse Zoning Objectives |
| Chapter Sixteen: | Development Management |

Strategic Environmental Assessment (SEA) and this Environmental Report

SEA is a key process that promotes sustainable development and highlights significant environmental issues within the planning regime. In Ireland, the SEA Directive is transposed into law by the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 2004) and (SI 435 2004). SEA aims to

- Integrate environmental elements into the preparation of the draft Limerick City Development Plan;
- Improve the overall draft CDP, and
- Increase environmental protection.

In addition, the Environmental Report documents the SEA process and is the key consultation document of this process. In turn, this facilitates interested parties to comment on the environmental issues associated with the Draft CDP.

Methodology

The SEA process can be divided into a number of steps:

1. Screening –

This initial step identifies whether or not a particular plan would be likely to have significant environmental effects and would then require a SEA. Some plans such as City or County Development Plans automatically require a SEA; therefore, the Limerick CDP is subject to a SEA.

2. Scoping –

This step helps to identify the range of environmental issues and the level of detail to be included in the Environmental Report, in consultation with the prescribed environmental authorities. These are the Environmental Protection Agency, the Department of Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources. In addition to the above, the scoping carried out for this SEA involved writing to a further eight consultees. Furthermore, submissions made by the public in relation to the preparation of the CDP helped to inform the scope of the SEA and Environmental Report.

3. Preparation of the Environmental Report.

The Environmental Report describes and assesses the likely significant effects on the environment of Limerick City of implementing the Draft CDP. In preparing this Environmental Report a Geographical Information System was established that mapped relevant environmental data on the city and where relevant on areas outside the city boundary. Available policies and legislation were also referred to.

Consultation

Consultation was undertaken as part of the Scoping process of the SEA; in addition, submissions made to Limerick City Council during the review of the existing plan and on the draft plan have also been considered and integrated into the SEA process and the ER. Key environmental issues raised by consultees included:

- Biodiversity and protection of Natura 2000 sites in particular the River Shannon
- Flooding
- Built heritage

- Population
- Transport
- Flooding

Further details on consultation are provided in Chapter Two of the Environmental Report.

The Environmental Report details the existing environment, the key trends and environmental issues and outlines how the environment may evolve in the absence of the Draft CDP. It also assesses from an environmental perspective alternative development options for Limerick City over the proposed lifetime of the plan. Once potential impacts of the preferred option are identified through more detailed evaluation, a number of mitigation measures are advanced and procedures proposed to monitor the impact of the plan. The following sections provide an overview of these key steps and a summary of the environmental detail contained in the full Environmental Report.

Baseline Gaps¹

A considerable amount of data was utilised in preparing the Environmental Report. However, there are a number of areas where data is not available and therefore recommendations arise to find out this type of information at project level. Key technical difficulties encountered include:

Habitat data and management plans for NHAs are not commonly available. Where possible landuse and habitat data has been incorporated.

Corine landcover information. The 2000 dataset had to be used although a more recent Corine survey was undertaken in 2006; however, this is not yet publicly available. Corine data however is at a scale that is generally too large for use for city level analysis.

There exists a considerable variation in city level environmental information. Whilst certain information is readily and easily accessible, such as data relating to water quality, other information is more difficult to ascertain or is not yet available, this is particularly true in relation to a number of significant planning policies that are currently being prepared and should provided significant information once through the SEA process. Nonetheless, the GIS established for this SEA should assist in identifying data gaps and as information becomes more available at local level, it is recommended that such data be integrated into the GIS where possible.

¹ This additional text was inserted following a submission by the EPA.

Key Relationships to plans and programmes

The following section provides an overview of the principal relevant International, European, and National, Regional and City plans and programmes that have informed the SEA process.

Table 2a: International Policy and Regulatory Context

| EU LEVEL | |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Direction/ Plan/ Programme | Summary of Objectives |
| Sustainable Development | |
| Kyoto Protocol | The objectives seek to alleviate the impact of climate change and reduce global emissions of Green House Gases (GHGs) as a response to climate change. The National Climate Change Strategy sets out how Ireland is participating in this process. |
| Urban Wastewater Treatment Directive (91/271/EEC) | Aimed at protecting the environment from the adverse effects of urban wastewater discharges and discharges from certain industrial sectors. The Directive is transposed into Irish law mainly by the Urban Waste Water Treatment Regulations 2001 (S.I. No. 254 of 2001). |
| The Waste Framework Directive 75/442/EEC (and amending legislation) 15th July 1975 | This Directive outlines the overall structure for an effective waste management regime within the EU. It mandates that EU States publish waste management plans. |
| COMAH (Seveso II) Directive – European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000. | The Seveso II Directive, sometimes referred to as COMAH, stipulates certain requirements for storage of relatively large quantities of substances classified as dangerous. |
| SEA – Directive 2001/42/EC Assessment of the effects of certain plans and programmes on the Environment. | This Directive requires plan-makers to carry out an assessment of the likely significant environmental effects of implementing a plan or programme before the plan or programme is adopted. |
| European Convention on the Protection of the Archaeological Heritage, 1992 (Revised) (the 'Valletta Convention') | This Directive requires plan-makers to carry out an assessment of the likely significant environmental effects of implementing a plan or programme before the plan or programme is adopted. |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Granada Convention for the Protection of the Architectural Heritage of Europe 1985 | This was ratified by Ireland in 1985 and establishes common principles and strategy, which have informed Part IV of the 2000 Planning and Development Act 2000-2004. |
| EU Habitats Directive 92/43/EEC | This was ratified by Ireland in 1985 and establishes common principles and strategy, which have informed Part IV of the 2000 Planning and Development Act 2000-2004. |
| Birds Directive (79/409/EEC) | Provides a common framework for the conservation of naturally occurring species of wild birds and their habitats throughout the EU listed under the list of key bird species set down in the Directive's Annex 1. |
| E.U. Water Framework Directive 2000 Council Directive 2000/60/EC was adopted in 2000 and encompasses many previous EU Directives aimed at reducing pollution. | Aimed at improving the water environment, requiring member governments to take a holistic approach to managing their waters. Member states must aim to achieve good status in all waters by 2015 and must ensure that status does not deteriorate in any waters. |
| Groundwater Directive 80/68/EEC | Developed in response to Article 17 of the Water Framework Directive. It requires Member States to apply a system of investigation and authorisation to waste disposal and other activities in order to ensure that groundwater is not polluted by dangerous substances. |
| Floods Directive 2007/60/EC² | The EU Floods Directive on the assessment and management of flood risks entered into force on November 2007. This Directive now requires Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. With this Directive also reinforces the rights of the public to access this information and to have a say in the planning process. ² This additional text was inserted following a submission by the EPA. |
| European Landscape Convention 2000 | Ratified by Ireland in 2002, it requires a commitment to introducing policies to effect landscape protection and management. |

National Context

The policies and proposals contained in the Draft Limerick CDP (2010 - 2016) are further influenced by the objectives of relevant National and Regional policies, plans and guidelines. Table 2b identifies these at National level and gives a brief summary of their main objectives.

Table 2b: National and Regional Regulatory and Policy Context

| NATIONAL LEVEL | |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plan/Programme / Guidelines | Summary of Objectives |
| Sustainable Development | |
| National Spatial Strategy 2002-2020 | A 20-year national planning framework to achieve more balanced social, economic and physical development across Ireland. The strategic guidance document is based in concentrating development to key areas across the country. Limerick is identified as a 'Gateway' City. |
| National Development Plan (NDP) (2007-2013) | A €184 million infrastructure investment plan to build a prosperous country for Ireland's population. The funding is to provide for economic and social infrastructure, employment and human resources, productive sector as well as the peace programme. |
| The Planning and Development Act 2000 (as amended) | Under the Planning Acts, each Local Authority has a responsibility to determine policy in its area through the making of a Development Plan and for applying that policy, through planning control, in deciding on planning applications and enforcing planning. |
| Development Management Guidelines (DoEHLG) | These guidelines are of relevance to all types of planning applications, as well as applicants and their advisers, on the operation of the planning process. They are also intended to promote best practices within planning authorities. |
| Transport 21 (2006 - 2015) | A €34 billion transport capital investment framework under the NDP to address past investment backlogs and continuing growth in transport demand. |
| Noise Regulations 1994 | These regulations, relating to the 1992 EPA Act, simplify and strengthen the procedures for dealing with noise nuisance, and give Local Authorities power to take action when they consider that it is necessary to do so in order to prevent or limit noise. |
| Delivering a Sustainable Energy Future for Ireland - The Energy Policy Framework 2007-2020 (White Paper) | The Government White Paper sets very ambitious targets for expanding the role of renewable energy notably the target of 33% of electricity consumption to come from renewable resources by 2020. It sets out the actions to be taken in response to the energy challenges facing Ireland. |
| National Biodiversity Plan (2002) | It aims to secure the conservation, including where possible the enhancement and sustainable use, of biological diversity in Ireland and to contribute to conservation and sustainable use of biodiversity globally. Ireland is committed to meeting the EU target to halt the loss of biodiversity by 2010. |
| National Heritage Plan (2002) | The National Heritage Plan 2002 sets out a vision for the management of the National Heritage and its aim is to <i>"ensure the protection of our Heritage and to promote its enjoyment by all"</i> . |
| Biodiversity Action Plan, EPA, 2010 | The EPA's Biodiversity Action Plan presents an explicit action plan for the implementation of its role in the protection of biodiversity. |
| National Climate Change Strategy 2007-2012 | Its purpose is to demonstrate how Ireland is to meet its 2008-2012 Kyoto commitments and to identify further policy measures needed for the period from 2012 and after 2020. |

| | |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Pollution Act, 1987 | This was ratified by Ireland in 1985 and establishes common principles and strategy, which have informed Part IV of the 2000 Planning and Development Act 2000-2004. |
| Local Government (Water Pollution) Acts, 1977 and 1990 | This Act and associated regulations set out quality standards for Phosphorus in surface waters, particularly rivers and lakes and makes other provisions for the protection of watercourses. |
| Architectural Heritage Protection 2004-Guideines for Planning Authorities | These guidelines provide relevant guidance in the context of Part IV of the Planning and Development Act 2000. |
| The Planning System and Flood Risk Management Guidelines 2009³ | These guidelines are aimed at ensuring a more consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system. ³ This additional text was inserted following a submission from the EPA |
| Strategic Environmental Assessment | The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 2004) Article 13K (1) states that: 'Where a planning authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A' |

REGIONAL LEVEL

**Plan/Programme
/ Guidelines** **Summary of Objectives**

Sustainable Spatial Development

| | |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Draft Mid-West Regional Planning Guidelines 2010 to 2022 | Supporting the NSS, it provides a regional framework for the formulation of the policies and strategy in the CDP and seeks to ensure the proper balance between the different settlements in the region with regard to development, population and services. |
| The Atlantic Gateways Initiative – Achieving Critical Mass, September 2006 Framework Plan | The Atlantic Gateways Initiative is a Government initiative, augmenting the NSS, aimed to co-ordinate and focus development and infrastructure provision in a corridor linking the 'Gateway' cities of Galway, Limerick/Shannon, Cork and Waterford, and, together with the 'Hub' towns including Ennis, develop a critical-mass of population capable of competing with the Greater Dublin Region for future investment and delivering an appropriate balance in the delivery of jobs, services and opportunities between Dublin and the regions. |
| The Draft Joint Housing Strategy 2010 –2017 | The Housing Strategy provides for housing for the existing and projected future populations of the development plan area in accordance with the principles of proper planning and sustainable development and aims to provide an equitable level of social and affordable housing. |
| The Mid-West Retail Strategy 2002-2011 | A Regional Retail Strategy for Counties Clare, and the functional area of Limerick, Limerick City and North Tipperary. |
| The Mid West Retail Strategy 2008-2016 | The Regional Retail Strategy is currently being reviewed and updated in light of significant changes in retail development and activity since the adopted strategy detailed above. Limerick City Council has recently adopted this however; other local authorities in the Mid-West Region have not yet adopted this. |
| Regional Climate Change Strategy | The Strategy identifies solutions to the challenge of reducing energy related emission and outlines actions to meet requirements under the Kyoto Protocol. |
| 'Regional Replacement Waste Management Plan for Limerick/Clare/Kerry Region 2006-2011' | The Plan sets out the proposed policy for integrated waste management in the region. It sets targets and implementation procedures for managing and planning for waste and waste treatment. This is through Policy EM.4 in the Draft CDP. |
| Shannon River Basin Management Strategy | Aims to promote and achieve an improvement of both surface and ground water quality. Policy EM.2 of the draft CDP supports the Strategy. |
| Mid-West Area Strategic Plan (MWASP) | A strategic Planning, Land Use and Transportation Strategy for the Mid-West region is currently being developed. MWASP will provide for a comprehensive integrated plan for Land Use Planning and Transportation in the Mid-West Region over the next 30 years. |

Local Context

The policies and proposals contained in the Draft Limerick CDP (2010 - 2016) are further influenced by the objectives of relevant local policies, plans and guidelines. Table 2c identifies these and gives a brief summary of their main objectives.

Table 2c Local Regulatory and Policy Context

| LOCAL LEVEL | |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plan/Programme / Guidelines | Summary of Objectives |
| Sustainable Development | |
| Limerick City Centre Strategy 2008 | The strategy was incorporated into the City Development Plan, 2004 by way of variation. It outlines strategies to deliver the objective of a viable and sustainable City Centre. |
| Public Realm Guide, Draft, Limerick City Council, 2009 | It aims to improve the public realm and provide standards of best practice for the City, creating a distinctive urban environment for Limerick. |
| Docklands Masterplan 2005 | The Masterplan establishes a Performance Criteria document that acts as a benchmark for high quality development from the outset of the project. It encompasses urban design framework, economic strategy and puts forward proposals for the future redevelopment within the area. |
| Limerick Regeneration Programme 2009-2018 | The areas of Moyross, St. Mary's Park and Southill/Ballinacurra Weston have been identified by the Government as areas in need of radical social and economic regeneration. Implementation Plans are being prepared with a key objective based on renewal and rebuilding of the existing public housing with a strong emphasis on management and enforcement. These Implementation Plans are being screened for SEA and HDA as appropriate. |
| The Mid-West Task Force, Interim report, 2009 | It considers and makes recommendations concerning the implications of the serious economic downturn in the Mid-West on the socio-economic fabric of the Region. |
| Draft Limerick County Development Plan 2010-2016⁴ | It considers and makes recommendations concerning the implications of the serious economic downturn in the Mid-West on the socio-economic fabric of the Region. ⁴ This additional text was inserted following a submission by the EPA |
| Coonagh Recreational Framework Plan (Draft) 2009 | The Plan assesses the potential of, and develops a strategic proposal for the lands at Coonagh for informal tourism-related facilities. |
| City Development Strategy 2002 to 2012 | This strategy contains a number of objectives based around the following: regional hub, city of open governance, quality of life, vibrant city, city of equality, city of culture, city of learning and opportunity and enterprise and entrepreneurship. |
| Draft Noise Action Plan | Limerick City Council developed the Plan in response to the noise regulation 2006(S.I.No.140 of 2006). Noise sensitive groups are considered to be residential areas under the Plan. |
| Limerick City Emergency Plan, Limerick City Council, 2008 | The overall aim is to achieve an effective response to an emergency regardless of the cause, and as such, the plan is sufficiently flexible to deal with a range of situations. |
| Caherdavin Local Area Plan 2005-2011 | The LAP for these lands was adopted by Limerick City Council in 2008. The LAP will be superseded by the approved CDP in 2010. |

| | |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Castletroy Local Area Plan 2009 - 2015, Limerick County Council | The Castletroy administrative area adjoins Limerick City to the east. Some of the objectives of the Plan are to protect and promote areas of quality natural and built environment including the landscape, open space, architectural and cultural heritage, material assets and natural resource and to strictly control the further expansion of the suburbs into the rural area. |
| Southern Environs Local Area Plan 2005- 2011, Limerick County Council | The LAP provides for the continued growth of the areas up to 2011 and beyond. Its strategic objectives are to maintain, safeguard and to ensure that the development needs of the residents and businesses of the area can be achieved. |

3.11 Baseline Environment

Figure 1a shows the location of Limerick City within the wider Midwest Region and Figure 4a shows the principal environmental designations in Limerick City. **Figure 4n shows the Flood Risk Assessment for Limerick city⁵.** The following sections summaries the key environmental resources, key problems and describes how the environment would involve without the implementation of the draft CDP.

Biodiversity, Flora and Fauna

The River Shannon and Shannon Estuary are important biodiversity resources and the habitats associated with the Atlantic Coast and Shannon estuary are internationally important. The whole of the Shannon Estuary (Lower River Shannon) is designated as a candidate Special Area of Conservation (cSAC) and Special Protection Area (SPA). Outside the designated sites, habitats associated with parklands, wetlands, and older structures such as the city walls also represent a further biodiversity resource. In addition, the rivers and canals offer ecological corridors around and within the city. Typical urban species that are likely to be present in the city environs include: Daubentans bat (feeding around the River Shannon and Abbey), Fox, otters and badger associated with more agricultural and rural parts of the city area.

Furthermore, a number of areas towards the city boundary remain agricultural and hence support a number of ecological features including hedgerows, wetlands and agricultural grasslands, most notably around Coonagh and Westfields. The key threats to biodiversity include:

Habitat loss through fragmentation or loss of ecological corridors due to urbanization and infrastructural development

Infilling of wetlands

Potential increased flood risk from changed land-use patterns, climate change and predicted sea rise level could result in loss or alteration of habitats through erosion and alteration of Levels

Ongoing urbanization and pressure for built development particularly in the more rural parts of Limerick city.

Non Implementation of the draft Limerick City Development Plan

In the absence of the implementation of the draft CDP, the resulting uncoordinated approach to development will likely result in declining biodiversity resources, in particular in relation to inputs to the River Shannon and associated habitats. In addition, the draft CDP contains several policies that promote the protection and enhancement of biodiversity and provide for proactive management of wetlands, rivers, designated sites, woodlands and urban parks; in the absence of such policies, it is probable that degradation of habitats and individual species would occur.

3.12 Water

General

Rivers and waterways are key assets of Limerick City and inform the structure and character of the City. The River Shannon forms the northeastern boundary of the city, and divides the city with Kings Island and the Park Canal. Water from the River Shannon is the source of drinking water for the city and parts of Clare and County Limerick. It is treated at the Clareville plant and distributed from there. The Drinking Water compliances report from the EPA in 2008 identifies compliance in standards under EU Drinking Water Directive at 97.1%.

Groundwater

Groundwater is a further significant resource and refers to water stored underground in saturated rock, sand, gravel, and soil. The protection of groundwater from land uses is a critical consideration and groundwater vulnerability is becoming an important management tool.

⁵ This figure was included following a submission by the EPA

Estuarine

The Shannon Estuary is an important water resource and has a long history of human activities. There are no shellfish growing areas in Limerick city. The Shannon estuary has shown an improvement in water quality status. It has improved from intermediate in the period from 2001-2005 to unpolluted in the latest EPA assessment in 2006.

Coastal

All coastal waters in the Shannon River Basin District are located along the coastlines of Counties Clare and Kerry.

The Shannon International River Basin District Management Plan SEA Environmental Report identifies the following threats to both surface and groundwater and includes:

- point and diffuse sources including wastewater and industrial discharges, landfills, quarries, mines and contaminated sites, wastewater from unsewered properties, forestry, and discharge of dangerous substances
- physical modifications,
- climate change

Non Implementation of the draft Limerick City Development Plan

Although the water and wastewater treatment facilities in Limerick have seen significant investment and accompanying improvement in water quality in the past decade, a number of risks remain that will continue in the absence of a policy and management regime to address them. In particular, in the absence of the draft CDP a range of policies aimed at meeting the objectives of the Water Framework Directive would not be implemented. In addition, there could be significant impacts on population and human health if water quality and management measures are not implemented.

3.13 Soil and Geology

Numerous factors influence the composition of soil, notably bedrock, climate and topography. Limerick city contains four key soil types however much of it is changed due to the urban character of the city. However, soil and geology have important relationships to biodiversity and movement of water resources. Much of the city is underlain by limestone.

Key environmental problems relate to contaminated soils and groundwater. In particular, the Docklands area of the city, as a former hub of industrial and distribution activities contain some contaminated lands. Longpavement Landfill, near Moyross, has been closed for receiving waste since 1998 and is now subject to a restoration programme, licensed by the EPA. In addition the roles of soils in climate change is another consideration, as conversion of Greenfield sites and construction over soils can both release CO² and also reduces the overall carbon sink for the functional area.

Non Implementation of the draft Limerick City Development Plan

In the absence of the draft CDP policies the cumulative effects and complex interaction between human activities, soil quality and geological resources would be difficult to assess and may result in declining soil quality and implications for human health and biodiversity. In addition, without the policies supporting brownfield developments and restoration of contaminated lands, there may be increased Greenfield development with accompanying negative impacts on soil quality and function.

3.14 Landscape

The landscape and setting of Limerick City is one of its key assets, both from its strategic location on the River Shannon and the largely rural neighbouring landscapes. Combined with the influence of the River Shannon, the medieval and Georgian features, all contribute to a significant landscape resource for the city. In addition there are a number of old estates that represent a further resource in terms of landscape design, specimen trees and amenity value for the population of the city such as Castle Park Estate and Delmege demesne around the Moyross area.. The views and prospects are also important landscape elements and include the series of bridges, landmark buildings such as King John's Castle and Newtown Pery Square, and the City Walls. More recent developments that contribute to landscape character and may be considered landmark buildings include the new Rugby stadium at Thomond Park and the Clarion hotel on Steamboat Quay.

Pressure for development in the more rural areas in recent years if poorly sited and designed has degraded the landscape resource. Cumulatively, the impact of poorly designed streetscapes and shop fronts in certain areas can reduce the overall landscape quality. In addition, certain parts of the city have poor quality public and open spaces although certain areas are now subject to regeneration plans.

Non Implementation of the draft Limerick City Development Plan

The draft CDP contains a greater number of policies aimed at enhancing and protecting the landscape and views associated with the city. In addition, several draft policies recognise the elements that contribute to landscape character and there are specific policies relating to these including protecting trees, demesnes and river access. In the absence of these policies there is less protection afforded to landscape resources and the promotion of landscape management in the planning regime.

3.15 Cultural Heritage

There are currently 174 sites on the sites and monuments record, the most numerous types are related to the city defenses and include town gates and mural towers. The architectural heritage of the City is significant and ranges from nineteenth century road bridges to the Georgian squares and villas, and also a significant industrial heritage resource as evidenced by the Park Canal, and mills on Dock road and the Granary. The existing Record of Protected Structures has over 200 structures, ranging from watermills and courthouses to churches and bridges.

Legislation is also provided for Architectural Conservation Areas (ACA). There is currently one ACA in Limerick City, located within the Georgian Area of the city, also known as Newtown Pery. This area includes the blocks between Pery Square and Henry Street and from Barrington Street to Mallow Street.

The archaeological and architectural heritage of Limerick City is afforded protection through legislation. However, the cultural heritage can still be impacted upon through development. Development on sites or land adjacent to protected sites can impact upon the context, if not mitigated. Previously unknown archaeology can be damaged as a result of development.

The setting of ACAs and protected structures is another consideration and insensitive or inappropriate developments that negatively impact on these resources may be another potential threat.

Non Implementation of the draft Limerick City Development Plan

In the absence of the development plan, a series of policies aimed at protecting and enhancing the cultural heritage of the city would not be implemented. These include policies addressing the zone of archaeological influence, the medieval fabric and street form, industrial and underwater archaeology. Overall, the protection of such resources would be limited and addressed solely under existing legislation.

In addition, the existing ACA would not be extended to cover the additional four ACAs proposed in the draft CDP that covers a greater diversity of architectural styles and areas including South Circular Road, O'Connell Avenue, John's Square, Ballinacurra Road and Ennis/Shelbourne Road.

3.16 Population Baseline

The Limerick City population as recorded in the 2006 Census is 52,539 a reduction by -1,484 from the 2002 figures. The City Boundary extended its area in 2008 to north-west of the City to include an additional District Electoral Division (DED), Limerick North Rural. The extended area has increased the total population of the City by 7,251 people bringing the total population of the City to 59,790. During the same period 24 out of the 38 EDs experienced a decline in population, a worrying trend during the economic growth years. The Mid-West Regional Planning Guidelines 2010-2022 estimates the population of the City will increase by 15,758 over the lifetime of the Development Plan (2016).

The Census data indicates generally an ageing population within the city centre, consistent with national trends. However, the regeneration areas and other city centre locations are characterised by young populations, mainly young adults renting. The Local Authority areas and regeneration areas are characterized by young adults and single parent families. While suburban areas contain a generally aging population

The *City Centre Strategy 2008* states that out of the 6,500 houses in the City Centre zone, 1,617 were unoccupied. This amounted to nearly 25% of all the houses in the zone and nearly 50% of all unoccupied dwellings in the city. This compares with an average of 12% unoccupied for the city as a whole. The City Centre Strategy and CDP aims to redress this issue. There is currently sufficiently zoned land for residential development up to and beyond the lifetime of the plan. Census data from Jul-Sept 2009 indicate increases in the number of people on the live register amounting to 21,375 an increase of 34.5% from 2008 for the same period⁶. The impacts of such figures will provide planning and development challenges for the City and the region as a whole.

Human health data for the City is not easily available. The human health impacts relevant to SEA are those which arise as a result of interactions with environmental receptors i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings.

Key environmental problems include the consolidation of the city and the efficient use of land and addressing the regeneration areas. Existing green and recreational spaces must be maintained and developed while protecting and improving upon biodiversity and the specific site designations.

Non Implementation of the Draft City Development Plan

In the absence of the Limerick City Draft Development Plan there is likely to be continued decline in urban population resulting in reduction of the economic, social and physical quality and the viability of the City as a sustainable, compact Gateway City, as defined in the NSS. Without the public transport initiatives proposed in the CDP there will be continued increase in the use of the car over public transport and / or sustainable forms of transport.

3.17 Air Quality and Climatic Factors

The Atlantic Ocean is the most significant influence on the weather and climate of the City. The closest meteorological station is at Shannon Airport, County Clare. Data from 1960 to 1990 show the mean annual temperature to be 10.1 C, mean monthly total rainfall 926.8mm, and mean monthly wind speeds of 9.8 knots.

Climate change is recognised as a key challenge across all sectors and it is one of the key drivers for identifying means of increasing renewable energy generally. The Mid West Energy Balance and Climate Change Strategy 2008 identifies the transport sector is the greatest single contributor to energy related CO₂ emissions (at almost 35%), and emissions from that sector grew significantly between 1990 and 2005. In the short term wind energy is identified as the dominant supplier of renewable energy electricity in the Region.

Whilst Ireland generally does not have a significant outdoor air quality problem the biggest threat is emissions from road traffic. Air pollution can impact on the health of sensitive populations or groups and eco systems. Climate change also presents significant challenges and predictions on changing weather patterns must be considered in particular.

Non Implementation of the Draft City Development Plan

In the absence of the draft CDP and its focus on coordinated approaches to air quality and climate change, the challenges of addressing these issues is unlikely to be addressed. Furthermore, CO₂ reductions are required in terms of potential carbon taxes. Limerick City is projected to also exceed its Kyoto Limit by approximately 150,000 tonnes of CO₂ thereby potentially resulting in a Carbon Levy of €5.3mil per annum for the city if greenhouse gas emissions are not addressed. The draft CDP has a number of policies relating to climate change policies, energy efficiency and sustainable transport, in the absence of such policies, such measures would not be promoted and action at city level would be difficult to achieve.

3.18 Material Assets

The EPA SEA Process Draft Checklist (2008) defines material assets as the critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment, transportation, etc.

Limerick City as a Gateway town is well serviced with a network of National and Regional routes including the Nenagh –Limerick Motorway opened in 2010) and the M18 Ennis to Shannon; national primary roads include the N7, N24, N20 and N21. The Limerick Tunnel opened in summer 2010, and will form the city bypass connecting the Dublin Road (N7) to the Ennis Road (N18). This will be capable of carrying up to 40,000 vehicles per day and will form the final part of the City bypass, linking all national routes to the city.

Railway services operate out of Colbert Station and its main routes run from Limerick to Dublin via Limerick Junction. Principal routes are: Limerick - Ennis Galway., Limerick - Nenagh – Dublin, Limerick - Limerick Junction – Dublin, Limerick – Foynes and Limerick - Limerick Junction – Waterford. Some of these links are in the process of being upgraded while others have already been improved. Bus Eireann operates intercity bus services from Colbert station, serving most principal towns and national routes.

Shannon Airport is the most important airport from this point of view though there are other, smaller, private airports of local significance. The Shannon Foynes Port Company is Ireland's second largest port operation and has statutory jurisdiction over all marine activities on a 500 km² area on the Shannon Estuary, stretching from Kerry/Loop Heads to Limerick City. Limerick Port provides berthing facilities for ships transporting principally timber, fertiliser and oil into the City. There is one berthing area at the port.

The Current Waste Management Plan for Limerick/Clare/Kerry Region, in accordance with the Waste Management Act 1996, was adopted in 2006 and runs until 2011. At present Limerick City Council does not operate a working landfill. Municipal waste in the City is collected by private collectors with waste collection permits and brought to landfills in other parts of the region or country. The most recent 2007 annual report on the plan indicates that 77 % of the City's municipal waste was land filled in 2007. The current target under the regional waste management plan for the land filling of municipal waste is 14%.

Flooding results from a combination of human activity and natural physical conditions. It is considered that climate change increases the risk of flooding through more extreme rainfall patterns and weather events. In relation to flood protection, the most significant recent development in this area is publication of the *Planning System and Flood Risk Management Guidelines*. The Limerick City area has a number of areas at risk of flooding with residential areas located within these areas, namely within the City Centre and Caherdavin area.

Analysis of energy usage per person in the Limerick, Clare and Limerick city region indicated that Limerick City is lower than the national average, while the two county areas are above the national average. This can be explained by the increased transport costs, restricted access to cleaner, more efficient fuels such as natural gas and higher percentage usage of solid fuels in the rural context. A similar trend is experienced when assessing CO₂ emissions per person.

The transport sector was shown to account for the highest level of CO₂ emissions. Encouraging a shift towards more energy efficient transport modes such as bus, cycling and walking, car pooling and switching to green fuels are all positive actions that can cumulatively reduce emissions.

The Seveso II Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment. Within Limerick City, there are two identified Seveso Sites, known as 'lower tier' sites. These are Joint Fuel Terminal (Topaz), Courtbrack Avenue and Grassland Fertilizers, Dock Road.

A Draft Noise Action Plan was prepared by LCC in 2008. Roads with more than 6 million vehicles a year are covered under the Directive. Several sections of the N18, N20 and N69 in the city and some sections of five non national roads in the city have these traffic volumes. These include parts of the R445, R463, R509, R527 and R587. However for the Draft Action Plan not all roads were mapped and are planned to be completed by 2012.

Recent investment has resulted in a new reservoir and water tower, in addition to the refurbishment of an old reservoir. This has created a total storage capacity of 18 million gallons (75,000m³) of water. A major extension to the water treatment plant has started which will double output to nearly 8 billion gallons per annum.

Wastewater is treated at Bunlickey treatment plant in County Limerick and this new plant eliminated 50 sewer outfalls that had previously been discharged directly to the Shannon and Abbey Rivers⁹.

Key Environmental Problems

Consultation on the draft CDP identified car-pooling, green routes, and public transport provision as issues in this area. With the transport sector accounting for the largest CO₂ emissions in the Midwest region, a real challenge lies in changing behavior from car dependency to public transport, walking, and cycling.

* This additional text was inserted following a submission by the EPA.

Litter on the streets has been identified through consultation on the draft CDP as being an issue. Other threats which have been outlined in the joint Waste Management Plan 2003-2011 include

- Lack of suitable sites for Bring Banks; No security of supply for Thermal Treatment Facilities;
- No major Construction and Demolition waste recycling facilities (Also a national issue); and lack of facilities for treatment of biological waste.

The Limerick City Major Emergency Plan 2008 includes the two Seveso sites in the city. The existence of the Seveso sites off the N69 needs to be considered carefully and reviewed based on the most up to date information when planning for the future of the Docklands area and the wider area. The unsustainable development of this flood plain has the potential to put pressure on resources and cause population and human health effects.

Noise sensitive groups are considered to be residential areas under the Draft Action Plan. Following analysis, four key areas were identified as priority areas for Limerick, including parts of the N18, R509, R463 and R445. A number of mitigation measures and protection measures are listed in the Draft Action Plan to address this problem.

Non Implementation of the draft Limerick City Development Plan

In the absence of the draft CDP a significant number of material assets would be subject to lack of integrated planning and management and a number of initiatives and guidelines would not be implemented. These include the smarter travel and green routes initiative that will help support the delivery of sustainable transport projects in the city; the implementation of the *Planning System and Flood Risk Management Consultation Guidelines for Planning Authorities*, and the Sustainable Urban Drainage System (SUDS). In terms of assessing future water demand and wastewater, treatment the absence of key policies would mean such issues would not be properly assessed and planned.

3.19 Interrelationships between environmental parameters

The interrelationship between the SEA environmental topics is an important consideration for environmental assessment. These potential interrelationships will be taken into account in the assessment of the different alternatives. A primary relationship exists between water resources and biodiversity, human health and population. Climate change and climatic factors is another key parameter that has impacts on biodiversity, water, soil, human health and population, landscape, cultural heritage and transport.

Section Four: SEA Objectives

Establishing strategic environmental objectives is a key element of SEA as it allows the assessment of the Draft Limerick CDP as it is implemented over time. SEA Objectives are different to objectives detailed in the Draft CDP however, they are used to assess the policies of the CDP and allow its evaluation and identification of potential conflict, which may occur. This forms the basis of the detailed environmental assessment of the Draft CDP, which is presented in *Chapter Seven* of the Environmental Report.

The SEA Objectives for each environmental topic are listed below in Table 4a

Table 4a SEA Objectives

Topic SEA Objectives

| Topic | SEA Objectives |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity, Flora & Fauna | <p>Bio 1: Protect diversity and integrity of designated habitats and species and maintain wildlife corridors and control the spread of invasive species¹</p> <p>Bio 2: Protect aquatic environment</p> <p>Bio 3: Avoid significant adverse impacts (direct, cumulative and indirect) to protected habitats, species or their sustaining resources in designated sites by development within or adjacent to these sites.</p> |
| Soil and Geology | <p>Soil 4: Maintain soil quality and function</p> <p>Soil 5: Encourage reuse and recycling of soil /bedrock associated with developments</p> <p>Soil 6: Give preference to the use re-use of brownfield lands, rather than developing greenfield lands</p> |
| Water | <p>Wat 7: Protect and enhance the quality of aquatic systems and their associated functions by maintaining high water quality standards</p> <p>Wat 8: Minimise run off and pollutants from developments</p> <p>Wat 9: Prevent pollution and contamination of groundwater</p> <p>Wat 10: Prevent pollution of surface estuarine waters (including coastal and estuarine)</p> |
| Landscape | <p>Land 11: Conserve and enhance areas and elements of the city landscape</p> <p>Land 12: Preserve or enhance linkages in city landscape and support wildlife corridors and riverine zones</p> |
| Cultural Heritage | <p>Cult 13: Protect and enhance the city's cultural, including architectural and archaeological, heritage</p> |
| Population and Human Health | <p>Pop 14: Promote the creation of a sustainable, compact, safe and healthy city in which to live, recreate and work</p> |
| Air Quality and Climate | <p>AQ 15: Reduce waste of energy and maximise use of renewable energy source generation</p> <p>AQ16: Decrease greenhouse gas emissions</p> <p>AQ 17: Protect good air quality status and minimise the output of Nitrogen Oxides (NOx) and Particulate matter (PM10)</p> |
| Material Assets | <p>Mat 18: Waste: minimise waste production and operate sustainable waste management practices</p> <p>Mat 19: Reduce and manage the risk of Flooding</p> <p>Mat 20: Reduce traffic levels by encouraging modal shift from car to more sustainable</p> |

| Topic | SEA Objectives |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Material Assets | <p>forms of public transport and encourage non-car dependent development</p> <p>MAT 21: Reduce noise impacts where appropriate and maintain and improve upon existing acoustic environment</p> <p>Mat 22: Provide a clean and wholesome drinking water supply and adequate and appropriate waste water treatment¹</p> |

Section Five: Alternatives

This section describes the alternatives considered in the development of the Draft CDP. The consideration of alternatives and the evaluation of their likely environmental impacts is a key function of the SEA process. Each alternative was assessed against the Strategic Environmental Objectives.

5.1.1 The Options

The following section summarises a series of options or scenarios that represent different visions of the planning and development strategy for Limerick City for the next six years. When evaluated against the 21 SEOs the environmental impacts of each option are highlighted and thus the most sustainable option is selected.

Option One: Reactive or Ad Hoc approach¹²

This Option would provide for a *minimal use of strategic planning and would be informed* by a market led approach to development within the Limerick City functional area. The overall aim would be to maximise growth within the City with little regard for environmental considerations and the impacts associated with adhoc market led growth.

This option would have the most significant impacts on the environmental resources, with probable conflicts with all SEOs identified. The key environmental impacts under this option would include:

- Likely decline in water quality due to loose interpretation of planning legislation and poor mitigation measures;
- Overall decline in biodiversity resources in the absence of a strategic approach to their management, and
- Increase in private transport and resulting impacts on air quality, urban space and human health
- Lack of progress in achieving reductions in greenhouse gas emissions and potential significant carbon taxes for the city

Option Two: Strong planning with prescriptive focus.

This Option would provide for a strict interpretation of the planning and legislative framework and would be accompanied by prescriptive policy approach. It would offer strong protection to the environmental resources and a strong presumption against development in any sensitive areas. Whilst much of this approach has very positive environmental impacts, the strict interpretation of the planning and legislative framework may have more negative impacts in terms of population and the economic viability of the city. Particularly if policies were adopted that were inflexible in relation to designated areas whether they are a protected structure, an ACA or a Natural heritage area, this could add as a deterrent for sustainable development altogether and may result in a stagnating city. The social implications could be significant as regeneration could be stalled and proposed development close to the River Shannon would be severely constrained. The key environmental impacts under this option would include:

¹¹ This SEO was included following a submission by the EPA

¹² This text was amended following a submission by the EPA

- Areas of the city that are subject to natural heritage designation, in particular the River Shannon and associated habitats would be carefully managed with the overarching aim of enhancing the overall conservation status.
- Infrastructural developments would be subject to very detailed preplanning and baseline assessment prior to advancing through the planning system
- There would be a very significant focus on ensuring all water services contributed to meeting the requirements of the Water Framework Directive
- Key environmental resources would improve across all parameters, however the economic viability of the City could be compromised, which in turn may contribute to unsustainable patterns elsewhere in the Midwest region.

Option Three: Planned growth within strong regulatory framework. (Sustainable Development)

This option provides for the implementation of the planning and legislative framework whilst facilitating a plan led approach to development in Limerick City. This approach allows for development to be managed in an orderly way whilst protecting and enhancing the environmental resources of the City. This approach allows for policy development and planning control that fully reflect the principles of sustainable development and proper planning. In this approach, the key environmental parameters can be enhanced through detailed policies and development management to protect sensitive resources, encourage sustainable development at appropriate locations and also be flexible to respond to new environmental challenges such as increased flood risk, climate change, green routes and transport options. In addition, it facilitates a strategic approach to meeting the requirements to enhance the Gateway status of Limerick City and to fully reflect the various national and regional planning and policy framework.

This approach is also likely to generate a more sustainable urban environment with a compact city that provides a safe, healthy and high quality environment and will help attract economic activity.

The key environmental impacts under this option would include:

- Strategic approach to management of biodiversity resources, recreational space and public transport options;
- A proactive approach to recent environmental challenges include flooding, energy efficiency of housing stock and enhancing green routes;
- New development would avoid negative impacts on water quality to help achieve the aims of the Water Framework Directive;
- Highly valued cultural heritage resources would be managed and enhanced whilst more robust areas could accommodate appropriate development;
- A strong focus on appropriate siting and design will contribute to a high quality urban realm, and
- Mitigation and monitoring of effects would be inherent in the planning regime

The following table presents an outline of each option evaluated against the original 21 SEOs¹³.

| Alternative Considered | No likely interaction with SEOs | Likely to improve status of SEOs | Probable conflict with SEOs – unlikely to be mitigated | Potential conflict with SEOs – likely to be mitigated | Uncertain interactions with SEOs | Neutral Impacts with SEOs |
|----------------------------------------------------|---------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------|---------------------------|
| Option One: Weak Planning with market led approach | | | Bio 1,2,3 Soil 4,5,6 Wat 7,8,9, Land 11,12 Cult 13 Pop 14 AQ 15,16,17 Mat 18,19,20,21 | | | |

| Alternative Considered | No likely interaction with SEOs | Likely to improve status of SEOs | Probable conflict with SEOs – unlikely to be mitigated | Potential conflict with SEOs – likely to be mitigated | Uncertain interactions with SEOs | Neutral Impacts with SEOs |
|------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|----------------------------------|---------------------------|
| Option Two: Strong planning with prescriptive focus. | | Bio 1,2,3 Soil 4,5,6 Wat 7,8,9,10 Land 11,12 Cult 13 AQ 15,16,17 Mat 18,19,20,21 | | | | |

| Alternative Considered | No likely interaction with SEOs | Likely to improve status of SEOs | Probable conflict with SEOs – unlikely to be mitigated | Potential conflict with SEOs – likely to be mitigated | Uncertain interactions with SEOs | Neutral Impacts with SEOs |
|---------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|----------------------------------|---------------------------|
| Option Three: Sustainable Development | | Bio 1,2,3 Soil 5, 6 Water 8,9,10,11 Land 11,12 Cult 13 Pop 14 AQ 15,16, 17 Mat 18,19,20,21 | | | | |

¹³ This additional text was inserted following a submission by the EPA

Section Six: Likely Significant Effects of the Draft City Development Plan

6.1.1 Overview

The goals that underpin the draft CDP have been evaluated against all the SEOs and are evaluated as having a positive impact on achieving the strategic environmental objectives. This is due to the goals referencing sustainable development, equality and social inclusion and critically goal 3 which identifies a high quality environmental as being a critical element in the attractiveness or otherwise of Limerick City. The following sections discuss in more detail, significant impacts for each environmental parameter.

6.1.2 Significant Biodiversity, Flora and Fauna Impacts

The draft CDP was found to have generally positive impacts for the biodiversity, flora and fauna of the city. The promotion of a compact, sustainable city with support for brownfield development, the development of a biodiversity action plan and policies pertaining to Natura 2000 and NHA sites strengthens the protection of biodiversity resources.

Whilst a number of policies are considered to have the potential to impact adversely on biodiversity resources, mainly policies associated with the economic development strategy, transportation and housing; mitigation is mostly required at project level and is frequently addressed under Chapter 16 Development Management. Following the public consultation process, a number of policies and text in particular in Chapters 11 Landscape, Biodiversity and Recreation, were revised; these highlight the requirement for Appropriate Assessment and recognize the importance of the River Shannon and associated water habitats. This in turn has given greater protection to biodiversity and management of same within the CDP.

6.1.3 Significant Water Impacts

The draft CDP promotes high densities, population growth, economic growth and boundary extensions. These could impact potentially on water quality. However the existing wastewater treatment capacity in the city is adequate and the main drainage scheme has improved water quality also. Supply for drinking water has been identified as a potential issue for Limerick City in the Shannon River Basin District SEA so conservation measures are considered important and are reflected in specific policies.

More positive impacts are associated with indirect policies including wildlife corridors, open space provision, Sustainable Urban Drainage Systems, Rainwater collection, promoting and enhancing water quality and river zones. The recognition of the Water Framework Directive (WFD) and its roles and responsibilities currently act as a key driver toward positive impacts for water quality and water management generally.

6.1.4 Significant Soil and Geology Impacts

The intensification of the city, focus on higher densities, and promotion of brownfield sites all offer positive impacts associated with the soil and geology objectives. Soil quality and function may be enhanced through the preparation of a biodiversity action plan. In addition, policy supporting preparation of a city heritage plan will require specific actions relating to geological heritage and potentially soil protection and function this will strengthen soil and geology objectives.

Potential adverse impacts arise if new development occurs on Greenfield sites or major infrastructural developments occur close to the agricultural areas of the city. Site specific mitigation measures are required relating to construction activities and cleaning up of contaminated sites.

6.1.5 Significant Landscape Impacts

Overall some positive impacts are associated with new policies that promote key landscape resources, identify key viewpoints and settings and promote landscape character and built environment. The focus on design statements for certain developments and high quality urban realm provides further positive impacts for the city's landscape resources.

6.1.6 Significant Cultural Heritage Impacts

Overall the impacts of the draft CDP are positive in relation to cultural heritage due to the recognition of the value of the city's heritage and the range of cultural heritage features including street patterns, medieval fabric and underwater archaeological resources. The recognition that Limerick's cultural heritage has a key role to play in tourism promotion also creates positive impacts for the cultural heritage of the city.

Potential cultural heritage impacts arise once more in relation to transport and landuse, though large projects will be subject to project level assessment and therefore are not considered significant at strategic level.

Overall, impacts on archaeology are positive in light of a number of specific policies addressing range of archaeological resources. Potential negative impacts may arise on new developments or infrastructural developments but generally these can be mitigated through the planning process.

Architectural heritage impacts can be associated with negative long term impacts on the setting of protected structures or construction damage to protected structures such as gate entrances, or bridges. However, the extension of Architectural Conservation Areas (ACAs) generates positive impacts. Revisions to text within the built heritage chapter overall strengthens the protection and utility of the policies concerning the built heritage of the city and therefore positive impacts are strengthened further.

6.1.7 Significant Population and Human Health Impacts

The policies of the draft CDP are found to likely improve the status of the SEO's on population and human health. The draft CDP promotes the development of a quality, connected city by policies relating to integrated landuse and transportation policies, promoting Limerick's strategic role as a Gateway City. Limerick's declining population is recognised as a particular challenge. The Plan aims to accommodate an additional 15,758 persons over the lifetime of the plan.

Furthermore, draft CDP policies facilitate and encourage economic activity. It also promotes innovation and clustering of economic activity while encouraging energy efficiency, reduction of toxic emissions and greenhouse gases.

Maximising the use of urban areas contributes to the conservation and protection of the natural environment for the enjoyment and protection of all. Provision of green corridors, if taken up, will help in public transport provision, economic development strategy, regeneration and provision of recreational and amenity areas contributing to the health and well-being of the City population. There are currently high levels of deprivation in the City and the promotion of the local and foreign economy is essential to helping reducing levels of deprivation across the City.

6.1.8 Significant Air Quality and Climatic Impacts

Overall the draft CDP policies will have significant beneficial impacts on air. Limerick City's air quality is considered to be good and has never exceeded EU limits. Energy related carbon dioxide emissions indicate that the transport sector is the single greatest contributor to energy related carbon dioxide emissions. There will be significant benefits

relating to air quality and climatic factors due to the development of a number of specific policies addressing these issues. Some short-term impacts on climatic factors will occur (particularly in relation to the emissions of greenhouse gases and use of energy) as a result of increased development and construction however; these are considering to be short-term impacts and can generally be mitigated against. The revisions made to the Transport policies such as TR1 and the additional text on Smarter Travel, plus TR18 and TR26 will impact positively on a range of topics, including air quality and climate and population and human health. This is because they provide for safer pedestrian and cycling infrastructure and encourage a modal shift from private vehicular to other forms of transport.

6.1.9 Significant Material Assets Impacts– transport, waste management, flooding, energy use and noise

The Transport Chapter of the CDP has been amended following the consultation period, and this has generated new or enhanced policies, that overall will contribute to positive impacts particularly in terms of sustainable transport, air quality and population. Policies of particular relevance include TR1, TR9, TR15 and TR18.

Waste management is very site specific and is difficult to assess at strategic level. Careful storage and treatment of excavated soils can mean their reinstatement post construction which contributes to a neutral impact. Increasing bring centres and aiming to achieve the objectives of the Regional Waste Management plan are positive.

The revised CDP refers to the now adopted Flooding Guidelines and also includes a new map that identifies zones of high and moderate probability of flooding. In combination, these provide for additional identification of flood risk and mitigation measures of same; therefore this increases overall flood risk management in the city area. ***Where flood risk areas are identified, the guidance contained in the Flooding Guidelines will be adhered to¹⁵.***

6.1.10 Key impacts due to changes in land use zonings in Draft CDP

A new zoning proposed in the Draft CDP relates to mixed use and replaces the previous General Use provision in the 2005 City Development Plan. This 'mixed use' provision and zoning objective allows for a more flexible approach to zoning and importantly allows for the provision of mixed use local, community and district centres that aim to provide multi functional uses to existing residential areas. The key impacts for each zoning is presented in the following Table 6a. Annex A of the Environmental Report provides a detailed assessment of each proposed rezoning against the SEOs. Table 6b provides information on the amount of hectares changed for each rezoning¹³.

¹⁵ This text was inserted following a submission by the EPA

Table 6a Key Impacts arising from land use zonings

| Proposed Zoning Change Residential to: | Community /Education | Open Space | Retail/ Commercial | Industrial |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | The principal impacts of rezoning to community/education are positive impacts associated with population, provision of such services to existing residential areas therefore promoting more sustainable transport patterns and associated improvements in air quality and reductions in greenhouse gases from transport. | For open space rezoning, positive impacts are identified for soil and water functions, population, landscape and material assets including flood risk and noise impacts. In certain areas identified as flood risk areas, mitigation measures may be required at site level to reduce overall flood risk. | The key impacts in relating to rezoning to retail/commercial are positive impacts associated with population, provision of such services to existing residential areas therefore promoting more sustainable transport patterns and associated improvements in air quality and reductions in greenhouse gases from transport. | Three areas are proposed for this zoning and relate to existing areas of established industrial use. Generally, positive impacts are identified for population and other impacts are identified as unlikely to interact with SEOs. |

| Proposed Zoning Change Open Space to: | Community /Education | Residential | Retail/Commercial | Industrial |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| | Positive impacts are identified in relation to population, modal shift from car to more sustainable forms of public transport and associated reductions in greenhouse gases and improvement in air quality. | The principal impact associated with the rezoning of open space concerns permanent impacts on the loss of greenfield sites and in particular SEO 6, giving preference to reuse of brownfield sites over greenfield sites. However, other impacts identified in relation to greenfield site development such as water quality, landscape, waste and flooding are identified as impacts that can be mitigated by implementation of the development management measure and the planning framework. Positive impacts are identified in relation to this rezoning as it recognises and promotes residential | The principal impact associated with the rezoning of open space concerns permanent impacts on the loss of greenfield sites and in particular SEO 6, giving preference to reuse of brownfield sites over greenfield sites. However, other impacts identified in relation to greenfield site development such as water quality, landscape, waste and flooding are identified as impacts that can be mitigated against through development management or at project level. Finally, several impacts are identified as positive in relation to this rezoning as it facilitates a more compact city with multi functional spaces | No such rezoning proposed |

Non Technical Summary

| Proposed Zoning Change Open Space to: | Community /Education | Residential | Retail/Commercial | Industrial |
|------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------|
| | | development within a compact city and this has positive impacts in relation to population, transport and greenhouse gas. In areas identified as flood risk such as Dock Road and Corbally, mitigation is required to address and manage flood risk and new developments. | through the provision of local and district centres close to residential areas. | |

| Proposed Zoning Change Mixed use to: | Open Space | Retail/Commercial | Residential | Industrial |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The rezoning from mixed use, previously referenced in the 2004 CDP as general purpose is identified as generating a range of positive and negative impacts. | Again, positive impacts are identified for additional open space provision in terms of population, soil and water quality, landscape, flood risk management and noise impacts. | Principal positive impacts relate to population, more sustainable transport patterns via service provision locally, and associated reduction in greenhouse gas emissions and air quality | Positive impacts as described for retail/commercial though to a lesser extent. Many impacts are identified as unlikely to interact with SEOs as the rezonings relate to existing developed land; finally, for some areas a negative impact is identified in relation to flood risk (e.g.: Dock Road and Old Limerick Racecourse) and mitigation is required for developments in these areas identified as being at risk of flooding | Two areas are proposed for rezoning for industrial and relate to areas close to or within existing light industrial areas. Therefore impacts are identified as unlikely to interact with SEOs |

| Proposed Zoning Change Retail/Commercial to: | Industrial | Residential | Mixed Use | Open Space |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| | Area proposed for rezoning around Clare Street, this area is located within flood risk zone so potential impact in relation to flood risk will require mitigation at project level. | The principal impacts are associated with the rezoning of an area north of Delmege Park for residential. As this is currently a greenfield site, impacts are identified for soil, water, biodiversity, landscape and material assets as all such impacts can be associated with greenfield site development. However the impacts are better addressed through mitigation at project level and the existing development management requirements in Chapter 16 of the draft CDP. | This rezoning concerns the areas around Coonagh Shopping Centre, Clondrinagh and an area close to Mount St Laurence cemetery. Potential negative impacts associated with new developments on greenfield site around Clondrinagh such as soil, landscape and water. | No rezoning proposed. |

Table 6a Key impacts arising from land use zonings

| From | To | | Total In hectares |
|-------------------|---------------------|-----|-------------------|
| Mixed Use | Community/Education | 1 | 0.5 |
| Mixed Use | Industrial | 8 | 40.6 |
| Mixed Use | Open Space | 11 | 38.6 |
| Mixed Use | Residential | 19 | 41.8 |
| Mixed Use | Retail/Commercial | 79 | 71.6 |
| Open Space | Community/Education | 3 | 9.1 |
| Open Space | Mixed Use | 1 | 1.7 |
| Open Space | Residential | 35 | 17.88 |
| Open Space | Retail/Commercial | 3 | 1.2 |
| Residential | Community/Education | 47 | 115.6 |
| Residential | Industrial | 3 | 2.2 |
| Residential | Mixed Use | 1 | 1.3 |
| Residential | Open Space | 105 | 26.62 |
| Residential | Retail/Commercial | 39 | 25.9 |
| Retail/Commercial | Industrial | 2 | 2.2 |
| Retail/Commercial | Mixed Use | 8 | 25.9 |
| Retail/Commercial | Residential | 1 | 0.9 |

Section Seven: Mitigation Measures

This chapter outlines the mitigation measures that will prevent, reduce, and offset as much as possible any significant adverse effects on the environment of the county resulting from the implementation of the Draft CDP. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible, to lessening or offsetting those effects.

Chapter Sixteen Development Management of the draft CDP presents a substantial number of mitigation measures under a range of themes therefore the mitigation measures proposed below have regard for these measures but add or strengthen them where significant potential impacts have been identified.

There are also a small number of policies that are identified as potentially generating significant adverse impacts on the environment, and suggested rewording of these policies is put forward for consideration. Following the second consultation process, a series of amendments have been made to policies, texts and rezonings in the CDP. These are evaluated in detail in Annex A of the Environment Report, and significant impacts have been identified in the preceding chapter. Overall, these revisions have strengthened environmental protection particularly in the areas of transport, flooding and cultural heritage.

Table 7a Mitigation Measures – Suggested Rewording of Existing Draft Policies

| Existing draft CDP Policy | Suggested Amendment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy EDS.2 It is the policy of Limerick City Council to facilitate the redevelopment of sites identified in the City Centre Strategy | EDS.2 It is the policy of Limerick City Council to facilitate the sustainable redevelopment of sites identified in the City Centre Strategy. This amendment has been accepted. |
| Policy ACT.12 Promotion of Local Heritage. It is the policy of Limerick City Council to promote local heritage by encouraging the use of local place-names or geographical, historical or cultural names in the naming of new building developments City wide and continuing to support river-based heritage throughout the City. | It is the policy of Limerick City Council to promote local heritage by encouraging the use of local place-names or geographical, historical or cultural names in the naming of new building developments City wide and continuing to support sustainable/appropriate river-based heritage throughout the City. This amendment has been accepted. |
| Policy LBR.17 It is the policy of Limerick City Council to facilitate the creation of the proposed walkways and natural wildlife and recreational amenities as set out in the 2009 Coonagh Recreational Framework Plan | It is the policy of Limerick City Council to facilitate the creation of the proposed walkways and natural wildlife and recreational amenities as set out in the 2009 Coonagh Recreational Framework Plan in line with Article 6 of the Habitats Directive. This amendment has been accepted. |

| Existing draft CDP Policy | Suggested Amendment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Policy LBR.8 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 arising from any proposed development or land use activity are avoided, remedied or mitigated</p> | <p>Apply the precautionary principle in relation to proposed development in environmentally sensitive areas to ensure all potential adverse impacts on any Natura 2000 sites or Natural Heritage Areas arising from any proposed development or land use activity are avoided, remedied or mitigated.</p> <p>The following amendment has been included for this policy: LBR.8 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</p> |
| <p>Policy LBR.9 Ensure that proposals along the River Shannon and other waterways within Limerick City will achieve an appropriate balance of uses commensurate with the sensitivity of the natural environment.</p> | <p>Ensure that proposals along the River Shannon and other waterways associated with the River Shannon catchment within Limerick City will avoid resulting in adverse impacts to sensitive natural receptors associated with the River Shannon.</p> <p>The following amendment has been included for this policy: LBR.8 It is the policy of Limerick City Council to ensure that proposals 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</p> |
| <p>Policy EM.22 Require all major developments to be designed and operated in a manner that will minimise and contain noise levels.</p> | <p>Require all major developments to be designed and operated in a manner that will avoid significant noise impacts to sensitive receptors</p> <p>The following amendment has been included for this policy: Policy EM.23 It is the policy of Limerick City Council to require all major developments to be designed and operated in a manner that will avoid significant noise impacts to sensitive receptors.</p> |
| <p>Policy TR.22 Landscape and plant along roads when new roads are under construction or as improvement, schemes are undertaken as resources permit. Landscaping schemes based on native species as far as possible will be designed to soften the visual impact of the road and enhance its appearance, with due regard being given to the achievement of road safety</p> | <p>Landscape and plant along roads when new roads are under construction or as improvement, schemes are undertaken as resources permit. Landscaping schemes based on native species as far as possible will be designed to soften the visual impact of the road and enhance its appearance, with due regard being given to the achievement of road safety</p> |

| Existing draft CDP Policy | Suggested Amendment |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy EM.24 It is the policy of Limerick City Council to require that the design of external lighting/flood lighting (commercial and sports related) minimises the incidence of light spillage or pollution into the surrounding environment and has due regard to the residential amenity of surrounding areas and road traffic safety | It is policy of Limerick City Council to investigate and implement design of external light pollution reduction measures across all sectors especially with regards to public lighting. This will reduce the visual impact of our Cities on the night skies that is shown to have potential positive health and biodiversity impacts, while also potentially reducing long-term energy costs. This recommendation has now been included in the text preceding this policy. |
| Policy EM. 6: It is the policy of Limerick City Council to restore the Longpavement landfill site into a positive landscape feature within the city boundary | It is the policy of Limerick City Council to restore the Longpavement landfill site into a positive landscape feature that provides a recreational, amenity and biodiversity resource for the community. This amendment has been accepted. |

7.1.1 Suggested Additional Mitigation Measures

A number of other mitigation measures are proposed and include measures mainly for biodiversity, water, soils and geology. The detailed evaluation of all the proposed rezonings has identified mainly positive impacts associated with the sustainable provision of services within a compact city. Two principal impacts are identified that are in conflict with the SEOs, namely:

Open space rezonings are associated with negative soil impacts due to development on existing Greenfield sites. However, the draft CDP actually increases the total provision of greenspace in the city. In addition, other impacts are identified as positive in relation to many of these rezonings, particularly in relation to population and material assets. Therefore, additional mitigation measures are not required for this resource.

A number of rezonings are proposed within areas identified as flood risk; however, the application of The Planning System & Flood Risk Management Guidelines for Planning Authorities (DoEHLG 2009) and supporting policies should ensure that this issue is addressed adequately.

Section Eight: Monitoring

It is proposed that the SEA monitoring reporting should go parallel with the reviewing of the draft CDP, with a monitoring report at least every two years. However, in some cases as data becomes available, the Planning Authority may prepare an additional SEA Monitoring Report, if it is deemed necessary, particularly if the new data and its spatial analysis identify negative impact(s) on the environment. In turn this list below is subject to review at each reporting stage to reflect new data. Should the monitoring regime identify significant impacts (such as impacts on designated sites) early on in the Draft CDP implementation, this should trigger a review of the Draft CDP and monitoring regime. The monitoring programme is listed below in the following Table 8a.

Table 8a. Monitoring Programme

| Topic and SEA Objective | Indicators | Targets | Data Source and Body Responsible for Monitoring | Frequency of Monitoring ¹⁶ |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------|
| Biodiversity | | | | |
| Bio 1: Protect diversity and integrity of designated habitats and species and maintain wildlife corridors | Habitat loss | Total area of designated sites (Natura 2000 and pNHA's) Total area of Conservation Areas Survey and monitor extent and distribution of invasive species Survey and monitor trees of the City | NPWS/Local Authority | Every two years |
| Bio 2: Protect aquatic environment | Biotic Quality Rating (Q Values) and Risk assessment | Maintain Q4 value in line with Water Framework requirements by 2015. No reductions in Q values in relevant watercourses | EPA/NPWS/ Local Authority | Local Authority annual monitoring and monthly monitoring |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------|-----------------|
| Biodiversity | | | | |
| Bio 3: Avoid significant adverse impacts (direct, cumulative and indirect) to protected habitats, species or their sustaining resources in designated sites by development within or adjacent to these areas. | Number of significant adverse impacts to relevant habitats and species in designated heritage sites – monitoring pre and post development | No significant adverse impacts to habitats, species or sustaining resources | NPWS/Local Authority | Every two years |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------|------------------------|
| Geology and Soil | | | | |
| Soil 4: Maintain soil quality and function in functional area | Specific soil management plans large developments as part of construction management plans. | No recorded soil contamination incidents No invasive species due to poor soil management | EPA and Local Authority | <i>Every two years</i> |
| Soil 5: Encourage reuse and recycling of soil/bedrock associated with developments | Amount of soil and bedrock going to landfill | Reuse of soil and bedrock on site where possible | Local Authority | <i>Every two years</i> |
| Soil 6: Give preference to the use/reuse of brownfield lands, rather than developing Greenfield lands | Number of developments granted for brownfield sites (or area) | All large developments on brownfield sites over lifetime of the plan. | Local Authority | <i>Every two years</i> |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Water | | | | |
| Wat 7: Protect and enhance the quality of aquatic systems and their associated functions | Biotic Quality Rating (Q Values) and Risk assessment. | Maintain Q4 value in line with Water Framework requirements by 2015. No reductions in Q values in relevant watercourses | EPA/ Local Authority/ Shannon IRBD Project | <i>Annual Monitoring</i> |
| Wat 8: Reduce run off and pollutants from clear felling and site clearance to water | Biotic Quality Rating (Q Values) and Risk assessment Construction Management Plans with detail on these issues and commitments to manage same | No severe pollution incident | EPA/ Local Authority/Shannon IRBD Project | <i>Annual Monitoring and review of construction management plan by Local Authority every two years</i> |
| Wat 9: Prevent pollution and contamination of groundwater | Water management plans for large new developments | No change or improvement in groundwater quality associated with development | EPA / Shannon IRBD Project | <i>Annual Monitoring</i> |

Non Technical Summary

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------|--------------------------|
| Water | | | | |
| Wat 10: Prevent pollution of surface estuarine waters (including coastal and estuarine) from developments | Water management plans for large new developments | No change or improvement in surface estuarine water quality due to new developments | EPA / Shannon IRBD Project | <i>Annual monitoring</i> |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------|------------------------|
| Landscape | | | | |
| Land 11: Conserve and enhance areas and elements of the city landscape | Area of high new open space created and trees planted | Develop new areas of open space and increase number of trees | Local Authority | <i>Every two years</i> |
| Land 12: Preserve or enhance linkages in the city landscape and support wildlife corridors and riverine zones | Length of linked landscape corridor | Creation of a well-connected city landscape consisting of linear elements (e.g. river corridors) and networks | Local Authority | <i>Every two years</i> |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------|------------------------|
| Cultural heritage | | | | |
| Cult 13: Protect and enhance the city's cultural, including archaeological and architectural heritage | Percentage of Protected Structures 'at risk' Number of Architectural Conservation Areas (ACAs) Number of archaeological sites investigated | Ensure that the cultural heritage of the city is maintained and protected from damage and deterioration | Local Authority | <i>Every two years</i> |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------|
| Population and Human Health | | | | |
| Pop 14: Promote the creation of a sustainable, compact, safe and healthy city in which to live, recreate and work | Drinking Water Sources to comply with the European Communities (Drinking Water) (No.2) Regulations, 2007 and European Communities (Quality of Surface Water Intended for the Abstraction of Drinking Water) Regulations, 1989 All water bodies to achieve good status, or maintain high status, by 2015 as required by the EU Framework Directive (WFD) 2000/60/EC Increase population and average net densities in new residential / mixed-use schemes. While also promoting employment opportunities and the development of the City as a major retail area and commercial area in the Mid-West Region. Decrease levels of social deprivation in the City. Reduce social exclusion. Increase participation and accessibility of education to all levels of society, especially in Regeneration areas. Decrease crime statistics and organised crime in City. | Status of drinking water and drinking water sources Ecological status of water bodies Average density of new residential development Average of densities in new developments Live register figures Implementation of Social Inclusion measures as proposed in National Anti-Poverty Strategy Census data / Population figures Education participation rates Crime rates | Local Authority Health Service Executive | <i>Annual monitoring</i> |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------|
| Air Quality and Climate | | | | |
| AQ15: Reduce waste of energy and maximise use of renewable energy generation | Total share of renewable energy for heat Number of A and B rated buildings within the social and private residential sector and as a percentage of the total stock Number of A and B rated buildings within the commercial and public buildings sector and as a percentage of the total stock | Decrease Greenhouse gas emission in line with target set in Limerick Climate Change Strategy (ref in CDP) | Local Authority | <i>Every two years</i> |
| AQ 16: Decrease greenhouse gas emissions | Average energy consumption of new residential housing stock Tonnes of CO2 /capita/year Tree canopy cover within the city area to contribute to carbon sequestration (no. of trees) | Decrease Greenhouse gas emission in line with target set in Limerick Climate Change Strategy (ref in CDP) | Limerick Clare Energy Agency, EPA, Local Authority, SEI | <i>Every two years</i> |
| AQ 17: Protect good air quality status and minimise the output of nitrogen oxides and particulate matter | Maintenance of air quality standards and values | No decline in overall air quality | Local Authority and EPA | <i>Annually</i> |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| Material Assets | | | | |
| Mat 18: Minimise waste production and operate sustainable waste management practices | % of waste recycled Tonne of waste per capita per year Tonnes of (methane producing) organic waste diverted from landfill Landfill gas capture rates | % recycling from regional waste strategy | Local Authority | <i>Annually</i> |
| Mat 19: Reduce and manage the risk of flooding | Number of planning permissions compliant with the Floods Directive and OPW / DEHLG's 'Flood Risk Management in the Planning Process' standards Number of planning permissions incorporating flood risk assessment and conditions requiring appropriate flood resilient measures for new developments Number of Sustainable Urban Drainage Systems and flood defence features required in new planning applications | Compliance with the Floods Directive and with OPW / DEHLG'S 'Flood Risk Management in the Planning Process' standards Flood Risk Assessment be carried out for all new developments Identify Sustainable Urban Drainage Systems (and features which are identified as having a flood defence function) in all new developments | Local Authority | Every two years |
| Mat 20: Reduce traffic levels by encouraging modal shift from car to more sustainable forms of public transport and encourage non car dependent development | % change in modal split | Extension and improvement of the cycling and walking network | Local Authority | Every two years |

| Topic and SEA Objective | Indicators | Targets | Data sources | |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------|-----------------|-----------------|
| Material Assets | | | | |
| Mat 21: Reduce noise impacts where appropriate and maintain and improve upon existing acoustic environment | Number of mitigation measures implemented in Noise Action Plan | Meet objectives of noise action plan | Local Authority | Every two years |

The Draft Development Plan sets out an overall strategy, goals and development objectives for Limerick City for the period 2010 to 2016 which seeks to provide for the long term planning and benefit of the City. This SEA Environmental Report demonstrates how environmental parameters have been addressed in the development plan preparation process to date. Consultation both in terms of the plan review, preparation, and SEA has been described and issues raised have been integrated through policy formulation or preamble to same. This Non Technical Summary of the ER forms a key part of the consultation process and is accompanied by the Habitats Directive Assessment and draft City Development Plan that is on public display.

Once the City Development Plan is adopted, a SEA Statement will be prepared that will provide information on the decision-making process and document how environmental considerations, consultees and recommendations of the Environmental Report have been taken into account.

Volume III
Part 2
Strategic Environmental
Assessment

STATEMENT
December 2010

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Strategic Environmental Assessment Statement of Limerick City Development Plan 2010 to 2016

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Strategic Environmental Assessment Statement

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Statement of the Limerick City Development Plan 2010-2016, adopted by Limerick City Council on 25th November 2010. This statement forms the final part of the requirements for the SEA of the Limerick City Development Plan.

SEA is a key process that promotes sustainable development and highlights significant environmental issues within the planning regime. The purpose of SEA is to formally and systematically evaluate the likely significant effects of implementing a plan or programme, in this instance the new Limerick City Development Plan (CDP) 2010 - 2016.

EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment was transposed into Irish law under:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004) and
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004)

This SEA Statement is a requirement of S.I. No. 436 of 2004. These Regulations detail the information to be included in a SEA Statement. These requirements are discussed in the following section.

1.2 Purpose of SEA Statement

The main purpose of the SEA Statement is to provide information on the decision-making process and to document how environmental considerations, the views of statutory consultees and other submissions received during consultation and the recommendations of the Environmental Report have been taken into account in the adopted CDP 2010-2016 and the arrangements put in place for monitoring.

The SEA Statement is available to the public, along with the Environmental Report and the adopted CDP. The SEA Statement includes the following information:

- Summary of how environmental considerations have been integrated into the CDP;(Section Two)
- Summary of how submissions received during consultation have been taken into account in the CDP (Section Two);
- Reasons for choosing the recommended strategy, in the light of other reasonable alternatives considered (Section Three);
- Measures that are to be undertaken to monitor the significant environmental effects of implementing the Plan (Section Four).

2 How Environmental Considerations have been integrated into Limerick City Development Plan 2010 – 2016

2.1 Introduction

The strategic environmental assessment process took place in tandem with the preparation of the Limerick City Development Plan 2010 -2016. The SEA and Habitats Directive consultants were appointed in late 2009 and commenced the SEA scoping process immediately. This iterative process ensured that the SEA and the preparation of the Limerick City Development Plan 2010 - 2016 were integrated. The following section details the different consultation stages during the preparation of the CDP, and highlights the key environmental issues rose during this process, along with information on how these issues were addressed.

Public Submissions on the Draft Limerick City Development Plan

LCC gave notice of its intention to review its existing development plan 2004-2010 and to prepare a new development plan in December 2008. Submissions in respect to the review and the making of the new plan were invited over a ten week period. Consultation took place with the general public and other interested and relevant bodies. Approximately 200 people attended 13 meetings held in the Limerick City functional area. In addition, a total of 90 written submissions were received from a broad range of individuals, voluntary groups, property owners, interest groups and state agencies. A summary of the issues relating to environment were identified and this are listed below along with a statement showing where these issues are addressed in the draft Plan and the SEA.

Table 2a Public Submissions

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC | Addressed in SEA |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity, flora and fauna | 1. Construction best practice in relation to trees (reference to BS 5836:2005), | To be considered as part of review process under Development Management Section | Referenced in Chapter Eight, Mitigation Measures |
| | 2. A request for removal of lands from SAC adjacent to Moyross (086) and rezone to industrial use. | This will not be rezoned as under protection by the Habitats Directive | SAC described in HDA and Chapter Four of SEA ER |
| Population | 3. Access to the river for recreation and angling; affirming a parkland area from Shannon Bridge to Barrington's Pier (085) | To be considered under Recreation and Amenity Policy | Policy LBR.16 includes amenity access along waterways; Policy LBR.17 affirms recreational amenities identified in Coonagh Recreational Plan. These are evaluated in the ER. |
| | 4. Population trends towards suburbs needs addressing; viability of city as retail core is dependent on future developments such as Opera Centre and Arthurs Quay; (011) | Considered as part of development plan process; need for be addressed through policy formation | CDP Chapter Two Strategic Context addresses population and boundary extension. Chapter Three addresses Retail issues. These are evaluated in the ER. |
| | 5. Special consideration given to regeneration areas in location of recreational facilities within city centre (036) | To be considered as part of development plan review process, policy formation | CDP Policies LBR.12, to LBR 22 address recreation and amenity; CDP Policies R.1 and R2 address Regeneration Areas including zoning. These are evaluated in the ER |
| | 6. Higher densities in city centre and mixed use (021) | To be considered as part of review process under Development Management Section | CDP Policy H.3 addresses housing mix and H.5 addresses higher densities. These are evaluated in the ER |
| | 7. A number of submissions relating to the Regeneration areas including counteraction social isolation and segregation; specific recognition of Regeneration areas, need to maintain quality environment, lack of control over existing housing stock in Moyross, lack of through routes, and poor public transport, estate management, provision of elder accommodation | Considered as part of review of Draft Master Plan, review of housing strategy | CDP Policies R.1 and R2 address Regeneration Areas including zoning. These are evaluated in the ER. |

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC | Addressed in SEA |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Human Health | 8. St Camillus Hospital could act as modern health hub for the city (044) | Will be dealt with in the review and in formulation of Built Heritage objectives and policy. | CDP includes parts of St Camillus for inclusion as Record of Protected Structures and hence would come under CDP Policies BHA 12, 13, 14 and 15. CDP SC6 supports provision of medical facilities within the city. These are evaluated in this ER. |
| Soil | 9. No comments | | |
| Water | 10. Maintain and improve development along the canal in Rhebogue (004) 11. LCC should carry out necessary infrastructure in relation to foul, storm and water citywide (021) | To be considered as part of review process under Environmental Management operational issue Shall be dealt with through the review of the Transport and Infrastructure policies set out in the current CDP | CDP Key Objectives for Corbally/Rhebogue Area includes this objective under the Area Profile (Chapter 14, page 14.3) This is evaluated in this ER. CDP Policies WSS addresses foul water, WS.6 and 7 surface and storm water, other policies in this chapter address water services generally. These are evaluated in the ER. |
| Air | 12. No comments | | |
| Climatic Factors | 13. Reference to European Union's Sustainable Development Strategy relating to climate change, sustainable consumption and management of finite natural resources (041) 14. Limerick City accounts for 150,000 tonnes of CO2 emissions, highlights link with Ardnacrusha; if city energy need is less than energy produced, city could be marketed as carbon neutral, look to establish city as zero carbon city and promote new approach, e.g. of Newcastle (068) | To be considered as part of review process under Policy Formation To be considered as part of review process under Policy Formation | CDP Policies EM 14 – 20 addresses these issues and make reference to adopting and implementing the policy framework in the Climate change strategy. These are evaluated in this ER. Please see Chapter Eight Mitigation Measures of this ER. |

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC | Addressed in SEA |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Material Assets Flooding | 15. Flood risk in Rhebogue Area (064) | To be considered as part of review process under Policy Formation | CDP Policies WS 8 and WS.9 addresses flood and flood risk, Map 5a Flood Risk Analysis presents areas subject to flood risk. These are evaluated in the ER. |
| Noise | 16. No comments | | |
| Landuse | 17. 40 submissions related to land use zonings, either the retention of existing zoning, additional zoning of lands, rezoning of areas or recommendations for new zoning such as open space or retail provision | Zoning issues are being considered as part of the development plan preparation process. | CDP Chapter 15 addresses Land Use zoning objectives. These are evaluated in the ER. Where additional zoning is proposed for areas close to and within Natura 2000 sites (Special Areas of Conservation and Special Protection Areas) they are assessed in the Habitats Directive Assessment. Other environmental issues pertaining to land use zonings are addressed in the ER. |
| | 18. Extend area covered by City Centre Strategy; revitalise centre by enhancing existing potentials and balancing investments between outskirts and centre (008) | Considered as part of development plan process; need for boundary extension shall be addressed through policy formation | CDP Chapter Two Strategic Context addresses population and boundary extension. These are evaluated in the ER |
| | 19. A number of submissions supported the proposed boundary extension (021, 053, 068, 071,073) 20. Promotion of community gardens/allotments (041) | Shall be considered under Development Management Section review | CDP Policy LBR.22 addresses community gardens/allotments. This is evaluated in the ER. |

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC | Addressed in SEA |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Waste management | <p>21. Litter, need for litter wardens and litter tax, rubbish dumped in basement of O'Connell Street, control rubbish on halting sites. (004)</p> <p>22. Waste management must be addressed (057)</p> <p>23. Rubbish in Nicholas Street (073)</p> | Shall be addressed as an Environmental Management Operational Issue | CDP Policies EM .4 – 10 addresses waste management and EM .11 addresses Litter Management Plan. These are evaluated in the ER. |
| Transport | <p>24. Pedestrianise the city centre; replication of practices in urban planning carried out in Spain and France (e.g. Vichy) (007)</p> <p>25. Support for orbital route and pedestrianisation of further areas</p> <p>26. Cycle routes, riverside walks (038, 041)</p> <p>27. Poor condition of footpaths, lack of parking in certain areas, green routes provision, relocate park and ride (011, 006, 005),</p> <p>28. Rail transport and produce City Rail strategy</p> <p>29. Opening of tunnel in 2010 offers opportunity for walking and cycling (041)</p> <p>30. Car pooling (068)</p> <p>31. Capacity of port must be maintained and working dock retained (064)</p> | Shall be addressed as an Environmental Management Operational Issue | <p>CDP Chapter Five, Transportation and Landuse details policies addressing these issues including Policy TR3 Development of High Quality Public Transport System, TR9 Cycling and Walking TR10 Limerick City Inner Orbital Route and City Centre Pedestrianisation. All policies are evaluated in the ER.</p> <p>Please note the Mid West Area Strategic Plan (MWASP) is currently being prepared and is subject to SEA. This will be a significant policy for landuse and transportation for the Mid West Region. Please see Chapter Eight, Mitigation Measures Key Objectives for South Circular /Ballinacurra Areas supports the development of the Docklands as a major employment area. Draft CDP policy TR.5 addresses road infrastructure and port infrastructure. These are evaluated in the ER.</p> |

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC | Addressed in SEA |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cultural Heritage Archaeology | 16. No comments | | |
| Built Heritage | <p>33. High number of derelict sites, centre has poor physical environment; no standards for maintenance of buildings on main streets of the city (004)</p> <p>34. High level of derelict Georgian buildings; penalties for owners of protected structures that are not protected/vandalised (007)</p> <p>35. Existing built heritage must be enhanced for both residential and commercial use (037)</p> <p>36. Development of Nicholas Street as an area of conservation (022)</p> <p>37. Restoration of Georgian area (011)</p> <p>38. Regeneration Newtown Pery Georgian heart of city</p> <p>39. Need for conservation officer, better communication of responsibilities in relation to protected structures, LCC should protect built heritage more proactively, buildings listed under National Inventory of Architectural Heritage should be added immediately to listed status; unique 18th century grid street plan should be protected, maintain building lines, more appropriate signage (037)</p> <p>40. Submissions also relating to specific buildings or sites (084, 051, 044)</p> | <p>To be considered as part of review process under Development Management Section</p> <p>To be considered as part of review process, Regional Retail Strategy and Housing Strategy</p> <p>Will be dealt with in the review and in formulation of Built Heritage objectives and policy</p> | <p>Policies BHA 4 to 7 addresses historic street patterns, city walls, medieval remains. Policies BHA 11 to 15 addresses built heritage and protected structures.</p> <p>A number of Architectural Conservation Areas are proposed in CDP: ACA 1a: South City Centre and Newtown Pery ACA 1b: South Circular Road ACA 1c: O'Connell Avenue ACA 2: Johns Square ACA 3: Ballinacurra Road ACA 4: Ennis/Shelbourne Associated draft policies BHA.17 to 24 address these ACAs.</p> <p>Policies BHA.16 and LBR.11 address historical landscapes and gardens.</p> <p>Policy ACT.27, 28, 31, 34 and 35 addresses promotion of built heritage in relation to tourism. These policies are all evaluated in the ER.</p> |

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC | Addressed in SEA |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape | <p>41. Support for further public realm projects</p> <p>42. A strong unified brand must be developed –Riverside City (011)</p> <p>43. Riverwalk and Limerick Riverfront with connections and access along riverfront (014)</p> <p>44. Integrated plan for River park and Errina Canals (070, 078, 085, 097)</p> <p>45. A number of submissions relating to green space provision, recreation and amenity (e.g.: 008, 010, 022, 027, 030, 031, 060), access to river and support for Riverchance.com idea.</p> <p>46. Restore original entrance to Baggot Estate; and tree preservation orders for trees in same estate; enhancement of Baggot Estate</p> | <p>Shall be considered and addressed through formation of policy</p> <p>Shall be considered as part of review process and preparation of a Recreation and Amenity Strategy.</p> <p>Shall be considered as part of review process and preparation of a Recreation and Amenity Strategy</p> <p>Will be considered as part of the plan review process</p> | <p>CDP Chapter 16 addresses design standards but no specific policy in relation to public realm projects. May be considered in Chapter Eight, Mitigation Measures</p> <p>Policy LBR9 addresses River proposals. Policy LBR 12 to 17 addresses recreation, amenity and access around the city and waterways</p> <p>Policies BHA. 16 and LBR.11 address historical landscapes and gardens. Draft policy LBR10 addresses trees and preservation orders. All policies are evaluated in this ER.</p> |
| Interrelationship of the above factors | <p>47. City centre development key to Limerick growth as a gateway under the National Spatial Strategy (NSS). People must be encouraged to live in city centre (009)</p> <p>48. Governance of the city to be addressed (011)</p> | <p>Considered as part of development plan process; need for boundary extension shall be addressed through policy formation</p> | <p>CDP Chapter Two Strategic Context addresses population and boundary extension. These are evaluated in the ER. Administration structures and governance are outside the scope of this SEA as it focuses on environmental resources.</p> |

2.1.2 Scoping and Consultation

Following the screening process, a scoping exercise was undertaken by Minogue and Associates. This established the scope and extent of the Environmental Report and facilitated consultation with the designated statutory consultees- the EPA, the Department of Environment, Heritage and Local Government (DoEHLG), and the Department of Communications, Marine and Natural Resources (DCMNR). In addition, a further eight non statutory consultees were consulted. At the outset of the scoping process, statutory and non statutory consultees were consulted in the form of a cover letter and the draft Scoping Report.

The environmental issues raised through this scoping process are presented below in Table 2b, whilst further information on the Scoping process can be found in the Scoping Report.

Table 2b Scoping Consultation

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC Addressed in SEA |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental Protection Agency | <p>Submission of EPA SEA Pack and EPA SEA Scoping Submission for the Limerick City Development Plan. EPA SEA Pack provides detail on the following:</p> <ul style="list-style-type: none"> • SEA Process • Scoping checklist • SEA Process checklist. <p>Also recommendations in relation to</p> <ul style="list-style-type: none"> • Drinking Water • Urban Wastewater Discharges • Wetlands Conservation and Protection • Appropriate Assessment of Land use plans. <p>The second scoping submission relates to each environmental parameter and provides recommendations regarding the implementation of environmental considerations into landuse plans for all environmental parameters detailed in the SEA regulations.</p> | <p>SEA Process Checklist is included as an Annex to the ER</p> <p>The other SEA guidance referred to has been used in the development and assessment process of this SEA.</p> <p>Policies in the CDP have been checked against the EPA recommendations for environmental parameters both from the SEA Pack and the second scoping submission. In turn this checking process has helped identify potential impacts and appropriate mitigation measures which are discussed more fully in Chapter Seven, Significant Impacts and Chapter Eight, Mitigation Measures of the ER.</p> |
| Department of Environment, Heritage and Local Government | Submission made at later stage on draft CDP (see Managers Report 4th May 2010 for further details) | |
| Department of Marine, Communications and Natural Resources | No comments at this time without prejudice to any comments the Shannon Regional Fisheries Board may | |

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC Addressed in SEA |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Geological Survey of Ireland (part of DCMNR) | Information relating to datasets the GSI holds on Bedrock Geology, Quaternary Geology, Geological Heritage Sites, Mineral deposits, Groundwater Resources and the Irish Seabed. Data currently available is for Bedrock, Groundwater, Karst, Geotechnical boreholes, Mineral locations and the Quarry Directory. Information also provided on location of geological heritage sites (none currently within Limerick City). Separate document provided: 'Geology in Local Authority Planning' | Relevant GSI datasets have been used to provide baseline information on geological resources in Limerick City and surrounding areas |
| Limerick County Council | Submission made at later stage on draft CDP (see Managers Report 4th May 2010 for further details) | |
| Clare County Council | No response to date | |
| Limerick City Enterprise Board | No response to date | |
| Midwest Regional Planning Authority | Submission made at later stage on draft CDP (see Managers Report 4th May 2010 for further details) | |
| Northside Regeneration | Submission made at later stage on draft CDP (see Managers Report 4th May 2010 for further details) | |
| Southside Regeneration | Submission made at later stage on draft CDP (see Managers Report 4th May 2010 for further details) | |
| School of Architecture, University of Limerick | No response to date | |
| Limerick Civic Trust | Submission made at later stage on draft CDP (see Managers Report 4th May 2010 for further details) | |
| Limerick Environmental Alliance | Submission made at later stage on draft CDP | |

In addition to the formal consultation detailed above, a number of informal meetings and discussions took place with various sections of Limerick City Council, most notably with the Planning Section, Transport and the City Laboratory.

2.1.3 Public Submissions on the Draft CDP, ER and HDA

The draft CDP was put on public display and submissions were sought on same over a ten week period up to 15th March 2010. In addition to the display process, consultation with the general public and relevant bodies took place over this period. 6 meetings were held in various locations around the city and approximately 300 people attended these. A summary of the issues raised by written submissions are detailed in the Managers Report (4th May 2010); the relevant environmental issues raised are detailed in the following Table 2c

Table 2b Scoping Consultation

| Environmental Issue | Submission (submission number in bracket this is derived from Pre Draft Managers Report) | Response by LCC Addressed in SEA | Response by LCC Addressed in SEA |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity, flora and fauna | Additional overarching policies need to be added which implement Habitats Directive (050) Amend policies LBR.9, LBR 12., LBR 16, LBT17, (050) | Redraft Chapter 12 where necessary and amend policies in line with submission 050 | Policy changes assessed in detail in Annex B, and discussed in Chapters 7 and 8. |
| Population | Submissions relating to in particular the Regeneration Areas(036) | Amend Policy H9 and Policy R.1, R2 and R 7 reflect regeneration concept adequately | Policy revision assessed in Annex B. Significant impacts and mitigation measures if identified addressed in appropriate chapters |
| Human Health | Open space and recreation and shared approach to same (043) | Amend policy LBR.13 | Policy revision assessed in Annex B. Significant impacts and mitigation measures if identified addressed in appropriate chapters 7 and 8 respectively |
| Soil and geology | Have regard for national maps and national data as detailed on Geological Survey of Ireland website (006) | Chapter 16 will be reviewed as necessary | Geology is now referenced in Biodiversity and Natural Heritage section of Chapter 11 of the CDP |
| Water | | | |
| Air and climatic factors | Requests specific policy supporting wind energy for new and existing businesses (017) Reference be made to national energy strategies and energy infrastructure (033) | New policy EM 14 Amendments to chapter 2 and Chapter 3 and Chapter 12 (in text) | Is assessed in detail in Annex B, and Chapter 7, Impacts and Chapter 8 Mitigation |

| Material Assets | | | |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooding | Flood maps available on OPW website | Documents in draft form at time of draft plan shall be amended if status has altered. | Chapter Three, Relationship to other plans and policies. Flood risk areas are shown in Map 2 of the CDP and addressed in Chapter 16 |
| Landuse | Series of submissions relate to rezoning. Key areas include Zone for lands adjoining Mount St Lawrence cemetery to facilitate progression of CPO for LCC (005) | Certain rezonings are accepted by LCA, certain others are not. New policy to be included in Chapter 12 for this submission (005) | Each rezoning is assessed in this SEA ER and further detail is provided in Chapter Seven, Significant Impacts, Chapter Eight, Mitigation Measures and Annex B |
| Noise | | | |
| Waste | | | |

| Environmental Issue | Submission | Response by LCC | Addressed in SEA ER |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Transport | Reword policies TR.2, TR.3, TR.9, TR.15, TR.18 and insert additional policy TR.26. Amend text in Chapter 16 Development Management, Provisions for cycling (001) Amend policies TR.5, TR.19 (013) Revitalisation of public transport, focus on pedestrian infrastructure, green route selection, cycle facilities, alternative transport, transport should be incorporated into sustainability checklist (010) Lack of detail in relation to walking and cycling and definitions of same; plus more detail on ancillary benefits of same. (054) | Amendments will be included in final plan. Chapter 5 Transport, Smarter Travel Section shall be revised and elaborated in addition to points made in submissions 001 and 018. | Chapter Seven, Significant Impacts and Chapter Eight, Mitigation Measures. Revised policies assessed in detail in Annex B |
| Cultural Heritage Archaeology Built Heritage | Various submissions relating to record of protected structures Recommendations regarding ACA; need to further articulate need to reuse historic buildings, amend policy BHA.15 to include architectural archive (020) Specific policies for Nicholas Street, (056) Detailed submission in relation to City Museum, King Johns Visitor Centre and built heritage (068) | Addressed through insertions in text of chapter 10 and protection of Limericks historic street pattern. New policy ACT 30 to support redevelopment of King Johns Castle and Nicholas Street Issues addressed through creation of policies and objectives, no amendments necessary | Chapter Seven, Significant Impacts and Chapter Eight, Mitigation Measures |

| Landscape | | | |
|-------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interrelationship | | | |
| Other | Submission by EPA in relation to methodology for preparation of SEA and HDA. (003) Broadband infrastructure (007) | No amendment considered necessary. Amend Chapter 2 and Chapter 16 where necessary | This was also submitted as part of scoping stage of SEA and was addressed at outset of SEA process. This is better addressed at project level. |

2.1.4 Public Submissions on the second Draft CDP, ER and HDA

The revised CDP was put out on public display for a second period from July to September 2010. A number of submissions on the CDP were received, and again, further detail of these submissions can be found in the Managers Report prepared for this stage of consultation. In relation to the SEA ER and the CDP, the principal submission came from the EPA. As a result a number of changes were recommended to both the Non Technical Summary and the ER. Any changes made to the NTS and ER at this stage are shown in the text in bold and italic font and are accompanied by a footnote to identify the consultee who recommended the change. Key recommendations on the CDP, SEA ER, NTS and HDA included the following:

- Clearer and better integration of SEA Recommendations into the CDP. **A number of the SEA recommendations including policies and mitigation measures have been integrated into the adopted Plan. These include policies LBR 9 and LBR 17.**
- Consideration should be given to inclusion of a specific policy regarding the protection of groundwater within the Plan area. **This has not been included but reference to groundwater is made in Chapter 11 Landscape in relation to Shannon IRBD.**
- Consideration should be given to inclusion of a specific policy to require Appropriate Assessment Screening to be carried out in line with Article 6 of the Habitats Directive. **Policy LBR 8 addresses impacts on Natura 2000 sites and the application of the precautionary principle. The subsequent text addresses appropriate assessment specifically.**
- Consideration should be given to introducing a specific Policy to require Visual Impact Assessment to be carried out to sufficiently protect areas of significant landscape / cultural character. **A number of policies including LBR 2 address landscape character and visual impact. Text beneath policy LBR 3 references requirement for visual impact assessment for developments within area subject to landscape protection.**

DM2 Planning Statements is also accompanied by requirements in instances for Design Statements that normally require visual impact assessment.

3 Reasons for choosing the recommended CDP in the light of other reasonable alternatives considered

3.1.1 How the SEA and HDA informed the CDP

The SEA assessed a number of alternatives against the Strategic Environmental Objectives (SEOs identified in the ER. An outline of these alternatives and the reasons for their exclusion is provided below.

Option One: Reactive or Ad hoc planning

This Option would provide for a minimal use of strategic planning and would be informed by a market led approach to development within the Limerick City functional area. The overall aim would be to maximise growth within the City with little regard for environmental considerations and the impacts associated with adhoc market led growth. This option would have the most significant impacts on the environmental resources, with probable conflicts with all SEOs identified. Moreover, as this option envisages a loose interpretation of the planning and legislative framework, policies and planning considerations would represent the minimum required, hence the potential for mitigating impacts would be slight.

The key environmental impacts under this option would include:

- Likely decline in water quality due to loose interpretation of planning legislation and poor mitigation measures
- Overall decline in biodiversity resources in the absence of a strategic approach to their management
- Increase in private transport and resulting impacts on air quality, urban space and human health
- Lack of progress in achieving reductions in greenhouse gas emissions and potential significant carbon taxes for the city.

Option Two: Strong planning with prescriptive focus

This Option would provide for a strict interpretation of the planning and legislative framework and would be accompanied by prescriptive policy approach. It would offer strong protection to the environmental resources and a strong presumption against development in any sensitive areas. This Option would result in strong protection of environmental resources with a focus on strict protection of designated sites of natural or cultural heritage and key policies prescriptions for sustainable transport, energy efficiency and development on brownfield sites. Whilst much of this approach has very positive environmental impacts the strict interpretation of the planning and legislative framework may have more negative impacts in terms of population and the economic viability of the city.

The key environmental impacts under this option would include:

- Areas of the city that are subject to natural heritage designation, in particular the River Shannon and associated habitats would be carefully managed with the overarching aim of enhancing the overall conservation status.
- Infrastructural developments would be subject to very detailed preplanning and baseline assessment prior to advancing through the planning system
- There would a very significant focus on ensuring all water services contributed to meeting the requirements of the Water Framework Directive
- Key environmental resources would improve across all parameters, however the economic viability of the City could be compromised, which in turn may contribute to unsustainable patterns elsewhere in the Midwest region.

Option Three: Planned growth within strong regulatory framework

This option provides for the implementation of the planning and legislative framework whilst facilitating a plan led approach to development in Limerick City. This approach allows for development to be managed in an orderly way whilst protecting and enhancing the environmental resources of the City. This approach allows for policy development and planning control that fully reflect the principles of sustainable development and proper planning. In this approach, the key environmental parameters can be enhanced through detailed policies and development management to protect sensitive resources, encourage sustainable development at appropriate locations and also be flexible to respond to new environmental challenges such as increased flood risk, climate change, green routes and transport options. In addition, it facilitates a strategic approach to meeting the requirements to enhance the Gateway status of Limerick City and to fully reflect the various national and regional planning and policy framework. This approach is also likely to generate a more sustainable urban environment with a compact city that provides a safe, healthy and high quality environment and will help attract economic activity.

The key environmental impacts under this option would include:

- Strategic approach to management of biodiversity resources, recreational space and public transport options
- A proactive approach to recent environmental challenges include flooding, energy efficiency of housing stock and enhancing green routes
- New development would avoid negative impacts on water quality to help achieve the aims of the Water Framework Directive.
- Highly valued cultural heritage resources would be managed and enhanced whilst more robust areas could accommodate appropriate development
- A strong focus on appropriate siting and design will contribute to a high quality urban realm
- Mitigation and monitoring of effects would be inherent in the planning regime.

4 Measures that are to be undertaken to monitor the significant environmental effects of implementing the Limerick CDP 2010-2016

4.1.1 Introduction

It is proposed, in accordance with the Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. It is proposed that the SEA monitoring reporting should go parallel with the reviewing of the draft CDP, with a monitoring report at least every two years. However, in some cases as data becomes available, the Planning Authority may prepare an additional SEA Monitoring Report.

In particular, should new data or the following occur, additional monitoring will be required:

- Significant unauthorised development (either large scale or cumulative small scale)
- Illegal waste activity
- Water pollution incidents (not resulting from oil spills).

In turn this list below is subject to review at each reporting stage to reflect new data. Should the monitoring regime identify significant impacts (such as impacts on designated sites) early on in the Draft CDP implementation, this should trigger a review of the Draft CDP and monitoring regime. In addition, the identification of positive impacts from monitoring should also be reported as this will assist in determining successful environmental policies. It is recommended that data arising from planning applications, particularly in terms of environmental constraints mapping and Environmental Impact Statements be integrated into the GIS and monitoring system. This will assist in assessing cumulative impacts also, in particular ecology and water quality.

Finally, it is recommended that the monitoring report be made available to the public upon its completion every two years. It is recommended that this data be shared with neighbouring local authorities to assist in monitoring cross county effects should they arise. The following table shows how environmental considerations have been addressed and how they will be monitoring over the lifetime of the plan by presenting the following:

- Strategic Environmental Objectives for each SEA environmental parameter
- Key policies developed to address the environmental issues and assist in achieving the SEOs
- Indicators and Targets to measure progress
- Data source and responsible authority.

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Principal | Target | a. Data Source and b. Responsible Body |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Bio 1: Protect diversity and integrity of designated habitats and species, control the spread of invasive species and maintain wildlife corridors | Policy LBR.7 <i>It is the policy of Limerick City Council to adopt and implement a Limerick City Biodiversity Plan within the lifetime of this Draft Development Plan providing scope for all designated areas and Protected Species within Limerick City and any relevant additional actions relating to natural heritage in the Heritage Plan</i> | Habitat Loss | Total area of designated sites and total area of conservation area. Survey and monitor extent and distribution of invasive species Survey and monitor trees of the city | a. NPWS and Limerick City Council b. Limerick City Council (LCC) |
| Bio 2: Protect aquatic environment | Policy LBR.8 <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 <u>NATURA 2000 sites</u> arising from any proposed development or land use activity are avoided, remedied or mitigated.</i> | Biotic Quality Rating (Q values) and Risk Assessment | Maintain Q4 value in line with Water Framework requirements by 2015. No reduction in Q values in relevant watercourses | a. EPA, NPWS, LCC b. LCC |
| Bio 3: Avoid significant adverse impacts (direct, cumulative and indirect) to protected habitats, species or their sustaining resources in designated sites by development within or adjacent to these sites. | Policy LBR.9 <i>It is the policy of Limerick City Council to ensure that proposals along the River Shannon and other waterways <u>associated with the River Shannon catchment</u> within Limerick City will achieve an appropriate balance of uses commensurate with the sensitivity of the natural environment <u>and avoiding adverse impacts on European conservation sites and sensitive natural receptors associated with the River Shannon</u> Under Shannon River Basin Management Plan text: <i>To implement measures to control and prevent the introduction and establishment of ecologically damaging alien invasive species (e.g. Japanese Knotweed and Himalayan Balsam)</i></i> | Number of significant impacts to relevant habitats and species in designated sites – monitoring pre and post development | No significant adverse impacts to habitats, species or sustaining resources | a. NPWS, LCC b. LCC |
| | Policy EM.2 <i>It is the policy of Limerick City Council to assist in the preparation and joint implementation of the Shannon River Basin Management Strategy in order to promote and achieve an improvement of both surface and ground water quality.</i> | | | |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Soil 4: Maintain soil quality and function Soil 5: Encourage reuse and recycling of soil /bedrock associated with developments Soil 6: Give preference to the use re-use of brownfield lands, rather than developing greenfield lands | Policy EDS.6 <i>It is the policy of Limerick City Council to mobilise the potential of brownfield sites in the City.</i> Policy EDS 9 <i>It is the policy of Limerick City Council to maintain an up to date Derelict Sites Register and to implement the provisions of the Derelict Sites Act 1990 to remove these sites from dereliction.</i> | Specific soil management plans for large developments as part of construction management plans Amount of soil and bedrock going to landfill | No recorded soil contamination incidents No invasive species introduced due to poor soil management Reuse of soil and bedrock on site where possible | a. EPA,LCC b. LCC a. LCC b. LCC |
| Wat 7: Protect and enhance the quality of aquatic systems and their associated functions by maintaining high water quality standards Wat 8: Minimise run off and pollutants from developments Wat 9: Prevent pollution and contamination of groundwater Wat 10: Prevent pollution of surface estuarine waters (including coastal and estuarine) | Policy EM 2 <i>It is the policy of Limerick City Council to assist in the preparation and joint implementation of the Shannon River Basin Management Strategy in order to promote and achieve an improvement of both surface and ground water quality.</i> Policy EM.3 <i>It is the policy of Limerick City Council to continue to improve systems of monitoring and surveying water quality in the Shannon River and other City Streams in conjunction with Limerick County Council</i> Please Also see policies for addressing Material Assets | Biotic Quality Rating (Q values) and Risk Assessment Biotic Quality Rating (Q values) and risk Assessment. Construction management plans with detail on these issues and commitments to manage same. Water management plans for large new developments | Maintain Q4 value in line with Water Framework Directive requirements by 2015. No reductions in Q values in relevant watercourses No severe pollution incident No change or improvement in groundwater quality associated with development No change or improvement in surface water estuarine water quality due to new developments | a. EPA, LCC, Shannon IRBD b. LCC |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Principal | Target | a. Data Source and b. Responsible Body |
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| <p>Land 11: Conserve and enhance areas and elements of the city landscape</p> <p>Land 12: Preserve or enhance linkages in city landscape and support wildlife corridors and riverine zones</p> | <p>Policy LBR.1 <i>It is the policy of Limerick City Council to ensure that Limerick's landscape, biodiversity and recreational facilities are preserved and enhanced, and that the overall combined potential and value of the network of open spaces and related assets within the City is recognized, retained and enhanced</i></p> <p>Policy LBR.3 <i>It is the policy of Limerick City Council to take a proactive approach to the landscape with policies that seek to conserve and enhance the strongly distinctive landscape character of the City by protecting landscape elements of significance that are either intrinsically important or contribute to the general amenity of Limerick City. Landscape assets are a non-renewable resource that the City Council shall seek to protect</i></p> <p>Policy LBR.2 It is the policy of Limerick City Council to:</p> <ul style="list-style-type: none"> • preserve and enhance Limerick's Landscape Assets and Key Landscape Sites; • preserve and enhance Limerick's Views and Prospects of Special Amenity • Value; <p>Policy LBR.4 It is the policy of Limerick City Council to explore the potential and benefits of designating one, or more, Landscape Conservation Areas under Section 204 of the Planning & Development Act 2000-2008 for the purposes of preserving Limerick's landscape character</p> <p>LBR.11 It is the policy of Limerick City Council to protect and maintain surviving remnants of Historic Gardens, Designed Landscapes and surrounding Parklands including form and patterns of hard and soft landscaping and all mature trees and vegetation as highlighted in the DEHLG 'Survey Of Historic Gardens & Designed Landscapes' Inventory.</p> <p>Policy LBR.14</p> | <p>Areas of high quality new open space created and trees planted</p> <p>Length of linked landscape corridor</p> | <p>Develop new areas of open space and increase numbers of trees</p> <p>Creation of a well connected city landscape consisting</p> | <p>a. LCC b. LCC</p> |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-------------------------------------------|
| | <p>It is the policy of Limerick City Council: to protect, retain, improve and provide for areas of public open space for recreation and amenity purposes.</p> <p>Policy LBR.16 It is the policy of Limerick City Council to develop a network of high quality amenity walkway routes, particularly along waterways, linking existing parks and public open spaces and providing to strategic creation of new public open</p> | | | |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Cult 13: Protect and enhance the city's cultural, including architectural and archaeological, heritage | <p>Policy BHA.1 <i>Heritage Plan</i> It is the policy of Limerick City Council to implement a 'Limerick City Heritage Plan' addressing the Natural, Built and Cultural Heritage within the City during the lifetime of the City Development Plan</p> <p>Policy BHA.2 <i>Sites Within the Zone of Archaeological Potential</i> It is the policy of Limerick City Council to protect and enhance the archaeological value of the sites (and their settings) located within the 'Zone of Archaeology Potential' and all other features listed in the Sites and Monuments Record (SMR).</p> <p>Policy BHA.3 <i>Preservation of Archaeological Remains In-Situ</i> It is the policy of Limerick City Council to require Archaeological Impact Assessment be carried out on all development proposals that are likely to impact upon in-situ archaeological structures or deposits within the Zone of Archaeology Potential and / or within areas of archaeological</p> | <p>Percentage of protected structures 'at risk'</p> <p>Number of ACAs</p> <p>Number of archaeological sites investigated</p> | <p>Ensure that the cultural heritage of the city is maintained and protected from damage and deterioration</p> | <p>a. LCC</p> <p>b. LCC</p> |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-------------------------------------------|
| | <p><i>importance as identified through the National Monuments Record (SMR – Appendix III)</i></p> <p>Policy BHA.4 <i>Protection of Limerick's Historic Street Pattern & Medieval Plot Widths</i> <i>It is the policy of Limerick City Council to protect Limerick's historic street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape and seek to retain and protect historic building lines and traditional plot widths where these derive from medieval origins</i></p> <p>Policy BHA.5 <i>Survey of Medieval Remains</i> <i>It is the policy of Limerick City Council to require a detailed Archaeological Survey of buildings proposed for demolition, where in the opinion of the City Council medieval fabric may be present</i></p> <p>Policy BHA.6 <i>Protection of Limerick's Medieval City Walls</i> <i>It is the policy of Limerick City Council to secure preservation in-situ of the historic medieval city walls as identified in the Conservation and Management Plan for Limerick City Walls, 2008, and will have regard to the preservation and enhancement of the line of the city wall when considering development proposals in its vicinity. Disturbance, removal and alteration of the line of the city wall will not be permitted.</i></p> <p>Policy BHA.7 <i>Promotion of Limerick's Medieval City Walls</i> <i>It is the policy of Limerick City Council to improve public awareness and increase knowledge and appreciation of the Medieval City Walls. This will be achieved through the implementation of the recommendations of the</i></p> | | | |

| SEO | Objective/Policy In CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-------------------------------------------|
| | <p><i>Conservation & Management Plan for Limerick City Walls, 2008 and any applications for funding to undertake restoration works will be strongly supported.</i></p> <p>Policy BHA.8 <i>Development on Burial Grounds</i> <i>It is the policy of Limerick City Council to protect and enhance historic burial grounds and settings</i></p> <p>Policy BHA.9 <i>Industrial Archaeology</i> <i>It is the policy of Limerick City Council that all development proposals for industrial buildings and sites of industrial archaeological importance must be accompanied by an Archaeological and Architectural Assessment of the building(s) and curtilage/surrounding environment.</i></p> <p>Policy BHA.10 <i>Underwater Archaeology</i> <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></p> <p>Policy BHA.11 <i>Re-Use & Refurbishment of Historic Buildings Structures of Architectural Heritage merit and Protected Structures</i> <i>It is the policy of Limerick City Council to positively encourage and facilitate the careful refurbishment of the historic built environment Structures of Architectural Heritage merit and Protected Structures for sustainable and economically viable uses</i></p> <p>Policy LBR.11 <i>It is the policy of Limerick City Council to protect and maintain surviving remnants of Historic Gardens, Designed Landscapes and surrounding Parklands including form and patterns of hard and soft</i></p> | | | |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
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| | <p><i>landscaping and all mature trees and vegetation as highlighted in the DEHLG 'Survey Of Historic Gardens & Designed Landscapes' Inventory.</i></p> <p>Policy BHA.12 <i>Record of Protected Structures (RPS)</i> <i>It is the policy of Limerick City Council to protect all structures indicated on the Record of Protected Structure which shall include structures or parts of structures which are of special social architectural, historical, archaeological, artistic, cultural, scientific social or technical interest and continually review the Record where necessary</i></p> <p>Policy BHA.17 <i>Development in Architectural Conservation Areas</i> <i>It is the policy of Limerick City Council to protect and enhance the special heritage values, unique characteristics and distinctive features from inappropriate external works within the four Architectural Conservation Areas as follows:</i></p> <ul style="list-style-type: none"> • <i>ACA 1A South City Centre & Newtown Pery</i> • <i>ACA 1B South Circular Road</i> • <i>ACA 1C O'Connell Avenue</i> • <i>ACA 2 John's Square</i> • <i>ACA 3 Ballinacurra Road</i> • <i>ACA 4 Ennis / Shelbourne Road</i> | | | |

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| <p>Pop 14: Promote the creation of a sustainable, compact, safe and healthy city in which to live, recreate and work</p> <p>AQ 15: Reduce waste of energy and maximise use of renewable energy source generation</p> | <p>Policy LBR.14 <i>It is the policy of Limerick City Council To protect, retain, improve and provide for areas of public open space for recreation and amenity purposes.</i></p> <p>Policy LBR.16 <i>It is the policy of Limerick City Council to develop a network of high quality amenity walkway routes, particularly along waterways, linking existing parks and public open spaces and providing to strategic creation of new public open spaces. It is the policy of Limerick City Council to support the development of indoor and outdoor multi-purpose recreational facilities which are easily accessible to all members of the community.</i></p> <p>Policy LBR.19 <i>It is the policy of Limerick City Council to protect, retain and enhance the range and quality of sports facilities and grounds in the City and to permit future redevelopment and development of these facilities where considered appropriate</i></p> <p>Policy LBR.21 <i>It is the policy of Limerick City Council to provide play facilities that are well-designed, easily accessible and maintained to a high standard.</i></p> <p>Policy LBR.22 <i>It is the policy of Limerick City Council to develop an overall strategy for the development of allotments/community gardens within the City during the lifetime of this Development Plan.</i></p> <p>Policy EM.6 <i>It is the policy of Limerick City Council to restore the Longpavement landfill site into a positive landscape feature that provides a recreational, amenity and biodiversity resource for the</i></p> | <p>Drinking water sources to comply with the EC (Drinking Water No.2) regulations 2007 and the (Quality of Surface Water Intended for the Abstraction of Drinking Water) Regulations, 1989</p> <p>All water bodies to achieve good status, or maintain high status, by 2015 as required by the EU Framework Directive (WFD) 2000/60/EC</p> <p>Increase population and average net densities in new residential / mixed-use schemes. While also promoting employment opportunities and the development of the City as a major retail area and commercial area in the Mid-West Region.</p> | <p>Status of drinking water and drinking water sources</p> <p>Ecological status of water bodies</p> <p>Average density of new residential development</p> <p>Average of densities in new developments</p> <p>Live register figures</p> <p>Implementation of Social Inclusion measures as proposed in National Anti-Poverty Strategy</p> <p>Census data / Population figures</p> <p>Education participation rates</p> <p>Crime rates</p> | <p>a. HSE, LCC</p> <p>b. LCC</p> |

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| | <p><i>community within the city boundary.</i></p> <p>Policy EM.12 <i>It is the policy of Limerick City Council in relation to proposals for developments on land identified as a known Seveso Site to consult with the Health & Safety Authority (HAS) when assessing proposals for development</i></p> <p>Policy WS.5 <i>Waste Water</i> <i>It is the policy of Limerick City Council to provide a high quality sanitary wastewater collection and treatment system to meet the demands of the City's residents.</i></p> <p>Policy CC.1 <i>Area of Special Planning Control</i> <i>It is the policy of Limerick City Council to provide for a new dynamic living area in the heart of the City Centre which accommodates additional leisure, cultural facilities and shopping in the area of special planning control through the achievement of objectives set out in section 84(2)(a)(c)-(j) of the Act.</i></p> <p>Policy CC.4 <i>Inner City Residential Neighbourhoods</i> <i>It is the policy of Limerick City Council to reinforce the residential character of inner city residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions</i></p> <p>Policy EDS.7 <i>It is the policy of Limerick City Council to prepare plans for urban renewal and sustainable development for areas in need of renewal and regeneration especially urban renewal of the City Centre and to pursue the implementation of that plan with the utmost vigour.</i></p> | | | |

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| | <p>Policy EDS.18 It is the policy of Limerick City Council to recognise the contribution of the major education and health institutions in Limerick City to the overall economy of the City and their role in training, innovation and research and to support their continued operation and, where appropriate, expansion.</p> | | | |

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| <p>AQ 15: Reduce waste of energy and maximise use of renewable energy source generation</p> <p>AQ 16: Decrease greenhouse gas emissions</p> <p>AQ 17: Protect good air quality status and minimise the output of Nitrogen Oxides (NOx) and Particulate matter (PM10)</p> | <p>Policy EM.14 It is the policy of Limerick City Council to support the development and use of renewable energy within the City.</p> <p>Policy EM.15 It is the policy of Limerick City Council to adopt and implement the policy framework as set out in the Climate Change Strategy within the lifetime of this Development Plan.</p> <p>Policy EM.16 It is the policy of Limerick City Council to encourage the use of energy saving measures and sustainable/renewable energy technologies in new developments where appropriate. Limerick City Council will promote and encourage the development of 'low energy buildings' as standard throughout the City.</p> <p>Policy EM.17 It is the policy of Limerick City Council to encourage energy efficiency through the design of buildings, layout and orientation on site.</p> <p>Policy EM.18 It is the policy of Limerick City Council in partnership with other relevant agencies to increase public</p> | <p>Average energy consumption of new residential housing stock Tonnes of CO2 /capita/year Tree canopy cover within the city area to contribute to carbon sequestration (no. of trees)</p> <p>Maintenance of air quality standards and values</p> | <p>Greenhouse gas emission in line with target set in Limerick Climate Change Strategy</p> <p>Decrease Greenhouse gas emission in line with target set in Limerick Climate Change Strategy (ref in CDP)</p> <p>No decline in air quality</p> | <p>a. LCEA, SEI, EPA, LCC b. LCC</p> |

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| | <p>Policy EM.19 <i>It is the policy of Limerick City Council to seek to improve the energy efficiency of its existing building stock</i></p> <p>Policy EM.20 <i>It is the policy of Limerick City Council to prepare a sustainability checklist outlining best practice in achieving energy efficiency and sustainability in design and construction during the lifetime of the Development Plan and to incorporate these into the development management system.</i></p> <p>Policy EM.21 <i>It is the policy of Limerick City Council to pursue initiatives which promote innovation in the fields of energy conservation and renewable energy resources and research</i></p> <p>Policy EM.22 <i>It is the policy of Limerick City Council to continue monitoring air quality and air quality trends and to expand the effectiveness and extent of monitoring arrangements in accordance with EU policy directives on air quality and to promote and develop the use of environmentally friendly fuels (such as bio fuels) in City Council vehicles and machinery.</i></p> | | | |

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| Mat 18: Waste: minimise waste production and operate sustainable waste management practices | <p>Policy EM.4 <i>It is the policy of Limerick City Council to implement the provisions of the 'Regional Replacement Waste Management Plan for Limerick/Clare/Kerry Region 2006-2011', which includes: Implement European Policy on Waste including the Waste Management Hierarchy Implement National Policy on</i></p> | <p>% of waste recycled</p> <p>Tonne of waste per capita per year</p> <p>Tonnes of (methane producing) organic waste diverted from landfill</p> <p>Landfill gas capture rates</p> | % waste recycled from Regional Waste Strategy | <p>a. EPA, LCC</p> <p>b. LCC</p> |

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| <p>Mat 19: Reduce and manage the risk of Flooding.</p> | <p><i>Waste</i> Achieve Targets set out in the EU landfill directive Implement Targets set out in the National Biodegradable Waste Strategy Polluter pays principal.</p> <p>Policy EM.5 It is the policy of Limerick City Council to continue working with the local community to raise awareness on best practice in relation to waste management in Limerick City.</p> <p>Policy EM.6 It is the policy of Limerick City Council to restore the Longpavement landfill site into a positive landscape feature that provides a recreational, amenity and biodiversity resource for the community within the city boundary.</p> <p>Policy EM.7 It is the policy of Limerick City Council to protect existing bring sites in the city and to provide for the development of additional sites in accordance with the Replacement Waste Management Plan.</p> <p>Policy EM.8 It is the policy of Limerick City Council to identify and develop within the lifetime of the Plan a suitable site for a Civic Amenity Site within the City boundaries.</p> <p>Policy EM.9 It is the policy of Limerick City Council to reduce the generation of Construction & Demolition Waste and ensure that reuse and recycling of this waste is maximized in support of the implementation Plan for the Management of C&D in the Region</p> <p>Policy WS.7 Sustainable Urban Drainage Systems (SUDS) It is the policy of Limerick City</p> | <p>Number of planning permissions compliant with the Floods Directive and OPW / DoEHLG's 'Flood Risk Management in the Planning Process' standards</p> <p>Number of planning permissions incorporating flood risk assessment and conditions requiring appropriate flood resilient measures for new developments</p> <p>Number of Sustainable Urban Drainage Systems and flood defence features required in new planning applications</p> | <p>Compliance with the Floods Directive and with OPW / DoEHLG 'Flood Risk Management in the Planning Process' standards</p> <p>Flood Risk Assessment be carried out for all new developments</p> <p>Identify Sustainable Urban Drainage Systems (and features which are identified as having a flood defence function) in all new developments</p> | |

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| | <p><i>Council to ensure that all new developments incorporate sustainable urban drainage systems at the application stage</i></p> <p>Policy WS.8 Flood Protection <i>It is the policy of Limerick City Council to continue to work towards reducing flooding within the City and ensure that all new development proposals comply fully with the requirements of 'The Planning System & Flood Risk Management Guidelines for Planning Authorities', 2009, and any additional guidance introduced during the lifetime of the Development Plan</i></p> <p>Policy WS.9 Flood Risk <i>It is the policy of Limerick City Council to ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations</i></p> | | | |
| Mat 20 Reduce traffic levels by encouraging modal shift from car to more sustainable forms of public transport and encourage non-car dependent development | <p>Policy TR.1 <i>Strategic Transportation Issues</i> <i>It is the policy of Limerick City Council to implement the objectives and strategies of the National Development Plan, Transport 21, Smarter Travel and any other transport plans that may arise during the lifetime of this development plan including the proposals contained in Mid-West Area Strategic Plan and Public Transport Feasibility study</i></p> <p>Policy TR.2 <i>Integrating Land Use & Transportation Policies</i> <i>It is the policy of Limerick City Council to promote and deliver a sustainable and integrated transportation and land use management system for Limerick City. Limerick City Council will complete and implement the recommendation of the Mid-West Area Strategic Plan (MWASP).</i></p> | % change in modal split | Extension and improvement of the cycling and walking network | |

| SEO | Objective/Policy in CDP – mitigation measures have been adapted in policy or text | Indicator | Target | a. Data Source and b. Responsible Body |
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| | <p>Policy TR.3 <i>Development of a High Quality Public Transport System</i> It is the policy of Limerick City Council to co-operate with all Public Transport agencies in developing a high quality public transport system. Limerick City Council will safeguard lands required or likely to be required for the transportation needs of the city, including lands required for new roads, bridges and railway lines.</p> <p>Policy TR.9 <i>Cycling & Walking</i> It is the policy of Limerick City to promote cycling and walking as important modes of transport within the City and to minimise the conflict between pedestrians and other modes of transport. It is the policy of Limerick City Council to prioritize the provision of safe facilities for Pedestrians and Cyclists throughout the City.</p> | | | |
| Mat 21 Reduce noise impacts where appropriate and maintain and improve upon existing acoustic environment | <p>Policy EM.23 It is the policy of Limerick City Council to require all major developments to be designed and operated in a manner that will minimise and contain noise levels. avoid significant noise impacts to sensitive receptors.</p> | <p>Number of mitigation measures implemented in Noise Action Plan</p> | <p>Meet objectives of noise action plan</p> | |
| Mat 22 Provide a clean and wholesome drinking water supply and adequate and appropriate waste water treatment | <p>Policy WS.1 Potable Water It is the policy of Limerick City Council to make continuously available a high quality drinking water source to meet local demands and to achieve an economically sustainable level of water production and supply through;</p> <ul style="list-style-type: none"> - Water Production - Water Quality - Expansion & Improvements of the Water Distribution System - Reducing Water Supply Demand through Water Conservation | <p>% compliance in potable water quality monitoring % compliance in wastewater discharges from municipal treatment</p> | <p>Removal from EPA compliance list re: aluminium</p> | |

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| | <p>Policy WS.2 Water Quality It is the policy of Limerick City Council to comply with the requirements of the EU Directive on the Quality of Drinking Water (98/83/EC) through the monitoring of water at three different stages: At abstraction During the treatment process And in the distribution system</p> <p>Policy WS.3 Water Distribution System It is the policy of the Limerick City Council to maintain the existing distribution system and in addition to remedy any deficiencies in water pressure by the laying of additional mains, by the reinforcement of the distribution system and by the extension of the ring main system.</p> <p>Policy WS.4 Water Conservation It is the policy of Limerick City Council to encourage development proposals which serve to reduce the overall demand for water in the City thereby removing an unnecessary strain on the City's infrastructure and environment as a whole.</p> <p>Policy WS.6 Surface Water Drainage It is the policy of Limerick City Council to provide a high quality Surface Water Collection and Disposal System.</p> | | | |

4.1.2 Conclusion

The Limerick City Development Plan 2010 - 2016 sets out an overall strategy, goals and development objectives for Limerick City for the period 2010 to 2016 which seeks to provide for the long term planning and benefit of the City. This SEA Statement has provided information on the decision making process and documents how environmental considerations, consultees and recommendations of the Environmental Report have been taken into account in the plan preparation process.

SEA SCREENING REPORT

PLANNING AND DEVELOPMENT ACT S 2000-2010 PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATION 2004

LIMERICK CITY COUNCIL DEVELOPMENT PLAN 2010 – 2016 PROPOSED VARIATION NO.2

Report Pursuant To Article 13k Planning and Development (Strategic Environmental Assessment) Regulations 2004.

Determination Of The Need For An Environmental Assessment Of A Variation Of The Limerick City Development Plan In Terms Of The Provision Of Article 13k Of The Planning And Development (Strategic Environmental Assessment) Regulations 2004.

INTRODUCTION

SEA is a key process that promotes sustainable development and highlights significant environmental issues within the planning regime. In Ireland, the SEA Directive is transposed into law by the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 2004) and (SI 435 2004).

METHODOLOGY

The SEA process can be divided into a number of steps:

1. Screening –

This initial step identifies whether or not a particular plan would be likely to have significant environmental effects and would then require a SEA. Some plans such as City or County Development Plans automatically require a SEA; therefore, the variation of the Limerick City Development Plan is subject to screening.

Should the screening process identify the requirement to undertake a full SEA, then the following steps are undertaken:

2. Scoping –

This step helps to identify the range of environmental issues and the level of detail to be included in the Environmental Report should an SEA be required as a result of the screening process, in consultation with the prescribed environmental authorities. These are the Environmental Protection Agency, the Department of Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources.

3. Preparation of an Environmental Report.

The Environmental Report describes and assesses the likely significant effects on the environment of Limerick City of implementing the proposed variation to the Limerick City Development Plan.

4. Preparation of SEA Statement upon adoption of Plan.

PURPOSE OF THE SCREENING REPORT

Article 14A (2) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 states under the provisions of article 13K
In terms of the regulations it is mandatory to undertake the screening process to determine whether or not to carry out a full strategic Environmental Assessment as set out in the regulations. An assessment of the proposed variation is set out below.

The following is a preliminary report prepared by the Planning Department of Limerick City Council and is produced for the purpose of furnishing information to the designated Environmental Authorities regarding the proposed core strategy, all in accordance with the SEA screening process. This report provides the background and context of the proposed Draft Core Strategy having regard to the criteria set out in Schedule 2 of the Regulations. It

sets out the available information on the character of the receiving environment having regard to the specific objectives and policies in the Limerick City Council plans pertaining to the area.

The proposed variation of the Limerick City Development Plan 2010 – 2016 is to ensure compliance with the Mid-West Regional Planning Guidelines 2010 – 2022. The purpose of the screening is to determine whether the proposed Draft Core Strategy will or will not have any likely significant environmental effects in terms of the SEA requirements.

SUMMARY OF THE PROPOSED DRAFT CORE STRATEGY

The Planning and Development (Amendment) Act 2010 commenced in August 2010. The Act introduced an obligation on Planning Authorities to prepare a core strategy and to ensure that the core strategy is incorporated into the any current Development Plan within 1 year of the adoption of the relevant Regional Planning Guidelines for their area. The Mid-West Regional Planning Guidelines were adopted in September 2010. As the Limerick City Development Plan 2010 -2016 was in its second draft stage at that time it was not possible to revise the draft development plan at that time to incorporate the RPGs. For this reason it is now proposed to vary the Development Plan.

The proposed draft core strategy is effectively an update of the core strategy contained Chapter 2 "Overall Strategy " in the Limerick City Development Plan 2010 – 2016 having regard to the Regional Housing Strategy 2010 and the RPG's. The original Core Strategy was itself derived from the National Spatial Strategy and the draft Mid-West Regional Planning Guidelines 2010 – 2022. The strategy contained in the Limerick City Development Plan 2010-2016 is only 6 months old and is considered to be robust and fulfilled the requirements of the core strategy requirements set out in the Act. The overall strategy as outlined provided an objective evidence based assessment of the quantum of residential development land required to support the city over the plan period. However amendments to the draft Regional Planning Guidelines and subsequent regional housing strategy obliges Limerick City Council to proceed with the preparation of a Core Strategy to procedurally satisfy the statutory provision of the new Act.

Overall Goals

The vision of the Plan is for Limerick City to continue to grow as the centre of economic, social and cultural development for the Mid-West Region. For this to be realised Limerick City must be a cohesive and sustainable community of people; where natural surroundings and important resources are protected; where cultural and built heritage is safeguarded; where opportunities exist that allow people to live and work in a safe environment with excellent public infrastructure and services together with ample cultural and leisure facilities. This Plan outlines Limerick City Council's policies for improving the social, economic, cultural and environmental health of the City both through direct action and in conjunction with other stakeholders i.e. the State, private and community sectors. It is based on three fundamental and interrelated goals, which underlie all the policies contained in the Plan.

Goal 1 To promote and provide for the sustainable development of Limerick City enabling it to fulfil its role as a National Gateway City.

This goal seeks to promote the social and economic development of Limerick City in a balanced and environmentally sustainable way. This will involve measures to promote a range of commercial, industrial and cultural developments; to increase the quantity and range of housing provision and to reverse the decline in population; to regenerate the City Centre, and other parts of the City in particular those identified in the regeneration programme; and to develop a high quality sustainable transport system. It is the belief of Limerick City Council that this can be best achieved in the context of an enlarged administrative area.

Goal 2 To promote social inclusion and to facilitate equality of access to employment, education, transport, suitable housing, social and cultural activities, whether by direct provision (e.g. social housing) or by facilitating others to provide the service (e.g. education).

Limerick City Council believes that the City Centre should be the centre of commercial and cultural activity in the Region. This belief is supported by a number of other strategies including the National Spatial Strategy and the Regional Planning Guidelines for the Mid-West Region. The City Council is committed to the regeneration process currently underway in the areas of Moyross, Kings Island and Southill. The City Council is also committed to ensuring that the proposed policies and actions will contribute positively to social inclusion and help meet the requirements of the National Action Plan for Social Inclusion.

Goal 3 To provide for a high quality natural and built environment and improved quality of life for those living and working in Limerick City and also for those visiting the City.

The attractiveness of the City is to a large degree dependent upon the quality and character of the environment – the buildings, the public realm, the amenity spaces and the natural heritage. A good quality environment is extremely important to the City for reasons of quality of life and economic prosperity. The City Council will therefore introduce a range of measures in this Plan to ensure a high quality built and natural environment for the City.

ASSESSMENT:

An assessment of the proposed draft core strategy in terms of the criteria set out in schedule 2A of The Planning and Development (Strategic Environmental Assessment) Regulations 2004 is detailed below. The assessment has been carried out in the order in which the criteria have been laid out in above mentioned schedule 2A.

1. **The characteristics of the plan having regard to:**

- **The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operation conditions or by allocating resources.**

The proposed draft core strategy is to satisfy the statutory obligations of the Planning and Development Amendment Act 2010 having regard in particular to the Mid-West Regional Planning Guidelines 2010-2022 and the Regional Housing Strategy. These documents have reduced the population target for the city but increased the number of households to be accommodated in the city over the lifetime of the plan. The proposed draft core strategy confirms the overall strategic objectives set out in the adopted City Development Plan and together they set out a considered development framework for the planned, coordinated and sustainable residential development of the city and for the conservation of the and enhancement of the City's natural and manmade environment. The proposed draft core strategy introduces no new policies or objectives to conflict with those already incorporated in the adopted Limerick City Development Plan. Furthermore no new zonings or rezonings are proposed in the proposed draft core strategy it simply indicates the quantum of land available for residential development in the city to meet the targeted demand as outlined in the RPGs.

- **The degree to which the plan influences other plans, including those in a hierarchy.**

The proposed draft core strategy is set firmly within the context of the adopted Limerick City Development Plan. The broad strategic objectives and policy base set out in the proposed draft core strategy / city development plan will influence and guide the content of a number of possible local area plans/strategies over the lifetime of the plan. These plans/strategies will be subject to a separate mandatory SEA screening process as appropriate.

- **The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.**

The proposed draft core strategy is informed and influenced by the Limerick City Development Plan of which it will form part and the regional planning guidelines and regional housing strategy. Each of these has been the subject of the mandatory SEA process. The proposed draft core strategy and the documents that underpin it, relate to the proper planning and sustainable development of the city. The explicit integration of environmental considerations in particular with a view to the reinforcement of sustainable development, will

be achieved through the implementation of all relevant development plan policies and objectives in consultation with the relevant authorities.

One of the purposes of a core strategy is to provide clear evidence as to the extent that there is an appropriate level of zoned land to meet the proposed target population and in doing so clearly supporting the goals set out in the development plan.

The proposed draft core strategy and its parent the Limerick City Development Plan have had regard to the relevant environmental provisions of various plans, legislation and guidance documents which inform the making of the plan. These include:

- The National Development Plan, 2007-2013, which aims to achieve balanced regional development and identifies Limerick as a National Gateway;
- The National Spatial Strategy, 2002-2020, which provides a spatial planning framework for the country and reinforces Limerick's role as a National Gateway;
- Sustainable Development: A Strategy for Ireland, 1997, which provides a framework for the achievement of sustainable development at a local level;
- The National Climate Change Strategy, 2007-2012, sets out how Ireland can meet its targets under the Kyoto Protocol;
- Ministerial Guidelines and Directives including those on Housing Strategies, Retail Planning, Childcare, Residential Density, Architectural Conservation and Urban Design.

- **Environmental problems relative to the plan.**

There are a number of habitats, flora and fauna within Limerick City's boundary which are protected under national and international legislation. These include the national and EU designations of Natural Heritage Areas (NHA), candidate Special Areas of Conservation (SAC) and Special Protection Areas (SPA). These land areas are zoned 'Preservation Areas' of

Open Space within the Development Plan Landuse Zoning Plan, Objectives and Matrix. The following list outlines all designated or proposed designated sites within Limerick City.

| Reference: | Name: |
|-------------|-----------------------------------------------|
| SAC | |
| Ref: 002165 | Lower River Shannon |
| SPA | |
| Ref: 004077 | River Shannon and River Fergus Estuaries |
| NHAs | |
| 002001 | Knockalisheen Marsh |
| 002048 | Fergus Estuary And Inner Shannon, North Shore |
| 000435 | Inner Shannon Estuary - South Shore |

The proposed draft core strategy does not include any policies and / or objectives which will conflict with the Limerick City Development Plan with regard to environmental decisions. The proposed draft core strategy is wholly consistent with the policies and objectives of the city development which have been the subject of a mandatory SEA process and Article 6 Habitats Directive Assessment

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:

- **The probability, duration, frequency and reversibility of the effects.**

The proposed draft core strategy relates to the entire city. All the lands which are subject to the proposed draft core strategy are already zoned. The proposed draft core strategy does not zone any additional lands and has no new policies or objectives beyond those already incorporated in the Limerick City Development Plan but simply indicate the extent to which

land is zoned in the city to meet the population targets assigned to it in the RPGs. As such the core strategy is a supplementary document to be retrofitted to the Limerick City Development Plan.

The lifetime of the draft core strategy is approximately four and a half years from the date of its adoption and it will be the subject of review as part of the review of the Limerick City Development Plan 2010 – 2016 which will commence in late 2014.

In respect of habitat loss it should be noted that the Limerick City Development Plan was the subject of a mandatory SEA process and Article 6 Habitats Directive Assessment and recommended alterations were incorporated into the Limerick City Development Plan. It is considered that there will be no significant negative impacts arising from the implementation of the proposed draft core strategy as it highlights that the amount of zoned land is commensurate to the population target assigned to the city.

The cumulative nature of the effects.

The proposed draft core strategy will enable the overall development of the city to take place in a planned and structured manner in response to the population / household targets set out in the Mid-West Regional Planning Guidelines and Mid-West Housing Strategy over the plan period and beyond to 2022 in respect of the RPGs. In this regard it is envisaged that the city will grow and develop in a planned and sustainable manner through a plan led approach.

The transboundary nature of the effects.

The proposed draft core strategy will have no national, regional or intercounty transboundary effects.

The risk to human health or the environment.

The implementation of the proposed draft core strategy will not result in any risk to human health. In respect of the designated SEVESO sites within the plan area there is no alterations proposed to the zoning of this lands a result of the proposed draft core strategy. All future developments will have to conform to the stringent standards set out in the Limerick City Development Plan.

The magnitude and spatial extent of the effects.

The proposed draft core strategy encompasses the entire city and deals in particular with the availability of land for housing development made up of 172 hectares of zoned undeveloped land and the intensification of existing land (regeneration areas) to meet the needs of the city. The undeveloped land accounts for 49.6% of the identified capacity within the city. These accords with the targets set in the Mid-West RPGs a population targets set by the DEHLG. No new zonings are proposed as part the proposed draft core strategy. The proposed draft core strategy underlines that the existing residential land zonings are adequate to meet the needs of the city into the future.

- **The value and vulnerability of the area likely to be affected due to:**

Special natural characteristics or cultural heritage; The extent of designated sites within the city is set out above. In addition the city contains a significant cultural heritage in the form of recorded monuments, Architectural Conservation Areas and Protected Structures which are listed in the Limerick City Development Plan. It is the explicit policy of Limerick City Council as expressed in the Limerick City Development Plan to preserve and/or enhance those buildings, structures, open spaces, archaeological remains and other elements which contribute to the heritage of the city. All planning applications will be referred to the relevant bodies for comment and will be dealt with in accordance with best practice.

Exceeding environmental quality standards or limit values; It is anticipated that the environmental quality standards will not be exceeded and the value of the area will not be limited as a consequence of the implementation of the proposed draft core strategy. The proposed core strategy is set in the context of the Limerick City Development Plan which was the subject a full SEA.

Intensive landuse; The overall strategy incorporated in the Limerick City Development Plan is a response to the policy recommendations of the National Spatial Strategy and the Mid-West RPGs through the promotion of sustainable development by:

- Encouragement of higher densities, quality infill to consolidate the urban form of the city.
- The redevelopment of the regeneration areas and other brownfield sites for a broader housing tenure and income mix.

The proposed draft core strategy provides an evidence base as to the capacity within the city to deliver these targets in respect of land availability.

- **The effects on areas or landscapes which have a recognised national, European Union or international protection status.**

The extent of designated areas is outlined in this report. The Limerick City Development Plan recognises the importance of these sites and sets out a comprehensive range of policies to protect these areas. It is not anticipated that the implementation of the proposed draft core strategy will have any significant adverse impacts on these sites.

INITIAL DETERMINATION OF LIMERICK CITY COUNCIL

On the basis of the above assessment and consideration of the criteria as set out in Schedule 2A of the Regulations, it is the opinion of the Planning Authority that the proposed Draft Core Strategy will not have any significant likely effects on the environment and therefore, does not require an SEA. The Planning Authority is satisfied that the content of the Limerick City Development Plan 2010 -2016 fully endorses the principles of sustainability and the commitment to the enhancement of the natural and manmade environment of the city. The Limerick City Development Plan was subject to the full rigours of the mandatory SEA process. The proposed draft core strategy proposes no additional zonings nor does it introduce any additional policies or objectives. It simply indicates the capacity of the city to provide sufficient residential to meet the projected needs of its targeted population.

**Strategic Environmental Assessment of Proposed Variation No. 3 to the
Limerick City Development Plan 2010 – 2016**

- Rezoning for lands at Southill

July 2012

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

PLANNING AND DEVELOPMENT ACT S 2000-2010
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATION 2004

LIMERICK CITY COUNCIL DEVELOPMENT PLAN 2010 – 2016
PROPOSED VARIATION

Report Pursuant To Article 13k Planning and Development (Strategic Environmental Assessment) Regulations 2004.

Determination of the need for an Environmental Assessment of a Variation of the Limerick City Development Plan in Terms of the Provision of Article 13k of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

Introduction

Strategic Environmental Assessment (SEA) is a key process that promotes sustainable development and highlights significant environmental issues within the planning regime. In Ireland, the SEA Directive is transposed into law by the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 2004) and (SI 435 2004).

Methodology

The SEA process can be divided into a number of steps.

1. Screening –

This initial step identifies whether or not a particular plan would be likely to have significant environmental effects and would then require a SEA. Some plans such as City or County Development Plans automatically require a SEA; therefore, the variation of the Limerick City Development Plan is subject to screening.

Should the screening process identify the requirement to undertake a full SEA, then the following steps are undertaken:

2. Scoping –

This step helps to identify the range of environmental issues and the level of detail to be included in the Environmental Report should an SEA be required as a result of the screening process, in consultation with the prescribed environmental authorities. These are the Environmental Protection Agency, the Department of Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources.

3. Preparation of an Environmental Report

The Environmental Report describes and assesses the likely significant effects on the environment of Limerick City of implementing the proposed variation to the Limerick City Development Plan.

4. Preparation of SEA Statement upon adoption of Plan.

Purpose of the Screening Report

Article 14A (2) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 states under the provisions of article 13K

In terms of the regulations it is mandatory to undertake the screening process to determine whether or not to carry out a full strategic Environmental Assessment as set out in the regulations. An assessment of the proposed variation is set out below.

The following is a preliminary report prepared by the Planning Department of Limerick City Council and INIS Environmental Consultants Ltd and is produced for the purpose of furnishing information to the designated Environmental Authorities regarding the proposed core strategy, all in accordance with the SEA screening process. This report provides the background and context of the proposed Draft Core Strategy having regard to the criteria set out in Schedule 2 of the Regulations. It sets out the available information on the character of the receiving environment having regard to the specific objectives and policies in the Limerick City Council plans pertaining to the area.

The proposed variation of the Limerick City Development Plan 2010 – 2016 is to ensure compliance with the Mid-West Regional Planning Guidelines 2010 – 2022. The purpose of the Screening is to determine whether the proposed Draft Core Strategy will or will not have any likely significant environmental effects in terms of the SEA requirements.

The purpose of this report is to consider whether an SEA is required to be undertaken for the proposed rezoning of and open space at Southill from Open space to residential use. This report assesses the proposed rezoning against a set of environmental criteria in order to ascertain if SEA is required. The factors considered in the screening process are detailed in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations S.I. 435 of 2004 and are assessed as part of this screening report

Summary of the Proposed Variation

The site proposed for rezoning is located opposite the Community Centre in Southill.

The northern part of the site is to be rezoned from 'Public Open Space' to 'residential' and the southern part is to be rezoned from 'Public Open Space' to 'Education, Community and Cultural'.

The northern part of the site zoned 'Open Space', defined in the Limerick City Development Plan 2010 – 2016 is as follows:

'Objective ZO.6 (A) Public Open Space

To retain all land dedicated for public open space.

Chapter 11 Landscape, Biodiversity & Recreation, outlines the City Council's approach to the development and protection of public open space. While primarily used for passive and informal recreation, lands zoned 'public open space' may also incorporate sports facilities and grounds'.

The proposed rezoning would alter this 'Open Space' to that of 'Residential' defined in the Limerick City Development Plan 2010 – 2016 as follows:

'Objective ZO.1(C) Inner City Residential Neighbourhoods

To reinforce the residential character of inner City residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.

The areas outside of the commercial core but within the City Centre boundary fall within this zoning type. These areas include a large quantity of older housing stock, some low end commercial uses and a range of other non-residential types such as large health and education institutions and community facilities, which strongly contribute to the character of these areas. The City Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to compliment the established areas will be supported'.

The southern part zoned 'Open Space', defined in the Limerick City Development Plan 2010 – 2016 is as follows:

'Objective ZO.6 (A) Public Open Space

To retain all land dedicated for public open space.

Chapter 11 Landscape, Biodiversity & Recreation, outlines the City Council's approach to the development and protection of public open space. While primarily used for passive and informal recreation, lands zoned 'public open space' may also incorporate sports facilities and grounds'.

The proposed rezoning would alter this 'Open Space' to that of 'Education, Community and Cultural' defined in the Limerick City Development Plan 2010 – 2016 as follows:

Objective ZO.2 (B) Educational, Cultural & Community

To facilitate the provision of educational, cultural and community facilities to support local communities.

Environmental Report of the Limerick City Council Development Plan 2010-2016

In the Environmental Report of the SEA of the Limerick City Council Development Plan 2010-2016 policies R6 and R7 were assessed and found that there would be a potential conflict with the status of a number of the Strategic Environmental Objectives (SEOs) but that these were likely to be mitigated against.

The identified conflicts with the SEOs were related to: biodiversity, human health, quality of rivers, pollution and contamination of groundwater, development on lands which pose a significant flood risk, cultural heritage resources and landscape.

In order to identify where most sensitivities within the Plan area occur, a number of the environmental sensitivities were weighted and mapped as a part of the Limerick City Development Plan 2010-2016 SEA. The mapping does not indicate that the Southill site is not located within an area of high environmental sensitivity.

Overall Goals

The vision of the Plan is for Limerick City to continue to grow as the centre of economic, social and cultural development for the Mid-West Region. For this to be realised Limerick City must be a cohesive and sustainable community of people; where natural surroundings and important resources are protected; where cultural and built heritage is safeguarded; where opportunities exist that allow people to live and work in a safe environment with excellent public infrastructure and services together with ample cultural and leisure facilities. This Plan outlines Limerick City Council's policies for improving the social, economic, cultural and environmental health of the City both through direct action and in conjunction with other stakeholders i.e. the State, private and community sectors. It is based on three fundamental and interrelated goals, which underlie all the policies contained in the Plan.

Policy R6

It is the policy of Limerick City Council to adopt a proactive stance to help assemble sites to facilitate development on complex urban sites.

Policy H.2

It is the policy of Limerick City Council to ensure that sufficient land is zoned to meet the housing requirements of the City over the lifetime of the Plan.

Policy H.3

It is the policy of Limerick City Council to encourage the establishment of sustainable residential communities by ensuring that a mix of housing and apartment types, sizes and tenures is provided within the City.

Policy H.1

It is the policy of Limerick City Council to prepare and implement the Joint Housing Strategy in partnership with the Limerick and Clare County Councils.

Policy H.4

It is the policy of Limerick City Council to have regard to the policies and objectives of the following Strategies and Plans:

- Sustainable Residential Development in Urban Areas (DEHLG 2008)
- Urban Design Manual – A Best Practice Guide (DEHLG 2008)
- Quality Housing for Sustainable Communities (DEHLG 2007)

Policy H.5

It is the policy of Limerick City Council to promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre.

Policy H.6

It is the policy of Limerick City Council to ensure a balance between the reasonable protection of existing residential amenities, the established character of the area, and the need to provide for sustainable residential development.

Policy H.7

It is the policy of Limerick City Council to encourage and promote the development of joint venture housing schemes with private developers and voluntary housing associations to provide sites or residential units on lands acquired either as part of its overall housing programme or in connection with the clearance of derelict sites and obsolete areas.

Policy H.8

It is the policy of Limerick City Council to facilitate the voluntary sector in the provision of social housing, especially for those with special needs.

Policy H.9

It is the policy of Limerick City Council to implement the recommendations of 'Good Practice in Housing Management:

Guidelines for local Authorities, 2007'

and to evaluate its success on an annual basis in conjunction with the associated agencies tasked with the provision of Social Housing.

Policy H.10

It is the policy of Limerick City Council to provide support for existing resident and voluntary group organisations through the implementation of the 'Management in Partnership- the City Estates Management Strategy'. Such assistance to include housing management and tenancy training courses, the development of residents charters, and the provision of rental and financial incentives to further the maintenance of housing estates.

Policy H.11

It is the policy of Limerick City Council to continue to support the concept of independent living for older people through the provision of specific purpose-built accommodation.

Policy H.12

It is the policy of Limerick City Council to meet the housing needs of persons with special needs both by direct provision of accommodation and by facilitating the provision of housing by the Voluntary Sector.

Policy H.13

It is the policy of Limerick City Council to continue to implement the Disabled Persons Grant Scheme to provide the means for disabled persons to carry out adaptations to their dwellings to better meet their accommodation needs.

Assessment

The following assessment has been conducted in accordance with the Planning and Development (Strategic Environmental Assessment) Regulation S.I. 435 of 2004. The Screening of the rezoning (the northern part of the site is to be rezoned from 'Public Open Space' to 'residential' and the southern part is to be rezoned from 'Public Open Space' to 'Education, Community and Cultural') is undertaken using specified criteria for determining the likely significant environmental impact of a variation as set out in Schedule 2a of SEA Regulations (S.I. 435 of 2004 and replicated in the following Table 1. The font in bold relates to the questions and criteria contained in Schedule 2a with response to same given in bullet points below.

Table 1 Screening Criteria and responses taken from Schedule 2a of SEA Regulations S.I. 435 of 2004.

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| <p>Criteria for determining whether the proposed rezoning of land at Southill is likely to have significant effects on the environment.</p> |
| <p style="text-align: center;"><i>Articles 13A, 13K & 14A</i></p> |
| <p>1. The characteristics of the plan having regard to:</p> |
| <p>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operation conditions or by allocating resources,</p> <ul style="list-style-type: none"> • By rezoning from Open Space to Residential to accommodate a residential development (on the green area beside the community centre). The area will also reflect the current land use (the lands on which the community centre stands which is currently zoned 'Public Open Space'). • The purpose of the rezoning is to facilitate: <p>Objective ZO.1(C) Inner City Residential Neighbourhoods To reinforce the residential character of inner city residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions. The areas outside of the commercial core but within the City Centre boundary fall within this zoning type. These areas include a large quantity of older housing stock, some low end commercial uses and a range of other non-residential types such as large health and education institutions and community facilities, which strongly contribute to the character of these areas. The City Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to complement the established areas will be supported.</p> |
| <p>The degree to which the plan influences other plans, including those in a hierarchy,</p> <ul style="list-style-type: none"> • The rezoning from Open Space to Residential will facilitate the reflection of the current land use. |
| <p>The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development,</p> <ul style="list-style-type: none"> • Consolidation of residential areas is considered a sustainable use of land resources. |

Environmental problems relative to the plan,

The Screening Report does not identify any environmental problems relevant to the proposed Plan (rezoning) at local or national level:

- **Biodiversity** – The Stage 1 Article 6 Screening Report for the Natura designations identifies the site as being of no significant ecological value. The site is partially grassed and has a line of poplar trees; the other part of the site comprises urban buildings. There are no other notable features onsite or adjacent. The site has no watercourse on site or adjacent. The site is surrounded by residential and mixed use urban features. In addition the Natura Screen Report identifies the site as having no notable ecological value and the proposed rezoning does not present any potential impact on the Natura SAC and SPA sites.
- **Flora and Fauna** - It is not considered that there will be any impact to Flora and Fauna.
- **Soil and Geology** - There is no soil or geology issues with this site.
- **Water** - There is no known flood risk associated with this site, there are no water bodies onsite or adjacent.
- **Landscape** – Landscape changes are likely to occur if development of the site goes ahead, however they are not considered significant given that the site is already urban in nature.
- **Cultural Heritage** – There are no significant cultural heritage resources associated with this rezoning.
- **Population and Human Health** – The purpose of the rezoning is to reflect the character of the area and provide additional housing, thus the impact is likely to be positive on population and human health.
- **Air Quality and Climate** – these are unlikely to be affected in any residual or significant way.
- **Material Assets** – The site is not in a flood risk zone, the material assets of the area are likely to be positively impacted.

The relevance of the rezoning in the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection),

- The proposed rezoning will provide for residential development within a residential area and is in keeping with the Masterplan for the Southill Regeneration Area (the northern part of the site is to be rezoned from 'Public Open Space' to 'residential' and the southern part is to be rezoned from 'Public Open Space' to 'Education, Community and Cultural').

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:

The probability, duration, frequency and reversibility of the effects,

- Rezoning does not pose any impact.
- Building associated with building at rezoned land is permanent.
- All parameters are not considered likely to be subject to significant impacts as a result of rezoning.

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| <p>The cumulative nature of the effects,</p> <ul style="list-style-type: none"> • The purpose of the rezoning is to facilitate the surrounding zonation use. • Cumulative effects are not considered likely to be subject to significant impacts as a result of rezoning. |
| <p>The trans-boundary nature of the effects,</p> <ul style="list-style-type: none"> • There are no anticipated trans-boundary effects. |
| <p>The risk to human health or the environment,</p> <ul style="list-style-type: none"> • There are no anticipated human health risks. |
| <p>The magnitude and spatial extent of the effects,</p> |
| <p>Impacts associated with rezoning are likely to be localised and relate any construction impacts at project level.</p> |
| <p>The value and vulnerability of the area likely to be affected due to:</p> |
| <p>(a) Special natural characteristics or cultural heritage;</p> <p>None identified.</p> |
| <p>(b) Exceeding environmental quality standards or limit values;</p> <p>None identified.</p> |
| <p>(c) Intensive landuse;</p> <p>The area is already surrounded by urban landuse (predominantly residential) and the rezoning is not considered a significant intensification of landuse.</p> |

The effects on areas or landscapes which have a recognised national, European Union or international protection status.

- The nearest point of the Lower River Shannon SAC to the proposed site at Southill is 3.190km as the crow flies. The nearest point of the River Shannon and River Fergus Estuaries SPA is 3.380km as the crow flies.
- Neither the proposed rezoning or any building works associated with the proposed rezoning will have the potential for any significant impact on the habitats or species at the designations.
- However poor construction practices during project level developments could, in theory, result in temporary construction phase impacts to air quality; to ensure these impacts do not happen Best Practice should be employed should any construction go ahead.

Determination of Screening for SEA

On the basis of the above assessment and consideration of the criteria as set out in Schedule 2A of the Regulations, it is our opinion that the rezoning of land at Southill and any consequent building therein will not have any significant likely effects on the environment and therefore, does not require an SEA. The Planning Authority is satisfied that the content of the Limerick City Development Plan 2010 -2016 fully endorses the principles of sustainability and the commitment to the enhancement of the natural and manmade environment of the city. The Limerick City Development Plan was subject to the full rigours of the mandatory SEA process. The site at Southill indicates the capacity of the area to be residential.

Difficulties Encountered

There were no difficulties encountered.

**Strategic Environmental Assessment of Proposed Variation No. 4 to the
Limerick City Development Plan 2010 – 2016**

- Incorporation of the Limerick 2030 Economic and Spatial Plan

**SEA STATEMENT FOR THE INCORPORATION OF THE 2030 PLAN
INTO THE LIMERICK CITY DEVELOPMENT PLAN 2010-2016**

February 2015

SEA STATEMENT FOR THE INCORPORATION OF THE 2030 PLAN INTO THE LIMERICK CITY DEVELOPMENT PLAN.

1.1 INTRODUCTION

In accordance with article 9 of the SEA directive and 14(1) of the Planning and Development (Strategic Environmental Assessment) regulations the following is a statement summarising how environmental considerations have been integrated into the incorporation of the 2030 Plan into the Limerick City Development Plan 2010 and how the Environmental Report and the outcome of the in house and public consultations were taken into account and indicates the reasons for choosing the plan as adopted in light of other reasonable alternatives considered. The wider consultation associated with the statutory process of plan variation complemented internal research and consultations.

1.2 Summary of how environmental considerations were factored into the incorporation of the 2030 Economic Plan into the City Development Plan 2010.

During the preparation of the variation no consideration was given to expansion of zoning outside the current plan boundaries. No further lands were zoned outside the plan boundaries-this option was rejected as analysis indicated that sufficient land was zoned for different purposes within the Plan area to cater for the population for the plan period. In addition the zoning of further land would not contribute to the aim of sequential zoning and would divert scarce resources from the main aim of revitalising the city which is the core aim of the 2030 Plan. It was considered that further expanding zoned land would result in under used or partially developed land which would take from efforts to assist with the development of the core of the City in line with the Local Area Plan Guidance Documents 2012 and the Development Plan Guidance 2007.

The issue of ex-situ effects on Natura 2000 sites and the issue of the need for appropriate assessment screening had been raised during the preparation of the variation. Progression to full Appropriate Assessment was not deemed necessary as buffer zones were incorporated into the existing development plan along the undeveloped sections of the river banks in the plan area, while the possibility of ex-situ effects were not regarded as significant due to the improvement works to the Bunlickey Waste Water Treatment Plant. An objective within the plan was introduced to ensure that infrastructure kept pace with development. Policy WS5 was updated in this regard. In addition as the content of the Environmental Report indicated works are planned to improve the ability of the WWTP to deal with waste from the city.

The need to ensure that the urban form of Limerick is both protected and enhanced is reflected in the zoning patterns of the plan. The zoning as presented in the 2010 plan seeks to consolidate the settlement pattern of Limerick ensuring that future development in terms of location and scale contribute to this end. In addition the sections of the plan relating to Protected Structures and the Architectural Conservation Areas also seeks to ensure that these aspects of the heritage of the city are adequately conserved. The preservation strategies of the 2010 Plan as outlined in Chapter 10, Parts III and IV will apply to the City Development Plan as varied as these policies now apply to the contents of the 2030 Plan. Any measures which are contained in the 2030 plan will have to comply with these measures. As the 2010 City Development plan points out (p.82) the aim of designating these areas is to "preserve their special characteristics and distinctive features from inappropriate actions".

1.3 SUMMARY OF HOW THE ENVIRONMENTAL REPORT AND SUBMISSIONS AND OBSERVATIONS MADE TO THE PLANNING AUTHORITY UNDER SECTION 13 OF THE ACT WERE TAKEN INTO ACCOUNT

Submissions under section 13 of the Planning and Development Act 2000, as amended, have been received during the plan variation process. These have been taken into account in the final plan, following the public display period. Issues raised by the Environmental Authorities and the responses as outlined in the Chief Executives report have already been on public display.

Some of the main issues that have been raised by submissions from the Department of the Environment and the Irish Georgian Society have centred on the sensitivity of the existing historic built environment in the city and have mentioned that building heights should have been included in the measures in the 2030 plan. This was considered unnecessary as in the existing city plan in the development management chapter (Chapter 16) the issue of building heights has already been dealt with. Reference has already been made to the existing protection conferred by the Architectural Conservation Areas and it should be remembered that the policy objectives of the 2010 City Plan now control the proposals put forward in the 2030 plan. It should be emphasised that the incorporation of the 2030 plan now means that it is subject to the same statutory controls that govern development activity in terms of planning control, fire regulations and environmental legislation as it now part of a statutory land use plan.

The historic building stock also poses nature conservation issues which have been mentioned in the environmental report. Reference is made to the contents of Chapter 11 which details nature conservation policies which apply to the city and now apply to the contents of the 2030 plan as incorporated. As mentioned in

the plan preparation stage it will be necessary to survey for wild life species such as birds and bats that that have adapted to urban living prior to development taking place.

1.4 REASONS FOR CHOOSING THE PLAN AS ADOPTED IN THE LIGHT OF OTHER REASONABLE ALTERNATIVES CONSIDERED

It is required in the legislation that the Environmental Report must consider "reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme" and the significant environmental effects of the alternatives selected.

Alternative strategies that were considered are outlined below.

Alternative Strategy Option 1- Continue with existing 2010 Plan with its time extension and without the variation to incorporate the 2030 plan:

The preparation of the LEASP proposes measures that build on earlier proposals such as the 2008 City Centre Strategy and earlier public realm proposals. The identification of the seven key areas aims to promote tailored responses to the difficulties of each area and the specific opportunities each affords. The proposals are a response to the difficulties facing Limerick City and are those judged to be the most realistic at the current time. The 2030 plan as incorporated during the variation process has the advantage of being able to take into account the planning guidance which has become available in the interim and which reflects current best practice.

While earlier plans and development briefs (e.g. Patrick Street-Ellen Street Development Brief 2004) did make their acknowledged contribution to the contents of the current plan the content of such plans required updating because of the new economic background, the new legislative and policy structures caused by the amalgamation of the two local authorities and the addition of new infrastructure within the metropolitan area. In this regard the plan points out that the current traffic management initiatives had been put in place prior to the opening of the River Shannon Tunnel which has removed a large volume of traffic from the City centre (LEASP, p.53). Facilitating pedestrian usage of the City centre by managing traffic flows is an important element of the plan and this plan presents comprehensive proposals to address this issue (LEASP, pp. 91-96). The management of traffic is central to accessibility in urban areas and these proposals have indicated the need for revised management which played a part in the selection of this plan in its current format. As mentioned above the contents of the 2030 plan reflect current best practice, not only in relation to S28 guidance documents, but also in relation to international practice as the examples outlined in the 2030 document indicate. In terms of improving permeability of and providing transport links it should be remembered that many

of the measures of the 2030 Plan complement those of the Smarter Travel initiative.

In short, the selection of the current strategy has built on earlier efforts such as conventional land use plans (e.g. the series of City Development Plans), the successful outcome of the actions of the 2008 City Centre Strategy and marks a fusion of conventional land use planning with the area specific actions of the LEASP. One alternative would have been to continue with conventional land use plans, which lacking the area specific focus and actions of the LEASP, would not be able to direct resources in the targeted fashion required. The improvement works for the Colbert station area, recently granted planning approval, is a good example of such an approach.

As part of the preparation work for the variation consideration was given to delaying the variation until the preparation of a new development plan for the city area was required. However this would have meant substantial loss of time. It was decided to incorporate the 2030 plan into the existing City Development Plan. The time frame of the City Development Plan has been extended until the preparation of new Regional Planning Guidelines. This is necessary in that it will be the new RPGs, when prepared, that will indicate the population targets for the city. In the meantime, though the Mid-west Regional Authority is being reorganised it is necessary to extend the time frame of the City Development Plan to ensure that it continues to operate under the aegis of the current RPGs. As yet there is no date for the preparation of the new RPGs.

Alternative Strategy Option 2- Continue with existing 2008 City Centre Strategy without the incorporation of the 2030 plan

The outcome of earlier plans such as the Limerick City Centre Strategy 2008 plan had indicated the potential of actions in selected parts of the city and while this has achieved impressive results, not least the board walks along the Shannon in the city centre, it was considered that actions on a larger scale would be necessary to reverse the decline of the city centre and the key areas identified in the 2030 LEASP.

This is the advantage of the 2030 Plan in that with its range of targeted measures, it will be a better vehicle for guidance of resources to specific areas. It will also be a better means of working with other agencies to ensure that an integrated approach to investment will serve to revitalise the city. The link with the re-development of Colbert station is an example of this. It should also be remembered that the regeneration process active in the city areas now for a number of years also has area based response measures and the area based responses of the 2030 plan will serve to complement the regeneration plans which are active elsewhere in the metropolitan area.

Alternative Strategy Option 3- reliance on non- planning led initiatives to secure the revitalisation of the city centre, with non-modification of existing land use plans.

While the initiatives of other agencies, such as Iarnród Éireann are indeed welcome they would tend to concentrate on areas that would be of specific interest to particular organisations and would lack the area based response that is the hall mark of the 2030 plan. The 2030 Plan, by proposing a larger development framework in conjunction with the policy support of the City Development Plan, provides a template which would avoid piecemeal responses to the issues facing the City. This has already been alluded to above in that the regeneration process will be complemented by the overall plan led approach of the 2030 initiatives. Both regeneration and the 2030 plan will ensure that area based responses to development issues in the city will be distributed through out the metropolitan area.

It was not considered feasible to proceed with non –modified plans as these would not have adequate mention of the 2030 plan in their statutory content. The 2010 plan, for instance, had in Chapter 7 (City Development Plan 2010 p. 53 to 58) a detailed mention of the regeneration areas in the city and responses to the issues that faced them. The variation which incorporated the 2030 plan also added material which reflected both the contents and the importance of the 2030 plan and places it firmly within the ambit of the most important statutory guidance document for the city.

Strategic Environmental Assessment Statement of Variation No. 5 to the Limerick City Development Plan 2010 – 2016

**- Incorporation of the Shannon Integrated Framework Plan
(SIFP) into the City Development Plan**

**SEA statement prepared in accordance with SI No 436 of 2004
Planning and Development (SEA) Regulations following
adoption of the variation to the plan at the Council Meeting of
25th of May 2015.**

May 2015.



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

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This is the SEA Statement for the variation No.5 to the Limerick City Development Plan 2010-2016 (LCDP) and is the final part of the SEA process for the variation process to the development plan. The variation to the plan was adopted by Limerick City and County Council on the 25th May 2015.

1.0 Purpose of SEA Statement

The main purpose of the SEA Statement is to provide information on the decision-making process and to document how environmental considerations, the views of the Environmental Authorities and statutory agencies and other submissions received during consultation and the recommendations of the Environmental Report have been taken into account in the adopted variation to the LCDP 2010-2016 and the arrangements put in place for monitoring.

The SEA Statement is available to the public, along with the Final Environmental Report and the adopted variation. The variation to the Plan was also subject to Article 6 (3) of the Habitats Directive and a Natura Impact Screening was also prepared. This SEA Statement includes the following information:

- Summary of how environmental considerations have been integrated into the variation to the plan;
- Summary of how submissions received during consultation have been taken into account in the variation to the plan ;
- Reasons for choosing the final form of the variation, in the light of other reasonable alternatives considered ;
- Measures that are to be undertaken to monitor possible environmental effects of implementing the variation to the Plan.

The variation was screened for SEA and a determination made that full SEA was required. The findings of SEA were presented in the Environmental Report which was submitted to the Elected Members alongside the Draft variation to the LCDP. The purpose of the report was to provide a clear understanding of the likely environmental consequences of decisions regarding the implementation of the Shannon Integrated Framework Plan (SIFP) as it pertained to Limerick City over the lifetime of the plan.

Following the public consultation process, a number of amendments were proposed to the variation and these were evaluated for their environmental consequences. These were assessed against the Environmental Protection Objectives (EPOs). Following this process, it was determined that full SEA was not required.

On adoption of the variation, the original Environmental Report was updated into a final Environmental Report (ER) which is part of the plan documentation of the adopted variation.

2.1 Summary of how environmental considerations were factored into the variation.

During the preparation of the variation no consideration was given to expansion of zoning outside the current dockland boundaries. No further lands were zoned outside the plan boundaries-this option was rejected as analysis indicated that sufficient land was zoned for different purposes within the Plan area to cater for port usage for the next plan period. There was an addition of buffer zoning to protect the Natura 2000 sites and following a submission from the National Parks and Wild Life Service this was extended further to the east to protect the potential alluvial woodland habitats that existed beyond the riverside embankment.



Figure 1: reed bed and potentially developing alluvial woodland outside the embankment. This is within the newly established protective buffer zone.

The variation to the plan was adopted without change by the Council so the contents and provisions of the existing Environmental Report remain unchanged with the exception of the eastwards extension of the buffer zone along the SAC site. The mixed use zoning was altered in favour of Light Industrial as the area was shown in Flood Zone A. The buffer, referred to above, serves two purposes it protects the Natura 2000 sites from development encroachment but also serves as a limited flood residence area which is necessary given the designation of Flood Zone A.

The Light Industry zoning reflects existing usage on site but importantly also allows development of dockland area as a marine energy park. The cessation of Mixed Use and its associated residential zoning prevents the diversion of scarce resources from the main aim of revitalising the nearby city centre, which is a core aim of the Limerick 2030 Economic and Spatial Plan. It should be remembered that dereliction in the Georgian centre was identified as a major problem in the 2030 Limerick Economic and Spatial Plan. It was considered that further expanding mixed use zoned land would result in under

used or partially developed land which would take from efforts to assist with the development of the City in line with the Local Area Plan Guidance Documents 2012 and the Development Plan Guidance 2007.

The issue of ex-situ effects on Natura 2000 sites and the issue of the need for appropriate assessment screening was raised in internal discussions during the preparation of the variation. Appropriate Assessment was not deemed necessary as buffer zones were incorporated into the plan along the undeveloped sections of the river banks in the plan area and were extended when requested by the NPWS. Ex-situ effects were not regarded as significant due to the updating of the Bunlickey Waste Water treatment Plant. An objective within the plan was introduced to ensure that infrastructure kept place with development. Policy WS5 was updated in this regard.

The need to ensure that the urban form of Limerick is both protected and enhanced reflected in the zoning patterns of the variation to the plan. This is in line with the contents of the National Landscape Strategy. The zoning as presented in the plan seeks to consolidate the settlement pattern of Limerick ensuring that future development in terms of location and scale contribute to this end, while the designation of Light Industrial zoning reflect the existing land usage in the docklands but also the development of the Marine Energy park as mentioned in both the SIFP and the Shannon Foynes Port Company Vision 2041 document.

2.2 Summary of how the Environmental Report and submissions received from Statutory Authorities following scoping were taken into account

Table 1.1 Possible environmental effects of the variation.

| Alterations | Environmental effects. | Comments |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Extension of buffer along SAC site | Beneficial in that it will confer additional protection to embankment and possible alluvial woodland. | In response to NPWS request. |
| Text changes stressing commitment to monitoring and to zoning definition | None. | Commitment to monitoring ties in with Council Participation in Environmental and Marketing subgroup by LCCC. |
| Alteration of zoning from Mixed use to Light Industrial. | Reduced risk as the light industrial use is more compatible with flood risk than the previous mixed use. | Ensures consistency with Flooding guidelines. |

| | | |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Change of text to reflect importance of riverine archaeology | Beneficial in that it draws attention to the archaeological resource of the docklands and the river. | In response to DAU and drafted by the council archaeologist. |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|

Submissions regarding monitoring were received from the EPA. Adequate monitoring is important to keep track of possible environmental changes. It is the policy of the council to support monitoring initiatives associated with the implementation of the SIFP. The council will participate, with other local authorities, in the Environment and Steering Groups which are part of the SIFP structure. These groups meet, on average, twice per year and will help to ensure regular reviews of the implementation of the SIFP. In June 2015 the steering group will receive a presentation regarding a future estuarine monitoring programme which is the first step in ensuring that the monitoring of the SIFP will follow the latest best practice models.

Submissions under the public consultation period as defined by the Planning Act were received. These were summarised and responded to in the Chief Executives Report dated the 11th of May 2015.

- In response to submissions from the EPA and NPWS, both in this and previous plans concerning overloading of infrastructure, the additions were made to content of the environmental report outlining the current situation in relation to works on the Waste Water Treatment Plant to increase efficiency.
- Policies in relation to the promotion of sustainable transport links were listed as was one that indicated the importance of Smarter Travel and sustainable transport links. The potential importance of links from the University Campus to the docklands area was stressed in the Environmental Report, particularly with the potential of the Marine Energy Park in mind.
- The Department of Arts, Heritage and the Gaeltacht's submission stressed the importance of the archaeology of Limerick, both terrestrial, riverine and marine. Text was added to the plan to emphasise the importance of this resource.
- The ecological buffer zone was extended further to the east to protect potential alluvial woodland.
- The council will participate, through the medium of the Steering and Environment groups of the SIFP in future initiatives in relation to monitoring and management of the estuary.

3.1 Reasons for choosing the proposed variation in the light of other reasonable alternatives considered.

It is required in the legislation that the Environmental Report must consider "reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme" and the significant environmental effects of the alternatives selected.

Alternative strategies that were considered are outlined below.

Alternative Strategy Option 1- Continue with the existing 2010 Plan with its time extension and without the variation to incorporate the SIFP:

The time frame of the City Development Plan has been extended until the preparation of new Regional Planning Guidelines. This is necessary in that it will be the new RPGs, when prepared, that will indicate the regional policy for the city. As yet there is no date for the preparation of the new RPGs. The plan, up until the variation, did not take into account the existence of the SIFP.

The preparation of the SIFP proposes measures that build on earlier proposals such as the now defunct Integrated Coastal Zone Management plan which had been the focus of attention over 12 years ago. This was led by Shannon Development, the Local Authorities and the then Department of the Environment and Marine. This was based on the template of the Bantry Bay Charter but unfortunately did not progress beyond draft stage.

In contrast the identification of the strategic development locations (SDL) areas in the SIFP aims to promote tailored responses to the opportunities of each area and the specific opportunities each affords. This moves beyond what had been achieved in the ICZM Plan and provides a solid basis for the management and development of the estuary.

While earlier plans helped to inform the contents of the SIFP plan the content of such plans required updating because of the new economic background, and the new legislative and policy background caused by the establishment of Special Area of Conservation and Special Protection Areas in the estuary. In this regard the SIFP points out that further work would be required to properly inform the variation and in the absence of incorporating the SIFP any development proposals would be operating without the benefit of the more detailed guidance available from the field work carried out to inform the incorporation of the SIFP.

It was considered that to continue without incorporating the SIFP was not a suitable way to proceed. For this reason it was decided not to allow the current city plan to run its course without incorporating the SIFP. The examination of the zoning template, prior to variation, showed that general industry or ware housing/distribution are not permitted on existing mixed use zoning which would hinder port related activity. This reinforced the need for the variation together with the change in zoning to permit port related usage.

Alternative Strategy Option 2 Reliance on the Limerick Economic and Spatial Plan 2030 to help develop the docklands area: The outcome of earlier plans such as the Limerick Economic and Spatial Plan 2030 had indicated the potential of actions in selected parts of the city and while this has achieved impressive results, not least the board walks along the Shannon in the city centre, it was considered that specific port related actions would be necessary to reverse the decline of the docklands.

This is the advantage of the SIFP, in conjunction with the 2030 Plan, in that with its range of targeted measures, it will be a better vehicle for guidance of resources to the docklands. It will also be a better means of working with other port and marine related agencies to ensure that an integrated approach to investment will serve to revitalise the docklands. The docklands is also part of the wider infrastructure associated with marine activity in the estuary and it is here that the SIFP has clear advantages over the 2030 plan on its own, in that it will ensure that the development proposals for the docklands will fit with the overall development and management of the estuary as whole.

Alternative Strategy Option 3- reliance on non- planning led initiatives to secure the revitalisation of the dockland area, with non-modification of exiting land use plans.

While the initiatives of other agencies, such as the Shannon Foynes Port Company are indeed welcome they would tend to concentrate on areas that would be of specific interest to particular organisations and would lack the estuary based response that is the hall mark of the SIFP. The SIFP, by proposing an estuary-wide development framework in conjunction with the policy support of the City Development Plan, provides a template which would avoid piecemeal responses to development issues in the city and the estuary as a whole.

Alternative Strategy Option 4: the variation as adopted. As noted above the examination of the zoning template, prior to variation, showed that general industry or ware housing/distribution are not permitted on existing mixed use zoning which would hinder port related activity. This reinforced the need for the variation, together with the change in zoning to permit unhindered port usage. The light industry zoning is also an acceptable use in flood risk areas as in this case it permits the range of activities which make up port usage which itself is acceptable in Flood Zone A areas.

This option also incorporates a buffer zone to protect the SAC and SPA sites and their component habitats and this is expected to confer ecological and environmental benefits. It also contains up dated text to reflect the importance of riverine archaeology and cultural remnants in the docklands.

4.0 Monitoring

4.1 Introduction

As part of the SEA process, measures envisaged for monitoring the likely significant effects of implementing the variation to the City Plan must be included in the Environmental Report. The review of the City Plan 2010 will include monitoring of any significant environmental effects.

Monitoring is often based on indicators, which measure changes in the environment, especially changes which are critical in terms of environmental quality. The Department of Environment Heritage and Local Government SEA Guidelines state that indicators that can be easily and realistically measured should be used. "Environmental indicators are key statistics, which describe an environmental issue. Their purpose is to communicate information on environmental issues in a simplified manner and over time to create a benchmark against which future progress towards sustainable development can be measured. To be effective they should be representative of the issue and be based on scientifically valid information. In this manner they can support policy development and reflect the interrelationship between society, the economy and the environment."

Several kinds of indicators may be used to fulfil particular functions and measure the quality/quantity of environmental resources:

- 1 State of the environment indicators reflect environmental quality, or quantity of physical and biological or chemical phenomenon;
- 2 Stress indicators reflect development effects;
- 3 Performance indicators may be used to evaluate long-term achievements in environmental management and protection;
- 4 Sustainable development indicators introduce a new dimension to the provision of information, in that they seek to describe and measure key relationships between economic, social and environmental factors.

In all cases, indicators should both quantify and simplify information, thereby making it more accessible to policy-makers and the public.

Where new or improved monitoring measures come to light during the course of the updating or addition of Section 28 guidelines they will inform monitoring for SEA, to ensure that monitoring of effects during the course of implementing the guidelines can be meaningful and effective. In this regard it is worth noting that work is under way in an EPA funded programme in which an up to date monitoring programme for estuarine environments is currently being developed. This programme, the Integrated Management and Monitoring of Estuarine and Coastal Eco-systems (IMMERSE) is expected to have a monitoring template in place within two years or so.

As the current City plan was subject to SEA there is an Environmental Report to inform the current SEA process.

In addition to the forthcoming IMMERSE programme, the following measures are proposed as part of this SEA process, to monitor the effects on the

environment of implementing the variation incorporating the SIFP, presented in terms of the achievement of the environmental protection objectives and the impact on the environmental factors that the SEA legislation requires to be considered. Measures include targets and thresholds that determine where remedial action may be required in order to achieve that target and fulfil the environmental protection objective. The National Landscape Strategy may also contribute to the contents of the monitoring framework, outlining as it does, new priorities for Irelands urban and rural landscapes.

| Biodiversity, Flora, Fauna | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental Objectives and Objectives in the Plan | Indicators | Responsible Authority | Frequency of Monitoring | Targets | Remedial Action. |
| <p>B1: Protect, conserve and enhance habitats, species and areas of national and local importance, including aquatic habitats and species and promote the sustainable management of ecological networks.</p> <p>Policies in the plan:</p> <p>LBR 8 9 and 10.</p> | <p>Status of habitats and species as assessed under Article 17 of the Habitats Directive.</p> | <p>NPWS</p> <p>LCCC through planning applications and development plans.</p> <p>IFI</p> | <p>Development Plan Review following preparation of new Regional Planning Guidelines.</p> | <p>Maintenance of favourable conservation status¹ for all habitats and species protected under national and international legislation.</p> <p>Identification of sites of local biodiversity and ecological corridors</p> | <p>Loss of favourable conservation status of protected habitats and species. Altered zoning putting buffers in place for the Natura 2000 site has taken place in this variation.</p> <p>Enforcement action may also be required.</p> |
| <p>B2: Preservation of the character of the historic built fabric</p> <p>Policies in the plan:</p> <p>BHA 9 13 14 15 17</p> | <p>Piecemeal decline in quality</p> | <p>Area Offices.</p> <p>City and County Council Planning Section</p> | <p>Development Plan Review following preparation of new Regional Planning Guidelines.</p> | <p>Preservation of current Protected Structures in the docklands.</p> | <p>Monitoring of planning applications to ensure that none run counter to this aim. Review of objectives if they need to be strengthened.</p> |

| Population and Human Health | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental Objectives | Indicators | Responsible Authority | Frequency of Monitoring | Targets | Remedial action |
| <p>P1: Facilitate a good standard of quality of life for the City's population through ensuring high quality residential, recreational and working environments.</p> <p>Policies in Plan:</p> <p>SC7-10 RG1 TR10, R3 and 4</p> | <p>Increase in employment opportunities, services within the docklands.</p> <p>Increase in the City population.</p> | LCCC | Review of plan following preparation of new RPGs. | Increase in employment opportunities, services and public services in the Docklands. | Consultation with SFPC and interested parties in order to progress suitable development opportunities for the area. |
| Water | | | | | |
| Environmental Objectives | Indicators | Responsible Authority | Frequency | Targets | Remedial Action |
| <p>W1: Achieve and maintain required water quality standards and reduce discharges of pollutants or contaminants to waters.</p> <p>Policies in the plan:</p> <p>WS 2, 4 and 5</p> | <p>Water quality monitoring results by the EPA and by LCCC</p> <p>EPA data under <i>Urban Waste Water Discharges in Ireland Population Equivalents Greater than 500 persons - Reports for the Years 2008 and 2009 and 2010-2011.</i></p> <p>Performance of WWTP in relation to conditions of licence of discharge licence.</p> | LCCC. | Annual | <p>Protect and Restore areas identified in the River Basin District Management Plan required to achieve "good" status, i.e. 4+ for water quality by 2021 in line with the Water Framework Directive objectives.</p> <p>No deterioration in levels of compliance</p> | <p>Consultants have been appointed (Summer 2014) to draw up plans for update of the WWTP.</p> <p>On going monitoring of discharge licences by staff from the Environment sections.</p> |

| | | | | | |
|--|--|--|--|--------------------------------------------------------------------------------------------|--|
| | | | | with drinking water quality standards and maintenance of national average compliance rate. | |
|--|--|--|--|--------------------------------------------------------------------------------------------|--|

Soils

| Environmental Objectives | Indicators | Responsible Authority | Frequency | Targets | Remedial action |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>S1: Protect the quality of soils in the interests of avoiding environmental degradation in water quality and biodiversity.</p> <p>Objectives in Plan:</p> <p>EDS 6 7 and 9.</p> | <p>Amounts of green field development.</p> <p>EDS 6 and 7 in particular promote brown field development which is the most basic tenet of spoil conservation in urban areas.</p> | LCCC | Annual | Concentrate development in the selected zoned areas and encourage re-se of existing sites. . | <p>Enforcement , where necessary.</p> <p>The measures in the SIFP encourage the development of eth docklands which for the most part are a brown field site.</p> |

Air and Climate

| Environmental Objectives | Indicators | Responsible Body | Frequency | Targets | Remedial Action |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------|-----------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>AC1: to increase energy efficiency and the proportion of energy efficiency generated from renewable sources.</p> <p>Policies in Plan: EM14-16, 19 and 20.</p> | Numbers of buildings being upgraded and insulated. | LCCC | Ongoing | Increase in upgrades sources of energy production from renewable sources | <p>Non-attainment of targets set out in LCEA energy audit.</p> <p>The establishment of a marine energy park as mentioned in the SFPC Vision 2041 document and the SFPC means that the development of off shore renewables will be encouraged.</p> |

Cultural Heritage

| | | | | | | |
|----|-------------|-----------|------|---------|-------------|----------------------|
| C1 | Protect and | Number of | LCCC | Ongoing | To maintain | Damage to or loss of |
|----|-------------|-----------|------|---------|-------------|----------------------|

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>conserve features of archaeological heritage and their settings.</p> <p>Objectives In Plan: BHA 2,3,4,6,8,9,10.</p> <p>These make specific reference to historical streetscapes amongst other aspects of archaeological heritage..</p> | <p>Monuments in the RMP and areas of archaeological potential which have been recorded or subject to exploration as a result of development.</p> <p>Number of archaeological monuments and their settings damaged due to development.</p> | National Monuments Service | | <p>and increase the number of archaeological features recorded and protected.</p> <p>No damage occurring to structures or monuments and their settings due to development.</p> | <p>area of recorded monuments or their setting would result in enforcement actions being taken.</p> <p>As mentioned in the DAHG submission particular importance will be attached to riverine and marine ecology.</p> |
| <p>C2 Protect and conserve and promote the sustainable reuse of architectural heritage.</p> <p>Objectives in Plan: BHA 11,12,13, 17</p> <p>BHA 13 refers specifically to reuse of protected structures.</p> | <p>Number and conservation status of structures in RPS</p> <p>Number of buildings conserved and re-used for new development</p> <p>Number of protected structures damaged due to development.</p> | <p>LCCC</p> <p>DAHG</p> <p>NIAH</p> | <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> | <p>To increase the number and maintain the conservation status of Protected Structures</p> | <p>Damage to or loss of Protected Structures, to be dealt with by enforcement.</p> |
| Landscape | | | | | |
| Environmental Objectives | Indicators | Responsible Body | Frequency | Targets | Remedial Action |
| <p>L1: Protect and conserve the quality, character and distinctiveness of the townscape of Limerick and minimise negative visual impacts.</p> <p>Policies in Plan;</p> <p>LBR 1 2 3 4 5 6 LBR 3 refers to creation of landscape areas in the city. These are</p> | <p>Quality of urban environment and halt in dereliction.</p> <p>Building height and design in the city.</p> | LCCC | Ongoing | <p>Increase in quality of individual application.</p> | <p>Enforcement through planning legislation and Derelict Sites Act.</p> |

| in Chapter 11. | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Material Assets | | | | | |
| MA1: Maintain the quality of and access to assets such as open spaces, water resources and all other physical and social infrastructure. Policies in the plan: LBR 1,2 SC 7-10 | Access to public amenities and facilities. | LCCC area office. | Ongoing | Increase in area of amenity space within the plan area Increased usage of River as a public amenity. Increased visitor numbers to cultural heritage sites. | Enforcement where necessary and modification of objectives if they are not judged strong enough. |

5.1 Conclusions: from the above it can be seen that the plan has been modified as a result of submissions received to take into account ecological and archaeological issues raised by the Department of Arts Heritage Culture and the Gaeltacht. In addition the potential of the newly launched National Landscape Strategy has been acknowledged. The monitoring component of the plan is likely to evolve over time, particularly when the IMMERSE template becomes available.

Volume III

Part 3

Habitats Directive

Article 6 Assessment of
The Draft Limerick City
Development Plan

Introduction

Minogue & Associates & Doherty Environmental have been appointed by Limerick City Council to undertake a Habitats Directive Assessment of the Limerick City draft City Development Plan (dCDP). This Habitats Directive Assessment (HDA) has been undertaken in conjunction with a Strategic Environmental Assessment (SEA) of the dCDP and should be read in combination with the dCDP and the associated Strategic Environmental Assessment.

The requirement to undertake HDA of all land use plans including draft development plans was confirmed by the Department of Environment, Heritage and Local Government (DEHLG) Circular Letter SEA 1/08 & NPWS 1/08. Previously plans in Ireland did not undergo HDA as it was considered sufficient for each individual project, irrespective of plans, to be subjected to HDA. This Circular was issued to all Local Authorities following a European Court of Justice ruling which required Ireland to include plans in the transposition of Articles 6(3) and (4) of the Habitats Directive. In other words it is no longer sufficient to rely on the HDA of all projects arising from a develop plan, instead the plan itself must be assessed for likely significant effects to N2K sites.

The purpose of this process is to assess the impacts of the dCDP, in combination with other relevant plans or projects, on the integrity of Natura 2000 sites.

Habitats Directive Assessment

The Habitats Directive Assessment is an assessment of the potential effects of a development plan or project on one or more Natura 2000 (N2K) sites. It is noted that a Habitats Directive Assessment is commonly referred to as an "Appropriate Assessment" (Dodd et al, 2007). However "Appropriate Assessment" forms only one stage of the HDA process (all stages making up the assessment process are outlined in detail below). The EU Habitats Directive provides the legislative framework for the protection of habitats and species throughout Europe through the establishment of a network of designated conservation areas known as the N2K network. The N2K network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) designated under the EU Birds Directive. SACs are designated in areas that support habitats listed on Annex I and/or species listed on Annex II of the Habitats Directive. SPAs are designated in areas that support: 1% or more of the all-Ireland population of bird species listed on Annex I of the EU Birds Directive; 1% or more of the population of a migratory species; and more than 20,000 waterfowl.

Articles 6(1) & (2) of the Habitats Directive set out provisions for the conservation management of N2K sites. Articles 6(3) and 6(4) of this Directive set out a series of procedural steps that test whether or not a plan or project is likely to affect an N2K site. Article 6(3) also establishes the requirement for a HDA:

"any plan or project not directly connected with or necessary to the management of the (Natura 2000) site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public".

Therefore, the objective of this HDA is to conclude whether or not the dCDP will adversely affect the integrity of an N2K site. Such a conclusion will be arrived at by assessing the implications of the dCDP for each N2K site's "qualifying interests" (i.e. those Annex I habitats, Annex II species, and Annex I bird species and populations for which the site has been designated).

The HDA is underpinned by the precautionary principle. Therefore, if the risk of adverse impacts to the conservation objectives of a N2K cannot be ruled out it is assumed that an adverse impact may exist. Where such uncertainties are identified during the assessment, measures will be proposed to avoid or mitigate the risk of adverse impacts occurring.

The HDA was undertaken with reference to the following guidance documents on Habitats Directive Assessments:

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009). DEHLG.
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC. European commission (2000). (To be referred to as MN 2000).
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats directive 92/43/EEC. European Commission (2001). (To be referred to as the APP Guidelines).
- Guidance on Article 6(4) of the Habitats Directive 92/43/EEC – Clarification of the Concepts of: Alternative Solutions, Imperative reasons of Overriding Public Interest, Compensatory Measures, Overall coherence, Opinion of the Commission. European Commission (2007).
- Appropriate Assessment of Plans. Scott Wilson, Levett-Therivel sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants (2006).
- Department of the Environment Heritage and Local Government (DEHGL) Circular letter SEA 1/08 & NPWS 1/08 dated 15 February, 2008.

Stages of the Habitats Directive Assessment

European Guidance¹ has outlined a staged process for the completion of a HDA.

- Stage 1 – Screening: This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the Natura 2000 site and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.
- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.
- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.
- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

It is anticipated that an emphasis on Stage 1 and 2 of this process will, through a series of iterations, ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation measures designed to avoid, reduce or abate potential impacts.

Should the results of a Stage 2 assessment show that the dCDP is likely to have significant effects on N2K sites, than a Stage 3 assessment of alternative solutions will be required. The results of a Stage 3 assessment are likely to result in more onerous changes to the dCDP. A Stage 4 assessment is likely to be justified only where agreement is obtained by both the Government and the European Commission that the implementation of the plan is of overriding public interest.

A flow chart illustrating the stages of the HDA process is presented in *Figure 1.2*.

The remainder of this document sets out the Methodology and Results of the Screening Assessment (i.e. Stage 1) of the dCDP. It is structured as follows:

- Chapter 2: Approach to the Habitats Directive Assessment Screening Process;
- Chapter 3: dCDP & NZK Baseline;
- Chapter 4: Screening of Policies for Likely significant Effects; and
- Chapter 5: Conclusions of the Screening Process.

Consultation

The National Parks and Wildlife Service (NPWS) who is the competent Authority for managing the conservation of habitats and species designated under the EU Habitats Directive, were contacted during the Screening Assessment process. This Habitats Directive Assessment Screening Report does not form the final step in the process. The consultation programme for the dCDP will provide an opportunity for statutory bodies, stakeholders and the general public to comment on the findings of this report.

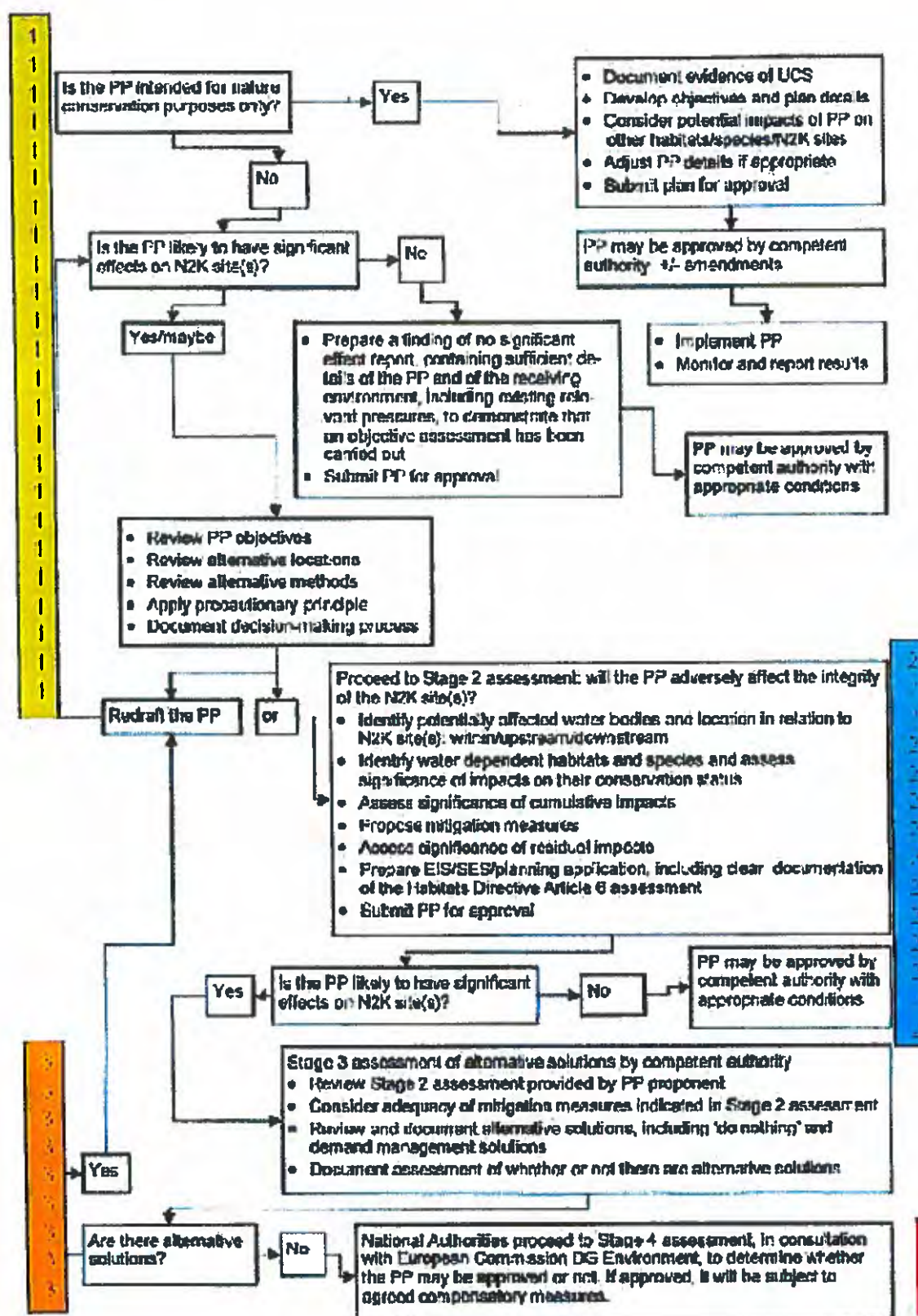
Revisions to the draft CDP

The revised CDP was put out on public display for a second period of weeks in July 2010. A number of submissions on the CDP were received, and again, further detail of these submissions can be found in the Managers Report prepared for this stage of consultation.

A number of recommendations were made for policies pertaining to natural heritage and these have been amended into the new Draft Plan. An example is Policy LBR .17 amended as follows:

LBT .17 It is the policy of Limerick City Council to facilitate the creation of the proposed walkways and natural wildlife and recreational amenities as set out in the 2009 Coonagh Recreational Framework Plan **in line with Article 6 of the Habitats Directive**

Figure 11: Flow Chart Illustrating the Stages of the HDA Process. (Taken from Mayes, 2008)



Screening Methodology

Introduction

The function of the Screening Assessment is to identify whether or not policies associated with the dCDP will have a likely significant effect on N2K sites. In this context “likely” means any effect that may be reasonably predicted and “significant” means not trivial or inconsequential but an effect that is potentially relevant to the site’s conservation objectives². Any effect which would compromise the functioning and viability of a site and interfere with achieving the conservation objectives of the site would constitute a significant effect.

The nature of the likely interactions between the dCDP and the integrity of N2K sites will depend upon the sensitivity of the site’s qualifying features to potential impacts associated with dCDP policies; the current conservation status of the site; and the likely changes that will result from the implementation of the dCDP, in combination with other plans and projects.

The APP Guidelines (2001) outline the stages involved in undertaking a Screening assessment of a plan or project that has the potential to have likely significant effects on N2K sites. The methodology adopted for the Screening assessment of this dCDP is informed by these guidelines and was undertaken in the following stages:

- Define the dCDP and determine whether it is necessary for the conservation management of the Natura 2000 sites;
- Identification of Natura 2000 sites occurring within the sphere of influence of the dCDP;
- Review the policies and objectives within the dCDP to determine which have the potential to affect N2K sites and determine whether the N2K sites are vulnerable to the effects; and
- Identification of other plans or projects that, in combination with the policies and proposals of the dCDP, have the potential to affect N2K sites;

This dCDP is a high level land use strategy and as a result can result in uncertainty of the potential effect of a policy due to the general and strategic nature of such policies. In certain circumstances, where information on the nature, scale or location of developments/objectives associated with policies is not defined, the Screening Assessment will not be able to result in the conclusion that likely significant effects will be avoided. In such circumstances it is recommended that a lower-tier HDA of these developments be undertaken when more detailed information is available. Any recommendations for lower-tier HDAs during the Screening Assessment are underpinned by the precautionary principle and will thus be required to show that adverse effects on integrity will be avoided. The dCDP specifically requires that any plans, strategies or projects to be implemented under the Development Plan will be subject to Habitats Directive Article 6 procedures.

² See English Nature’s Habitat Regulations Guidance Note No. 3, 1999.

The dCDP & Natura 2000 Baseline

The dCDP and Nature Conservation Management

The dCDP sets out an overall strategy for the proper planning and sustainable development of Limerick City. It is clear from this definition of the dCDP that it is not necessary for the management of any Natura 2000 site for nature conservation purposes. Therefore consideration was given to the dCDP and whether it was likely to have a significant effect and if so what the implications would be to the Conservation Objectives for any Natura 2000 site.

Identification of Natura 2000 Sites

In order to identify the Natura 2000 sites that could be significantly affected by the implementation of the dCDP an initial long-list of sites occurring within 15km of the dCDP area (to be referred to as the HDA area) has been compiled. The establishment of a 15km buffer area surrounding the dCDP area of remit is in line with recommended procedures for identifying sites, as outlined in Scott Wilson *et al.* (2006).

A total number of 11 SACs and 2 SPAs were identified within the HDA area (see *Figure 3.1*). *Table 3.1* provides a description of each of the N2K sites assessed as part of the screening process. This table provides information on the following elements:

- Qualifying interests;
- Site sensitivity/vulnerability;
- Current Conservation Status; and
- Threats.

The qualifying interests are the features for which the site has been designated as an N2K site under the Habitats Directive and Birds Directive.

Site sensitivity/vulnerability is based on the sensitivities of the qualifying interests for which the site is designated. For instance Askeaton Fen has been designated for the presence of alkaline fen, among other habitats. This habitat is groundwater dependent and is highly sensitive to hydrological changes and changes in nutrient or base status³.

Information regarding the current conservation status of and threats to SACs is sourced from Ireland's Article 17 Report to the European Commission "Status of EU Protected Habitats and Species in Ireland" (NPWS, 2008). However, this report assesses the conservation status and associated threats to Annex-listed habitats and species on a countrywide basis, and therefore, the status and threats to specific sites in the HDA area were not available at the time of writing. There is no similar information collated for SPAs.

At the time this assessment was undertaken, specific Conservation Management Plans were unavailable for all Natura 2000 sites occurring within the HDA area. For sites lacking a published Plan, a list of generic conservation management objectives (CMOs) have been provided by the NPWS. These are:

³Reference was made to the Habitats Directive Assessment of the Water Supply Project, Dublin Region when identifying sensitivities of the qualifying interests.

For SACs

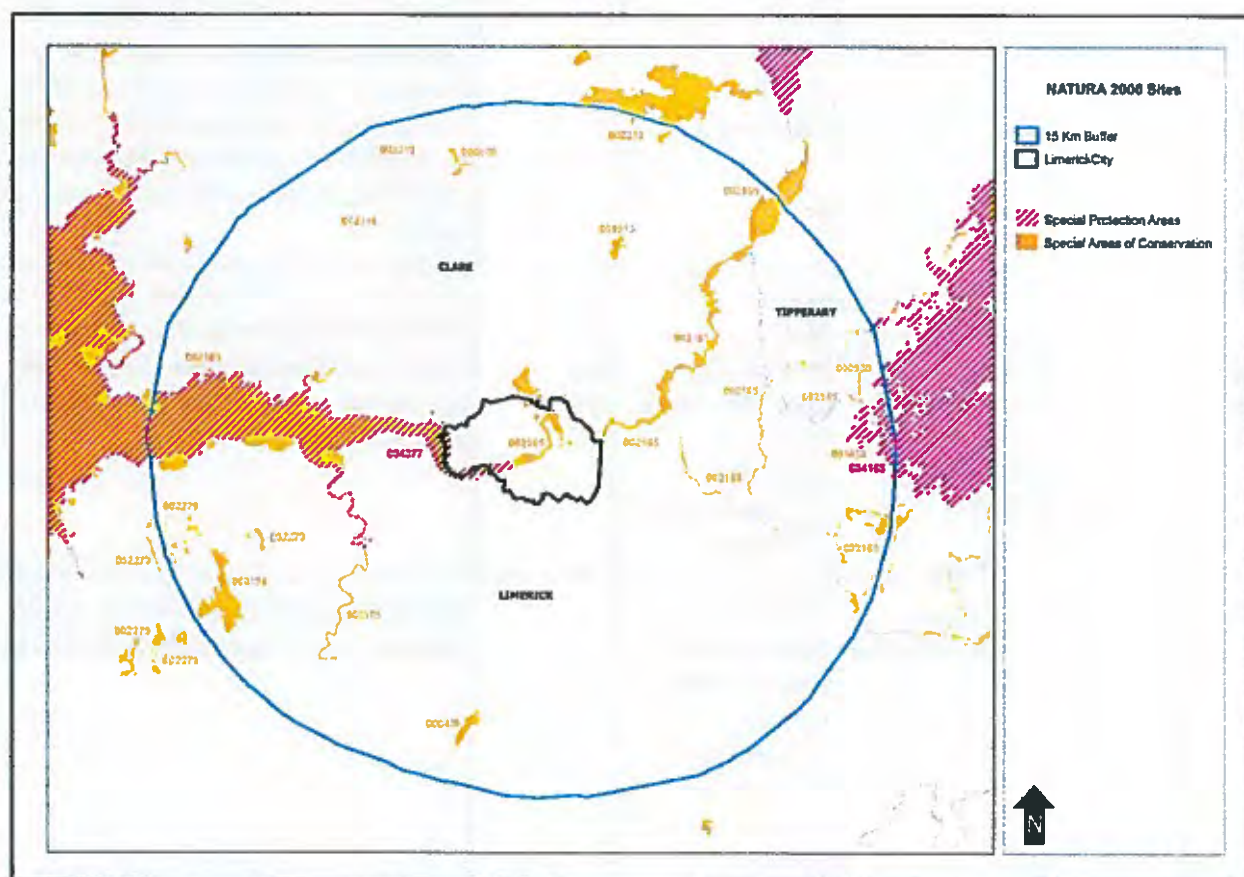
- To maintain the Annex I habitats for which the SAC has been selected at favourable conservation status;
- To maintain the Annex II species for which the SAC has been selected at favourable conservation status;
- To maintain the extent, species richness and biodiversity of the entire site; and
- To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

For SPAs

- To maintain the bird species of special conservation interest, for which the SPA has been designated, at favourable conservation status

Since the conservation management objectives for the Natura 2000 sites focus on maintaining the favourable conservation status of the qualifying features of each site, the Screening Assessment has concentrated on assessing the potential implications of the dCDP against the qualifying features of each site.

Figure 31: Location of N2K Sites occurring within the HDA Area



| N2K Site | Location | Qualifying Interests | Site Sensitivity | Conservation Status | Threats |
|---------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0030 – Danes Hole | Outside the dCDP boundary, approx. 12km to the north. | Caves not open to the public; | Human disturbance. Pollution. | Good | Threats to this habitat can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation. |
| | | Old sessile oak woods with Ilex and Blechnum in British Isles; | Changes in management. Changes in nutrient or base status. Introduction of alien species. | Bad | The introduction of alien species and sub-optimal grazing patterns are the main threats to this habitat. Other threats include general forestry management; increases in urbanisation and human habitation adjacent to oak woodlands; and the construction of communication networks through the woodland. |
| | | Lesser Horseshoe | Disturbance. Changes in Management. | Good | Loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites are the major threats to this species. |
| 0174 - Curraghchase Woods | Outside the dCDP boundary, approx. 12km to the south west. | Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)*; | Surface and groundwater dependent. Highly sensitive to hydrological changes. Changes in management. | Bad Bad Good | The area of this habitat has declined throughout Ireland. The main threats include inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber. |
| | | Taxus baccata woods of the British Isles* | Restricted distribution and limited suitable habitat. Inappropriate management; Invasion by alien species. | | Invasive alien species are a threat to many sites, although in several stands these are being removed. |
| | | Lesser Horseshoe Bat. | Disturbance. Changes in Management. | | Loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites are the major threats to this species. |

| N2K Site | Location | Qualifying Interests | Site Sensitivity | Conservation Status | Threats |
|------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0439 – Tory Hill | Outside the dCDP boundary, approx. 12km to the south. | Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco Brometalia</i>)(*important orchid sites); | Changes in management. Changes in nutrient or base status. Moderately sensitive to hydrological change | Bad | The main threats to this habitat include the abandonment of traditional agricultural practices and reclamation. |
| | | Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> ; | Groundwater dependent. Highly sensitive to hydrological changes. Changes in nutrient or base status. | Bad | Peat or turf cutting, arterial drainage, local drainage and agricultural reclamation, infilling of sites with building waste, dumping of household refuse, afforestation, water pollution and urban expansion. |
| | | Alkaline fens. | Groundwater dependant. Highly sensitive to hydrological changes. Changes in nutrient or base status | Bad | Alkaline fens have experienced a decline in quality in Ireland over the last century, but particularly so in the last half century. This has resulted from peat mining activities, land drainage and infilling. Fertiliser pollution and eutrophication are additional threats to this habitat. |

| | | | | | |
|-------------------|------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0930 – Clare Glen | Outside the dCDP boundary, approx. 12km to the east. | Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles; | Changes in management. Changes in nutrient or base status. Introduction of alien species. | Bad | The introduction of alien species and sub-optimal grazing patterns are the main threats to this habitat. Other threats include general forestry management; increases in urbanisation and human habitation adjacent to oak woodlands; and the construction of communication networks through the woodland. |
| | | Killarney Fern (<i>Trichomanes speciosum</i>). | Sensitive to hydrological change. Changes in management. | Good | Some of the main threats affecting this species include: collection of samples; woodland clearance; overgrazing; human disturbance; water pollution; air pollution; and climate change. |

| | | | | | |
|----------------------|-----------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1013 – Glenomra Wood | Outside the dCDP boundary, approx. 7km to the east. | Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles. | Changes in management. Changes in nutrient or base status. Introduction of alien species. | Bad | The introduction of alien species and sub-optimal grazing patterns are the main threats to this habitat. Other threats include general forestry management; increases in urbanisation and human habitation adjacent to oak woodlands; and the construction of communication networks through the woodland. |
|----------------------|-----------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| N2K Site | Location | Qualifying Interests | Site Sensitivity | Conservation Status | Threats |
|----------------------|------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1432 – Glenstal Wood | Outside the dCDP boundary, approx. 13km to the east. | Killarney Fern (<i>Trichomanes speciosum</i>) | Sensitive to hydrological change. Changes in management. | Good | Some of the main threats affecting this species include: collection of samples; woodland clearance; overgrazing; human disturbance; water pollution; air pollution; and climate change. |

| | | | | | |
|----------------------------|---------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2165 – Lower River Shannon | Within the dCDP boundary. | Estuaries; | Surface and marine water dependent. Moderately sensitive to hydrological change. Moderate sensitivity to pollution. Changes to salinity and tidal regime. Coastal development | Poor | The main threats to this habitat relate to impacts arising from aquaculture; fishing; coastal development and water pollution. |
| | | Mudflats and sandflats not covered by seawater at low tide; | Surface and marine water dependent. Moderately sensitive to hydrological change. Moderate sensitivity to pollution. Changes to salinity and tidal regime. Coastal development | Poor | The most serious threats to this habitat arise from aquaculture, fishing, bait digging, removal of fauna, reclamation of land, coastal protection works and invasive species, particularly cord-grass. In addition, there is some concern over the potential impact that hard coastal defence structures may have, in combination with sea-level rise, for the long-term extent of this habitat. |
| | | Coastal Lagoons; | Surface, ground and marine water dependent. Highly sensitive to hydrological changes. Highly sensitive to pollution. Changes in salinity and tidal regime | Bad | The most damaging activity is the deliberate drainage of the largest lagoons for agricultural reasons and smaller lagoons for safety reasons. Further loss of habitat has occurred as a result of natural silting-up. The quality of the habitat has been impacted by water pollution in the form of excessive nutrient enrichment mostly from agricultural sources, but also due to effluents arising from increased urbanisation and industrial activities. |

| N2K Site | Location | Qualifying Interests | Site Sensitivity | Conservation Status | Threats |
|-----------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2279 – Askeaton Fen Complex | Outside the dCDP boundary, approx. 10km to the south west. | Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> ; | Groundwater dependent. Highly sensitive to hydrological changes. Changes in nutrient or base status. | status. Bad | Peat or turf cutting, arterial drainage, local drainage and agricultural reclamation, infilling of sites with building waste, dumping of household refuse, afforestation, water pollution and urban expansion. |
| | | Alkaline fen | Groundwater dependent. Highly sensitive to hydrological changes. Changes in nutrient or base | Bad | Alkaline fens have experienced a decline in quality in Ireland over the last century, but particularly so in the last half century. This has resulted from peat mining activities, land drainage and infilling. Fertiliser pollution and eutrophication are additional threats to this habitat. |

| | | | | | |
|---------------------------|-------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2312 – Slieve Bernagh Bog | Outside the dCDP boundary, approx. 14km to the north. | Active Blanket Bog*; | Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management | Bad | Extensive areas of this habitat have been modified through reclamation, peat extraction, afforestation and erosion and landslides triggered by human activity. Current pressures include overstocking, peat extraction, drainage, burning and infrastructural development. |
| | | Northern Atlantic wet heath with <i>Erica tetralix</i> ; | Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management | Bad | Reclamation, afforestation and burning have resulted in extensive loss of wet heath. Overstocking has also degraded large areas of the habitat, especially in uplands of the wettest western regions, through overgrazing and trampling. This has depleted heather and other plant cover and allowed invasion by non-heath species, or exposure of peat to severe erosion. Although various schemes to initiate recovery of damaged habitat through more sustainable stocking rates have been in operation for a number of years, recovery has been slow. |
| | | European dry heath. | Moderately sensitive to hydrological change. Changes in management. Changes in nutrient status | Poor | Afforestation, over-burning, over-grazing, under-grazing and bracken invasion pose the main threats to this habitat. |

| N2K Site | Location | Qualifying Interests | Site Sensitivity | Conservation Status | Threats |
|-------------------------|------------------------------------------------------------|-------------------------------|---------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2316 – Ratty River Cave | Outside the dCDP boundary, approx. 11km to the north west. | Caves not open to the public; | Human disturbance. Pollution | Good | Threats to this habitat can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation. |
| | | Lesser Horseshoe. | Disturbance. Changes in Management. status. | Good | Loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites are the major threats to this species. |
| 2319 – Kilkishen House | Outside the dCDP boundary, approx. 14km to the north. | Lesser Horseshoe | Disturbance. Changes in Management. | Good | Loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites are the major threats to this species. |

| N2K Site | Location | Qualifying Interests | Site Sensitivity | Conservation Status | Threats |
|--------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 4077 – River Shannon and River Feargus Estuaries | Within the dCDP boundary. Caves not open to the public; | The site supports species/populations occurring at levels of international level of: Cormorant; Light-bellied Brent Goose; Shelduck; Wigeon; Teal; Ringed Plover; Golden Plover; Grey Plover; Lapwing; Knot; Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank; Greenshank; 20,000 wintering waterbird. Additional SCI include: Whooper Swan; Pintail; Shoveler; Scaup; Black-headed Gull; and Wetland & Waterbirds. | Loss of habitat or fragmentation Highly sensitive to hydrological change. Increased disturbance. | No information is currently available on the threats to the qualifying features of this site | No information is currently available on the threats to the qualifying features of this site |
| 4165 – Slieve Felim to Silvermines | Outside the dCDP boundary, approx. 12km to the east. | Hen Harrier | Loss of habitat or fragmentation, Highly sensitive to hydrological changes Increased disturbance | No information is currently available on the threats to the qualifying features of this site | No information is currently available on the threats to the qualifying features of this site |

Table 3.1 summarises the sensitivities of the qualifying interests of N2K sites. A list of broad impact categories based on the activities associated with the dCDP policies has been compiled to illustrate likely significant effects to the qualifying interests of N2K sites. Table 3.2 lists these broad impact categories and provides examples of specific impacts associated with each category and the activities associated with dCDP policies that have the potential to bring about such impacts.

Table 32: Broad Impact Categories

| Potential Impact | Example of activities responsible for impacts |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical loss (Primary Impacts) Habitat loss Habitat degradation Ex-situ habitat removal i.e. loss of roosting/foraging habitat | Development (e.g. road development and improvement; housing; infrastructure; recreation i.e. walkways/cycleways) Agricultural improvement |
| Physical damage (Primary & Secondary Impacts) Habitat degradation Erosion Trampling Alterations to natural ecological processes Sedimentation/silting Deterioration of water quality Habitat fragmentation Severance/barrier effects Edge effects | Recreation; Development; Increases in human densities; Flood defences; Vandalism; Changes in management practices (as a result of development, recreation, agricultural improvement etc.) |
| Non-physical disturbance (Primary & Secondary Impacts) Noise Vibration Lighting Human presence | Development; Recreation; Industrial activity; Vehicular traffic; Navigation; Artificial lighting. |
| Interference with hydrological processes (Primary & Secondary Impacts) Desiccation Abstraction Water level fluctuations Alterations to flow regime (erosion/deposition) | Water abstraction; Increased water/wastewater discharge; Flood defences; Alterations to natural river banks and floodplains. |
| Pollution (Secondary Impacts) Water pollution arising from increases in sedimentation, changes in nutrient status, inputs of toxic and non-toxic substances Air pollution Soil Pollution | Construction; Agricultural improvement; Agrochemical application and runoff; Sewage discharge; Road run-off; Accidental spillage; Vehicular traffic; Navigation. |
| Biological disturbance (Secondary Impacts) Direct mortality Introduction of alien species Disturbance and/or displacement of species | Development (e.g. road landscaping and domestic gardening with alien species); Changes in management practices Recreation; Navigation; Predation by domestic pets. |

Development

A range of development types are outlined within the dCDP and include proposals for the City Centre/Commercial Core and greenfield sites outside the City Centre. The majority of these developments will occur outwith of N2K sites. While such developments will have the potential to result in indirect, secondary effects to the qualifying interests of N2K sites the implementation of appropriate and accepted mitigation measures which are subject to regulatory controls as well as adherence to best practice construction guidelines will ensure that developments outwith of N2K sites do not affect the conservation status of qualifying interests and thus the integrity of these designated sites.

The dCDP contains a number of policies which include development within the boundaries of N2K sites. These proposals include recreational, road and other infrastructural developments. Such proposals have the potential to result in direct effects to N2K sites, as outlined in *Table 3.2*. These issues are expanded on in *Chapter 4*.

Recreational Pressure

The sensitivities of qualifying interests to impacts associated with recreational pressure have been outlined in *Tables 3.1* & *3.2*. The dCDP has the potential to influence this sensitivity by increasing visitor numbers and recreational activity within the Lower River Shannon cSAC and the River Shannon and River Fergus Estuaries. For instance the priority habitat alluvial woodland is associated with the riparian zone of the River Shannon where proposals for recreational walkway developments are outlined. Developments of this kind could result in changes to the hydrology of this habitat or changes to management practices which in turn could lead to the degradation of this habitat.

Similarly recreational activity such as walking, dog walking and cycling could lead to the disturbance of bird populations associated with the River Shannon and River Fergus Estuary SPA.

Increases in recreational pressure are also likely to arise in-combination with increases in housing and population density in areas close to N2K sites. For instance the zoning of residential land in Clonmacken to the north of the Lower River Shannon cSAC is likely to result in increased recreational activity along walkway developments adjacent to new housing estates in this area.

Water Abstraction & Wastewater Treatment

Policies within the dCDP aim to increase the population density within Limerick City. The dCDP has set population target of an increase of approximately six thousand people living within the City within the lifetime of the plan. Such an increase in population will increase the demand for water supply and wastewater treatment. Other Policies aimed at increasing economic activity and visitor numbers within the City will also result in additional pressures on the supply of water. Increases in water demand within the City will lead to a greater rate of water abstraction from the River Shannon, which is the source of the City's water supply. Increases in rates of abstraction from the Shannon will have the potential to alter the hydrological regime of the river which could result in adverse effects to the qualifying interests of the Lower River Shannon cSAC. This potential impact has already been assessed during the expansion of the Clareville Water Works and associated water abstraction rates from the River Shannon (MCOS, 2002). This assessment concluded that the rates of abstraction necessary to meet increased demands in the City and surrounding environs (i.e. Limerick County and Clare County) in the medium to long-term can be achieved without any adverse impact on the environment of the River Shannon at or downstream of the Clareville Water Treatment Plant.

Similarly increases in population, economic activity and visitor numbers will lead to an increase in wastewater generation throughout the City which in turn will lead to increases in wastewater discharges to the Lower River Shannon cSAC and the River Shannon and River Fergus Estuary SPA. Increases in wastewater discharges will have the potential to result in a decrease in water quality and adverse effects to qualifying interests sensitive to such effects.

Air Quality

Increases in traffic levels may result from a combination of policies aimed at increasing population density and economic activity within the City. Increases in vehicular traffic levels in close proximity to an N2K site can lead to increases in nitrogen deposition and acidification. Such increases will have the potential to alter the vegetation structure of qualifying habitats associated with N2K sites.

In Combination Effects

The dCDP refers to a number of plans and proposals within the Limerick City area which are being progressed by other (lower or higher tier) planning bodies e.g. MWASP and Regeneration Masterplans etc. These plans and proposals may interact with the policies being brought forward by the dCDP. Habitats Directive Assessments of these schemes will be undertaken by the relevant authorities to ensure that they comply with the requirements of Article 6(3) & (4) of the Habitats Directive. These schemes will also need to be considered in-combination with the HDA of the dCDP. Also, where lower-tier HDAs are recommended for proposals supported by the dCDP these lower-tier HDAs will have to assess the effects of the proposals in-combination with any other proposal where a cumulative effect is considered likely.

From a review of the sensitivities of the N2K sites occurring within the HDA area and the risks posed by the policies associated with the dCDP it is considered that any other plan or project which leads to:

- Development within or adjacent to the River Shannon;
- Increases in water abstraction from the River Shannon;
- Increases in visitor numbers and recreation pressure along the River Shannon; and
- Increases in emission deposition within or adjacent to the dCDP,
- will have the potential to result in in-combination effects with the policies of the dCDP.

The principal plans or proposals that are likely to result in combined effects with the dCDP are the CDPs for the Local Authorities surrounding Limerick City. These local authorities include Limerick County Council and Clare County Council.

Review of Limerick County Council CDP

The principal in-combination effects resulting from the Limerick County Development Plan are:

- In-combination Effects resulting from Recreational Pressure
- The Limerick County CDP contains policies to increase access to the River Shannon and associated watercourses and promote the use of the river for recreation and leisure activity. Increases visitor access along the River Shannon in areas downstream of Limerick City Council will have the potential to combine with increased visitor numbers within the City to result in more widespread disturbance to the qualifying interests of the Lower River Shannon cSAC.

Review of the Clare County Development Plan

Following a review of the Clare CDP no effects resulting from this CDP are considered likely to combine with the Limerick dDP to result in cumulative impacts to N2K sites.

Screening of Policies for Likely Significant Effects

Introduction

The Limerick City dCDP sets out an overall strategy for the proper planning and sustainable development of the City for the period 2010 to 2016. The overall goals of the dCDP are:

To promote and provide for the sustainable development of Limerick City enabling it to fulfill its role as a National Gateway City.

To promote social inclusion and to facilitate equality of access to employment, education, transport, suitable housing, social and cultural activities, whether by direct provision (e.g. social housing) or by facilitating others to provide the service (e.g. education).

To provide for a high quality natural and built environment and improved quality of life for those living and working in Limerick City and also for those visiting the City.

In order to achieve these goals the dCDP sets out a list of policies which will drive the future planning and development of the City towards these goals. Many, but not all of the policies set out within the dCDP are related to land use. The implementation of these policies will result in a variety of developments within the City, including houses, transport and mixed used development. These developments will in turn necessitate enhancement and expansion of water abstraction, sewerage and energy infrastructure as well as recreational facilities and open space. It is these policies that have the potential to result in likely significant effects to N2K sites.

However, other policies are also outlined within the dCDP. These policies are not land based but are policies that aim to control climate change, promote economic activity, improve quality of life and protect and conserve the natural environment. Some of these policies are deemed to interact with policies that have the potential to result in significant adverse effects by mitigating and/or avoiding such effects. In general these policies are included within the dCDP to ensure that adverse impacts to the natural environment arising from the dCDP are avoided.

Identifying Likely Significant Effects

The identification of likely significant effects associated with the policies of the dCDP has been undertaken by adopting an iterative approach based on:

- 1 A Preliminary Screening Assessment of the potential of each policy, alone or in combination with other policies, to result in likely significant effects. The N2K sites likely to be effected by these policies were also identified during this assessment.
- 2 A Focused Screening Assessment of those policies identified as having the potential to result in likely significant effects to N2K sites against the "mitigatory" policies outlined within the dCDP. During the focused screening assessment where it was considered appropriate policies have been reworded to provide more definitive assurance that policies associated with the dCDP do not result in likely significant effects. Also, where deemed necessary, suggested rewording of mitigatory policies are proposed in order to reinforce the mitigatory element of the policy and/or avoid potential impacts to N2K sites by reinforcing the need to implement Habitats Directive Article 6 procedures. *Table 4.1* outlines the suggested rewording of mitigatory policies;

The potential impacts associated with the dCDP policies, as listed in *Table 3.2*, can be divided into direct (primary) and indirect (secondary) impacts. Direct impacts are impacts which occur in the immediate vicinity of a development and

are directly related to the development. Indirect impacts are impacts caused by the interaction of effects or off-site developments.

Direct impacts can result from policies proposing developments within N2K sites.

The potential for indirect impacts to have a likely significant effect on N2K sites will depend on whether there are linkages between impact sources (i.e. the policy and its associated proposal outwith of an N2K site) and the N2K sites. For the purposes of the Screening Assessment the linkages or pathways between impact sources and N2K sites will include:

- Physical proximity;
- Hydrological linkages;
- Aerial linkage; and
- Mobile species linkages.

Where linkages between policies and N2K sites do not arise then it is concluded that these policies will not result in likely significant effects.

4-2: Mitigatory Policies contained within the dCDP and suggested rewording where applicable

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TR.3 Promote facilities and co-operate with other agencies in developing a high quality public transport system. | N/A | |
| TR.9 Promote cycling and walking as important modes of transport within the City and to minimise the conflict between pedestrians and other modes of transport. | N/A | <p>TR. 9 It is the policy of Limerick City Council to prioritize the provision of safe facilities for Pedestrians and Cyclists throughout the City.</p> <p>Specific Objective of TR. 9</p> <p>To facilitate the extension, improvement, and development of the riverside walkways and footpaths along the Shannon River and its tributaries while ensuring the conservation value of the designated River areas are maintained.</p> |

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TR.25 Promote and encourage the supply of facilities for the supply of energy to vehicles from proven alternatives to fossil fuels. In this respect this may involve the provision of on street charging points for electric vehicles or facilities for the discharge of Bio-Fuels. | N/A | |
| ACT.34 Through land use zoning, policies and objectives, to protect and enhance the Tourism and Cultural amenities of the City including the conservation, protection and enhancement of Limerick City's natural, built and cultural heritage. Limerick City Council will seek to protect the natural and built environment which forms the basis of the City's attractiveness for tourists. | N/A | |
| BHA.1 Implement a 'Limerick City Heritage Plan' addressing the Natural, Built and Cultural Heritage within the City during the lifetime of the City Development Plan | N/A | BHA. 1 As part of this policy the dCDP will seek to incorporate the objective of the Habitats Directive Article 6 into the Limerick City Heritage Plan. |
| LBR.1 Ensure that Limerick's landscape, biodiversity and recreational facilities are preserved and enhanced, and that the overall combined potential and value of the network of open spaces and related assets within the City is recognized, retained and enhanced. | N/A | |

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>LBR.8 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 arising from any proposed development or land use activity are avoided, remedied or mitigated</p> | <p>Apply the precautionary principle in relation to proposed development in environmentally sensitive areas to ensure all potential adverse impacts on any Natura 2000 sites or Natural Heritage Areas arising from any proposed development or land use activity are avoided, remedied or mitigated so that the conservation status of these designated sites are maintained.</p> | <p>Apply the precautionary principle in relation to proposed development in environmentally sensitive areas to ensure all potential adverse impacts on any Natura 2000 sites or Natural Heritage Areas arising from any proposed development or land use activity are avoided, remedied or mitigated.</p> <p>LBR. 8 contains the following objective:</p> <p>It is an objective to maintain the conservation value of the River Shannon and Shannon Estuary European sites (Special Areas of Conservation, Special Protection Areas, or lands notified for inclusion in such sites), during the lifetime of this plan, and to ensure that an appropriate assessment is carried out where a development project is likely to have a significant effect on one or more of these sites. Development projects and local development plans (either individually or in combination with other plans or projects) will only be approved or adopted where they comply with Article 6 procedure of the Habitats Directive. Where plans or strategies, yet to be completed, will be implemented, facilitated or supported under this City Development plan, then they will also be subject to the Habitats Directive Article 6 procedure.</p> |

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
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| LBR.9 Ensure that proposals along the River Shannon and other waterways within Limerick City will achieve an appropriate balance of uses commensurate with the sensitivity of the natural environment. | Ensure that proposals along the River Shannon and other waterways associated with the River Shannon catchment within Limerick City will avoid resulting in adverse impacts to sensitive natural receptors associated with the River Shannon. | LBR. 9 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. |
| EM.1 Avoid or reduce, where relevant, the negative environmental impacts of development in the City. | N/A | |
| EM.3 Continue to improve systems of monitoring and surveying water quality in the Shannon River and other City Streams in conjunction with Limerick County Council. | N/A | |
| EM.10 Require Applicant/Developer at the planning stage to address the issue of waste management for both the construction phase of the development and the operational phases. | N/A | |
| EM.14 Adopt and implement the policy framework as set out in the Climate Change Strategy within the lifetime of this Development Plan. | N/A | |

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
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| EM.15 Encourage the use of energy saving measures and sustainable/renewable energy technologies in new developments where appropriate. Limerick City Council will promote and encourage the development of 'low energy buildings' as standard throughout the City. | N/A | |
| EM.16 Encourage energy efficiency through the design of buildings, layout and orientation on site. | N/A | |
| EM.18 Seek to improve the energy efficiency of its existing building stock. | N/A | |
| EM.19 Prepare a sustainability checklist outlining best practice in achieving energy efficiency and sustainability in design and construction during the lifetime of the Development Plan and to incorporate these into the development management system. | N/A | |
| EM.20 Pursue initiatives which promote innovation in the fields of energy conservation and renewable energy resources and research. | N/A | |
| EM.21 Continue monitoring air quality and air quality trends and expand the effectiveness and extent of monitoring arrangements in accordance with EU policy directives on air quality and promote and develop the use of environmentally friendly fuels (such as bio fuels) in City Council vehicles and machinery. | N/A | |

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
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| EM.22 Require all major developments to be designed and operated in a manner that will minimise and contain noise levels. | N/A | |
| EM.23 Adopt a Noise Action Plan. | N/A | |
| EM.24 Require that the design of external lighting/flood lighting (commercial and sports related) minimises the incidence of light spillage or pollution in to the surrounding environment and has due regard to the residential amenity of surrounding areas and road traffic safety. | N/A | |
| WS.4 Encourage development proposals which serve to reduce the overall demand for water in the City thereby removing an unnecessary strain on the City's infrastructure and environment as a whole. | N/A | |
| WS.6 Provide a high quality Surface Water Collection and Disposal System | N/A | |
| WS.7 Ensure that all new developments incorporate sustainable urban drainage systems at the application stage. Objective ZO.6 (B) Preservation Zones To preserve and enhance the special natural and/or visual character of the preservation zones. There will be a presumption against development within these zones, with development only open for consideration where it achieves the specific policy objectives set out in Chapter 11 Landscape, Biodiversity & Recreation. | N/A | Objective ZO.6 (B) Environmental Preservation Zones To preserve and enhance the special natural and/or visual character of the preservation zones. There will be a presumption against development within these zones, with development only open for consideration where it achieves the specific policy objectives set out in Chapter 11 Landscape, Biodiversity & Recreation. |

| Mitigatory Policies | Suggested Re-Wording of Mitigatory Policies | RE-Wording Adopted for Draft CDP |
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| EM.22 Require all major developments to be designed and operated in a manner that will minimise and contain noise levels. | N/A | |

Screening Assessment Results

The findings of the screening assessment have resulted in the following conclusions regarding the likely significant effects of policies within the dCDP:

- Policies have been screened out as they are not likely to result in significant effects;
- Policies, whose likely significant effects cannot be assessed at this stage due to a lack of detail within the dCDP or the generality of the policy's function. For these policies it is recommended that, should a link between the policy and an N2K site be established, a HDA of any proposal arising from the dCDP policy should be undertaken to ensure no adverse effect to N2K sites before the proposal is permitted to proceed.
- Policies where, despite the application of mitigatory policies within the dCDP, it still cannot be concluded that they will not result in likely significant effects to N2K sites. These policies have been changed to ensure that their implementation will not result in likely significant effects to N2K sites.

Results of Preliminary Screening Assessment

Appendix 1 provides the results of the preliminary screening assessment. Of the 231 no. policies contained within the dCDP 30 were considered to have the potential to result in likely significant effects while a further 27 policies cannot be assessed at this time due to a lack of detail within the dCDP and a recommendation for a lower-tier (plan specific) HDA is outlined. The 30 policies that had the potential to result in likely significant effects have undergone a Focused Screening Assessment (Section 4.3.2) and changes have been made to these policies within an updated draft of the CDP.

Based on the results of the preliminary screening assessment of the 11 N2K sites that are located within the HDA area only two are considered to be at risk of likely significant effects from the implementation of the dCDP. These sites include the Lower River Shannon cSAC and the River Shannon and River Fergus SPA. All other N2K sites occurring within the HDA area are located at remote distances from the dCDP area (see Table 3.2 for distances) and are not likely to be impacted by indirect (secondary) effects due to an absence of impact pathways.

Results of the Focused Screening Assessment

The results of the focused screening assessment of the original dCDP showed that the mitigatory policies contained within that draft of the CDP were sufficient to ensure that the likely significant effects from 22 of the 32 policies brought forward to this stage of the screening assessment are avoided (see Table 4.2). The principal mitigatory policies provided within the dCDP are:

- LBR.1:** Ensure that Limerick's landscape, biodiversity and recreational facilities are preserved and enhanced, and that the overall combined potential and value of the network of open spaces and related assets within the City is recognized, retained and enhanced.
- LBR.8:** Apply the precautionary principle in relation to proposed development in environmentally sensitive areas to ensure all potential adverse impacts on any Natura 2000 sites or Natural Heritage Areas arising from any proposed development or land use activity are avoided, remedied or mitigated.

The following objective of LBR. 8 is a key mitigatory measures of the dCDP that will ensure no adverse effects to N2K sites:

It is an objective to maintain the conservation value of the River Shannon and Shannon Estuary European sites (Special Areas of Conservation, Special Protection Areas, or lands notified for inclusion in such sites), during the lifetime of this plan, and to ensure that an appropriate assessment is carried out where a development project is likely to have a significant effect on one or more of these sites. Development projects and local development plans (either individually or in combination with other plans or projects) will only be approved or adopted where they comply with Article 6 procedure of the Habitats Directive. Where plans or strategies, yet to be completed, will be implemented, facilitated or supported under this City Development plan, then they will also be subject to the Habitats Directive Article 6 procedure.

LBR.9: Ensure that proposals along the River Shannon and other waterways within Limerick City will achieve an appropriate balance of uses commensurate with the sensitivity of the natural environment.

EM.1: Avoid or reduce, where relevant, the negative environmental impacts of development in the City.

Table 4.2 makes reference to a range of regulatory and best practice mitigation measures that are considered fundamental to achieving the aims of these principal mitigatory policies. The measures listed are adopted as standard practice during land use developments to ensure that adverse affects to the natural environment are avoided. These measures are considered to be sufficient to ensure that 22 of the 32 no. policies brought forward to this stage of the screening will not result in likely significant effects.

Table 4.2 below provides details of the results of the Focus Screening Assessment and also details changes made to the originally drafted policies that were considered to have the potential to result in likely significant effect. These changes to the policies seek to ensure that no adverse effects to N2K sites will result from the inclusion of these policies within the final CDP.

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| EDS.2 Facilitate the redevelopment of sites identified in the City Centre Strategy | Pollution | Lower River Shannon | cSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of sites identified for redevelopment will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| EDS.3 Develop Limerick docklands as a Strategic Employment Location | Pollution | Lower River Shannon | cSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of sites identified for development within the Docklands will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| EDS.6 Mobilise the potential for brownfield sites | Pollution | Lower River Shannon | cSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the development of brownfield sites will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| EDS.8 Maintain an up-to-date Derelict Sites register and remove any derelict site | Pollution | Lower River Shannon | CSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the demolition of brownfield sites will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| EDS.10 Facilitate the development of retail offices in the City Centre and neighbourhoods | Pollution | Lower River Shannon | CSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the development of retail offices in the City Centre and neighbourhoods will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| EDS.11 Support the development of the City Centre as the primary location for higher order general office development in the City and Region. | Pollution | Lower River Shannon | CSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction and operation guidelines will ensure that pollutant arising from office developments in the City Centre will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| EDS.15 Provide sufficient areas for light industry in order to maintain an adequate supply of light industrial space and employment | Pollution | Biological disturbance Lower River Shannon cSAC; River Shannon and River Fergus Estuaries SPA | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. Noise and lighting associated with light industrial activities will have the potential to cause non-physical/biological disturbance to the qualifying interests of this site. The implementation of Mitigatory Policies EM. 22 and EM. 24 will ensure that measures are implemented to avoid adverse effects to this N2K site. The implementation of standard regulatory and best practice construction and operation guidelines will ensure that pollutants arising from light industrial developments in areas immediately adjacent to the Lower River Shannon cSAC will be contained and prevented from causing likely significant effects to this N2K site. | Measures associated with the implementation of Mitigatory Policies EM. 22 and EM. 24 will include standard best practice noise and light mitigation measures. The only qualifying interest associated with this N2K site that is likely to be disturbed by noise and/or lighting is otters. Due to the general nocturnal behavior of otters and their tolerance for a range of noise levels it is considered unlikely that noise and light pollution (which will be lower "out of hours" when otters are more likely to be active) will result in a likely significant effect to this species. These measures will ensure that noise and light levels will not exceed the level of tolerance of sensitive receptors (if any) associated with the site. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| TR.2 Promote and deliver a sustainable and integrated transportation and land use management system for Limerick City. Limerick City Council will complete and implement the recommendation of the Mid-West Area Strategic Plan (MWASP). | Pollution | Lower River Shannon | CSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon CSAC. These measures will include standard regulatory and best practice road construction/improvement guidelines. | The implementation of standard regulatory and best practice construction and operation guidelines will ensure that pollutant arising from office developments in the City Centre will be contained and prevented from causing likely significant effects to the Lower River Shannon CSAC. | |
| TR.5 Maintain and enhance the planning, design and maintenance of the transportation and roads infrastructure in the City to ensure improved safety, promote economic growth, social inclusion and amenity for all road users. | Physical Loss; Physical damage; Interference with hydrological processes; Pollution; Biological disturbance. | Lower River Shannon | CSAC ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 | These mitigatory policies refer to the avoidance of LSEs associated with maintaining the existing road infrastructure which is only one of several measures associated with Policy TR. 5. For a treatment of the impacts associated with road maintenance see Policy TR. 2 above. Potential physical loss and damage to N2K sites associated with this Policy refers specifically to two road developments outlined within the dCDP: the Coonagh Relief Road; and the regeneration relief road. A lower-tier HDA has been undertaken for the Coonagh Relief road and concluded that no likely significant effects to the Lower River Shannon CSAC would arise as a result of this proposal. The regeneration relief road will link Moyross to Corbally and | | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| H.2 Ensure that sufficient land is zoned to meet the housing requirements of the City over the lifetime of the Plan. | Physical Damage; Non-physical disturbance; Pollution; Biological disturbance | Lower River Shannon CSAC; River Shannon and River Fergus Estuary SPA. | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Examples of non-physical disturbance associated with this policy include human presence, noise and lighting. Mitigatory Policies LBR. 1, LBR. 8., LBR.9, EM. 1, EM. 22 and EM. 24 will ensure that measures are implemented to avoid LSEs arising from noise and lighting impacts to the Lower River Shannon CSAC and the River Shannon and River Fergus SPA. With regard to disturbance of the qualifying interests of these N2K sites from human activity Policy H5, LBR. 12, LBR. 14, LBR. 16 and LBR. 17 will combine with this Policy (H. 2) with the likely result of increasing visitor numbers to | As it cannot be concluded at this stage that this policy will not result in LSEs it is recommended that the LSEs of this proposal are assessed in more detail through a Stage 2 - Appropriate Assessment. | The implementation of LBR. 8 and associated objectives will ensure that any lands zoned to meet housing requirements and any associated housing developments will only proceed once it have been established that such zoning and/or developments will not results in likely significant effects to N2K sites, alone or in-combination with other plans or projects. |
| | | | | include two bridge crossings of the River Shannon. This scheme has the potential to impact the qualifying interests of the Lower River Shannon cSAC through physical loss of habitat; physical damage to habitats; interference with hydrological processes; pollution and biological disturbance. No details on the nature of this scheme are currently available and therefore it is recommended that a lower-tier HDA of this proposal is undertaken once a detailed design of the scheme is available. See Policy TR. 2 above. | | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| H.5 Promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre. | Physical damage; Non-physical disturbance; Pollution; Interference with Hydrological processes; Biological disturbance. | Lower River Shannon cSAC; River Shannon and River Fergus Estuary SPA | ACT. 34 LBR. 8 LBR. 9 EM. 1 EM. 22 EM. 24 WT | these N2K sites. Human activity within these N2K sites, resulting from an increase in population density adjacent to the N2K sites and improved access to the site through the development of walking paths will have the potential to result in physical damage; non-physical disturbance; and biological disturbance. Without detailed assessment it cannot be concluded that this Policy (H. 2) in combination with Policies H. 5 and LBR. 17 will not have LSEs through the implementation of the mitigatory policies listed above. | See Policy H. 2 above. | The implementation of LBR. 8 and associated objectives will ensure that any increases in housing density will only proceed once it have been established that such zoning and/or developments will not result in likely significant effects to N2K sites, alone or in-combination with other plans or projects. |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| ACT.8 Require Arts and Culture Infrastructure to be integrated into large scale re/development of key sites in the City Centre area which include lands in the Georgian Quarter, the Medieval Quarter, the Riverside Area, in or near John's Square, the Railway Area and the Docklands. | Pollution | Lower River Shannon cSAC | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that any pollutants arising from the integration of arts and culture infrastructure will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| <p>LBR.12</p> <p>To protect existing green areas and public open spaces, which provide for the passive and active recreational needs of the population;</p> <p>Protect and enhance recreational areas including sports grounds and facilities;</p> <p>Improve the quality and range of uses provided within parks and public open spaces including sports facilities and encourage their greater use and enjoyment;</p> <p>Manage and maintain parks to the highest standards;</p> <p>Provide new parks and green spaces with proper facilities, which are designed to a high standard;</p> <p>Develop and improve linkages between parks and public open spaces such as public walkways/cycleways</p> | <p>Non-physical disturbance;</p> <p>Biological disturbance.</p> | <p>Lower River Shannon</p> <p>cSAC</p> | | <p>See Policy H. 2 above</p> | <p>See Policy H. 2 above</p> | <p>The measures contained within the policies and objectives of LBR. 8 and LBR. 9 will ensure that the provision of additional recreational space, walkways and cycleways will only will only proceed once it have been established that such developments will not results in likely significant effects to N2K sites, alone or in combination with other plans or projects.</p> |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| LBR.13 Improve the provision of local parks and play spaces and extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other | Non-physical disturbance; Biological disturbance. | Lower River Shannon cSAC | | See Policy H. 2 above | See Policy H. 2 above | The measures contained within the policies and objectives of LBR. 8 and LBR. 9 will ensure that the provision of additional recreational space, walkways and cycleways will only proceed once it has been established that such developments will not result in likely significant effects to N2K sites, alone or in combination with other plans or projects. |
| LBR.14 Protect, retain, improve and provide for areas of public open space for recreation and amenity purposes. | Non-physical disturbance; Biological disturbance. | Lower River Shannon cSAC | | See Policy H. 2 above | See Policy H. 2 above | The measures contained within the policies and objectives of LBR. 8 and LBR. 9 will ensure that the provision of additional open space for recreational and amenity purposes will only proceed once it has been established that such developments will not result in likely significant effects to N2K sites, alone or in combination with other plans or projects. |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| LBR.16 Develop a network of high quality amenity walkway routes, particularly along waterways, linking existing parks and public open spaces and providing to strategic creation of new public open spaces. | Non-physical disturbance; Biological disturbance | Lower River Shannon cSAC; River Shannon and River Fergus Estuary SPA. | | See Policy H. 2 above | See Policy H. 2 above | The measures contained within the policies and objectives of LBR. 8 and LBR. 9 will ensure that the development of a network of high quality amenity walkways will only proceed once it have been established that such developments will not result in likely significant effects to N2K sites, alone or in-combination with other plans or projects. |
| LBR.17 Facilitate the creation of the proposed walkways and natural wildlife and recreational amenities as set out in the 2009 Coonagh Recreational Framework Plan. | Non-physical disturbance; Biological disturbance | Lower River Shannon cSAC; River Shannon and River Fergus Estuary SPA. | | See Policy H. 2 above | See Policy H. 2 above | The measures contained within the policies and objectives of LBR. 8 and LBR. 9 will ensure that the creation of walkways and natural wildlife and recreational areas as set out in the Coonagh Recreation Framework Plan will only proceed once it have been established that such developments will not result in likely significant effects to N2K sites, alone or in-combination with other plans or projects. |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| WS.1 Make continuously available a high quality drinking water source to meet local demands and to achieve an economical sustainable level of water production and supply through; <ul style="list-style-type: none"> o Water Production o Water Quality o Expansion & Improvements of the Water Distribution System: o Reducing Water Supply Demand through Water Conservation | Physical damage; Non-physical disturbance; Interference with hydrological processes; Pollution; biological disturbance. | Lower River Shannon CSAC; River Shannon and River Fergus SPA | | The expansion and improvement of the water distribution system will have the potential to result in the impacts listed in Column 2. dCDP Map 7 outlines key objectives associated with the expansion of the water supply system within the City. These objectives include the development of water mains crossing the River Shannon and the installation of additional infrastructure within the habitats occurring within the boundary of N2K sites. No details on the nature of this expansion scheme are currently available and therefore it is recommended that a lower-tier HDA of this proposal is undertaken once a detailed design of the scheme is available. | | |

| Policy Likely to have Significant effect | Potential Impact to NZK Sites | NZK Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| WS.3 Maintain the existing distribution system and in addition remedy any deficiencies in water pressure by the laying of additional mains, by the reinforcement of the redistribution system and by the extension of the ring main system | Physical damage; Non-physical disturbance; Interference with hydrological processes; Pollution; biological disturbance. | Lower River Shannon CSAC | | See Policy WS.1 above | See Policy WS.1 above | |
| WS.5 Provide a high quality sanitary wastewater collection and treatment system to meet the demands of the City's residents. | Physical damage; Non-physical disturbance; Interference with hydrological processes; Pollution; biological disturbance. | Lower River Shannon CSAC; River Shannon and River Fergus Estuary SPA. | | dCDP Map 7 outlines objectives for the expansion of the wastewater collection system within the City. The expansion of this system, particularly in the Coonagh area will have the potential to result in the impacts outlined. However, as no details on the nature of this expansion scheme are currently available it is recommended that a lower-tier HDA of this proposal is undertaken once a detailed design of the scheme is available. A further issue with this policy is the increase in wastewater generation as a result on an increase in population and economic activity. Increases in wastewater and wastewater discharge will have the potential to result in pollution and biological disturbance in the River Shannon. At the current level of | | As it cannot be concluded at this stage that this policy will not result in LSEs it cannot be demonstrated how LSEs will be avoided. It is recommended that the LSEs of this proposal are assessed in more detail through a Stage 2 - Appropriate Assessment. |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| WS.6 Provide a high quality Surface Water Collection and Disposal System | Interference with hydrological processes; Pollution; biological disturbance. | Lower River Shannon CSAC; River Shannon and River Fergus Estuary SPA. | LBR. 1 LBR. 8 LBR. 9 EM. 1 WS. 7 | assessment it cannot be concluded that increases in wastewater generation will not result in such impacts which have the potential to adversely affect the qualifying interests of the N2K sites listed. | The implementation of mitigatory policies will ensure that any adverse impacts arising from surface runoff associated with new developments will be contained and prevented from causing likely significant effects to the Lower River Shannon CSAC. | |
| | | | | This policy includes a number of objectives which have the potential to result in likely significant effects. Increased land development will have the potential to lead to increases in surface water drainage that cannot be adequately catered for by the City's surface water discharge system. Surface water drainage has the potential to adversely effect the water quality of the River Shannon. Other measures that have the potential to adversely effect the River Shannon include the maintenance and improvement of watercourses where necessary to control flooding. The mitigatory policies LBR 1; LBR 8; LBR 9; and EM 1 will combine to ensure that new developments and associated surface water runoff does not lead to adverse effect to the water quality of the River Shannon. Also Policy WS 7 and the specific objectives associated with this policy will further ensure that surface runoff resulting from new developments does not lead to adverse impact to water quality | | |

| Policy Likely to have Significant effect | Potential Impact to NZK Sites | NZK Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| CC.1 Provide for a new dynamic living area in the heart of the City Centre which accommodates additional leisure, cultural facilities and shopping in the area of special planning control. | Pollution | Lower River Shannon cSAC | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of additional facilities within the City Centre will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| CC.2 Provide for the protection, upgrading and expansion of higher order retailing, in particular comparison retailing, and a range of other supporting uses in the City Centre retail area. | Pollution | Lower River Shannon cSAC | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of higher order retailing within the City Centre will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| CC.1 Provide for a new dynamic living area in the heart of the City Centre which accommodates additional leisure, cultural facilities and shopping in the area of special planning control. | Pollution | Lower River Shannon cSAC | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 LBR. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of additional facilities within the City Centre will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| CC.2 Provide for the protection, upgrading and expansion of higher order retailing, in particular comparison retailing, and a range of other supporting uses in the City Centre retail area. | Pollution | Lower River Shannon cSAC | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of higher order retailing within the City Centre will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| ZO.1(B) Support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area, (apart from comparison retail uses). | Pollution | Lower River Shannon cSAC | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. | The implementation of standard regulatory and best practice construction guidelines will ensure that pollutant arising from the construction and operation of facilities for a variety of uses in the commercial core will be contained and prevented from causing likely significant effects to the Lower River Shannon cSAC. | |
| ZO.4 Provide for industrial and related uses. | Non-physical disturbance; Pollution; Biological disturbance | Lower River Shannon cSAC; River Shannon and River Fergus SPA | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | See Policy 4(A) below. | See Policy 4(A) below. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
|------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| ZO 4(A) Provide for light industry. | Non-physical disturbance; Pollution; Biological disturbance | Lower River Shannon cSAC; River Shannon and River Fergus SPA | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 EM. 10 EM. 22 EM. 24 WS. 4 | Pollution impacts associated with this policy will be avoided by the implementation of the mitigatory policies outlined. Specifically Mitigatory policies LBR. 1; LBR. 8; LBR. 9 and EM. 1 will ensure that measures are implemented to avoid adverse effects to the Lower River Shannon cSAC. These measures will include standard regulatory and best practice construction guidelines. Noise and lighting associated with light industrial activities will have the potential to cause non-physical/biological disturbance to the qualifying interests of this site. | The implementation of Mitigatory Policies EM. 22 and EM. 24 will ensure that measures are implemented to avoid adverse effects to this N2K site. The implementation of standard regulatory and best practice construction and operation guidelines will ensure that pollutants arising from light industrial developments in areas immediately adjacent to the Lower River Shannon cSAC will be contained and prevented from causing likely significant effects to this N2K site. Measures associated with the implementation of Mitigatory Policies EM. 22 and EM. 24 will include standard best practice noise and light mitigation measures. The only qualifying interest associated with this N2K site that is likely to be disturbed by noise and/or lighting are otters. Due to the general nocturnal behavior of otters and their tolerance for a range of noise levels it is considered unlikely that noise and light pollution (which will be lower "out of hours") will result in a likely significant effect to this species. These measures will ensure that noise and light levels will not exceed the level of tolerance of sensitive receptors (if any) associated with the site. | |

| Policy Likely to have Significant effect | Potential Impact to N2K Sites | N2K Site Potential Affected | dCDP Policies that have the potential to mitigate LSEs | Will the Mitigatory Policy Ensure LSE are avoided | Demonstrate how LSE will be avoided | Changes to Policies to Ensure LSEs are avoided |
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| ZO.7 Protect, retain and enhance lands for agricultural and agricultural uses. | Physical Loss; Physical damage; Non-physical disturbance; Pollution; Biological disturbance. | Lower River Shannon cSAC. | ACT. 34 BHA. 1 LBR. 1 LBR. 8 LBR. 9 EM. 1 | The enhancement of agricultural lands, particularly the drainage of wetlands and/or the reclamation of wetland within and adjacent to the Lower River Shannon cSAC will have the potential to result in the impacts list. The implementation of the mitigatory policies outlined will ensure that these impacts are avoided through the implementation of a range of measures. These measures will include standard regulatory control measures for drainage and/or filling of land. For instance the EPA waste permitting system which is responsible for issuing permits for the filling of agricultural lands requires an assessment of impacts associated with the infilling of wetland habitats. Should adverse impacts to wetland be identified the permit application can be refused. | Through the implementation of regulatory system the enhancement of agricultural land will be controlled where enhancement is likely to have an adverse effect on N2K sites and adjacent wetlands. | |

Conclusion

Of the 231 no. policies contained within the original dCDP, 8 could not be screened out at the Screening stage of the HDA assessment due to uncertainty in their potential to result in likely significant effects. These policies are listed in Table 4.3 below. It was considered that while some of these policies in themselves would not result in likely significant effects to the qualifying interest of N2K sites, their impact, in combination with other policies listed here would have had the potential to result in likely significant effects. For instance zoning land for housing developments would not necessarily lead to increased recreational pressure within N2K sites should access to the site prove to be difficult. However facilitating access to N2K sites in areas adjacent to lands zoned for residential housing would be likely to lead to an increase in visitor numbers and recreational pressure within the site.

Furthermore an increase in population density within the City is a common theme across all issues represented by the policies outlined in Table 5.1. An increase in population density will have the potential to act in combination with these policies to exacerbate pressure on sensitive qualifying interests associated with the Lower River Shannon cSAC and the River Shannon and River Fergus Estuary SPA.

Of the four activities identified as being the main threats to the qualifying interests of N2K sites in Section 3.1, the remaining issues following the application of mitigatory policy measures are:

- Pressures resulting from increased visitor access and recreation within N2K sites;
- Pressures resulting from increased water abstraction and wastewater discharge to N2K sites.

5.1: Policies requiring Stage 2 Appropriate Assessment

| dCDP Policies requiring Stage 2 Appropriate Assessment | | Main Issue |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| H.2: | Ensure that sufficient land is zoned to meet the housing requirements of the City over the lifetime of the Plan. | Increases in water abstraction/ wastewater discharge to N2K sites; increase in visitor access and recreation within N2K sites. |
| H.5: | Promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre. | Increases in water abstraction/ wastewater discharge to N2K sites; increase in visitor access and recreation within N2K sites. |
| LBR.12: | To protect existing green areas and public open spaces, which provide for the passive and active recreational needs of the population; Protect and enhance recreational areas including sports grounds and facilities; Improve the quality and range of uses provided within parks and public open spaces including sports facilities and encourage their greater use and enjoyment; Manage and maintain parks to the highest standards; Provide new parks and green spaces with proper facilities, which are designed to a high standard; Develop and improve linkages between parks and public open spaces such as public walkways/cycleways | Increase in visitor access and recreation within N2K sites. |

| dCDP Policies requiring Stage 2 Appropriate Assessment | Main Issue |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| LBR.13: Improve the provision of local parks and play spaces and extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other. | Increase in visitor access and recreation within N2K sites. |
| LBR.14: Protect, retain, improve and provide for areas of public open space for recreation and amenity purposes. | Increase in visitor access and recreation within N2K sites. |
| LBR.16: Develop a network of high quality amenity walkway routes, particularly along waterways, linking existing parks and public open spaces and providing to strategic creation of new public open spaces. | Increase in visitor access and recreation within N2K sites. |
| LBR.17: Facilitate the creation of the proposed walkways and natural wildlife and recreational amenities as set out in the 2009 Coonagh Recreational Framework Plan. | Increase in visitor access and recreation within N2K sites. |
| WS.5: Provide a high quality sanitary wastewater collection and treatment system to meet the demands of the City's residents. | Increases in water abstraction/ wastewater discharge to N2K sites. |

To avoid the potential impacts associated with the eight policies outlined in *Table 5.1* the draft CDP was updated to include changes that strengthened the mitigatory nature of certain policies and or changed the original draft policy so that the implementation of the dCDP and the specifically the above policies in *Table 5.1* would not result in likely significant effects to N2K sites. The changes made to the updated dCDP have also ensured that the precautionary principle which underpins the Habitats Directive and Article 6 of that directive is embedded within the dCDP so that no adverse effects will result from its implementation.



Natura Impact Statement Core Strategy Variation of Limerick City Development Plan 2010 - 2016

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Prepared in conjunction with Doherty Environmental



This report has been prepared by Doherty Environmental and Minogue and Associates with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for Limerick City Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

1 Introduction

Doherty Environmental has been appointed by Limerick City Council to undertake a Habitats Directive Assessment of the proposed Core Strategy Variation for the Limerick City Development Plan 2010 – 2016. This Natura Impact Report (NIR) presents the findings of a Habitats Directive Assessment (HDA) of the Core Strategy Variation. This NIR has been undertaken in conjunction with a Strategic Environmental Assessment (SEA) Screening of the Draft Strategy and should be read in combination with the Core Strategy and the Strategic Environmental Assessment of the Core Strategy. The Core Strategy is now intended to replace the existing Chapter Two of the Limerick City Development Plan 2010-2016.

1.1 Legislative Context for Habitats Directive Assessments

The EU Birds and Habitat Directive oblige member states to establish a network of designated conservation areas known as the Natura 2000 (N2K) Network. The N2K network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) under the EU Birds Directive. Article 6 of the EU Habitats Directive imposes strict land-use control measures on SACs and SPAs, with Articles 6(3) and 6(4) establishing a prior authorisation process for any land-use plan or project likely to have a significant effect on an N2K site.

1.2 Stage of the Habitats Directive Assessment

In the case of the Core Strategy of the Limerick City Development Plan, it is considered necessary to examine the potential for certain elements of the Core Strategy to significantly affect the integrity and conservation status of N2K sites occurring within the Strategy's area of influence. This examination will be arrived at by assessing the implications of the Core Strategy on the "qualifying interests" (i.e. those Annex I habitats, Annex II species, and Annex I bird species and populations for which the site has been designated an SAC or SPA) that form the basis of N2K site designations.

The HDA is underpinned by the precautionary principle. Therefore, if the risk of adverse impacts to the conservation objectives of a N2K Site cannot be ruled out it is assumed that an adverse impact may exist. Where such uncertainties are identified during the assessment, measures will be proposed to avoid or mitigate the risk of adverse impacts occurring.

The approach for this Article 6 assessment broadly follows the guidelines outlined in the European Commission (2001) guidance document *Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the EU Habitats Directive 92/43/EEC* (to be referred to throughout this report as the "EC guidance").

Other guidance referred to during this assessment include:

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of the Environment Heritage and Local Government (DEHLG) (2010).
- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC. European commission (2000). (To be referred to as MN 2000).
- Guidance on Article 6(4) of the Habitats Directive 92/43/EEC – Clarification of the Concepts of: Alternative Solutions, Imperative reasons of Overriding Public Interest,

Compensatory Measures, Overall coherence, Opinion of the Commission. European Commission (2007).

- Appropriate Assessment of Plans. Scott Wilson, Levett-Therivel sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants (2006).
- Department of the Environment Heritage and Local Government (DEHGL) Circular letter SEA 1/08 & NPWS 1/08 dated 15 February, 2008.

The completion of an Article 6 Assessment may involve, if necessary, the completion of a number of assessment stages. These stages, as outlined in the above EC guidance and in more recent guidance published by the DOEHLG (2010), include:

- Stage 1 Screening for AA

This stage defines the proposed project, establishes whether the proposed project is necessary for the conservation management of the Natura 2000 site and assesses the likelihood of the project having a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.

- Stage 2 AA

If a project is likely to have a significant effect, an Appropriate Assessment must be undertaken. In this stage the impact of the project to the Conservation Objectives of the N2K site is assessed and measures are proposed to avoid or reduce impacts so that they do not result in significant effects to the site. The outcome of this assessment will establish whether the project will have an adverse effect upon the integrity of the N2K site.

- Stage 3 Alternative Solutions

If it is concluded that, subsequent to the implementation of mitigation measures, a project has an adverse impact upon the integrity of a N2K site, it must be objectively concluded that no alternative solutions exist before the project can proceed to Stage 4.

- Stage 4 IROPI

Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a project, an assessment of compensatory measures that will effectively offset the damage to the N2K site will be necessary.

It is anticipated that an emphasis on Stage 1 and 2 of this process will, through a series of iterations, ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation measures designed to avoid, reduce or abate potential impacts. The remainder of this Natura Impact Report sets out the Methodology and Results of the Screening Assessment (i.e. Stage 1 above.) of the Core Strategy.

2 Screening Assessment Methodology

The function of the Screening Assessment is to identify whether or not the Core Strategy and the land use/spatial policies and objectives arising from it will have a likely significant effect on N2K sites. In this context "likely" refers to the presence of doubt with regard to the absence of

significant effects (ECJ case C-127/02) and “significant” means not trivial or inconsequential but an effect that has the potential to undermine the site’s conservation objectives (English Nature, 1999; ECJ case C-127/02). In other words, any effect which would compromise the functioning and viability of a site, and interfere with achieving the conservation objectives of the site, would constitute a significant effect.

The nature of the likely interactions between the Core Strategy and the integrity of N2K sites will depend upon the proximity of N2K sites to Strategy’s sphere of spatial influence; the sensitivity of N2K sites’ qualifying features to potential land use/cover impacts associated with Core Strategy; the current conservation status of the site; and the likely changes that will result from the implementation of the Core Strategy, in combination with other plans and projects.

2.1 Methodology

The EC guidance outlines the steps involved in undertaking a Screening Assessment which involves the following:

1. Identify and describe the N2K Sites likely to be influenced by the plan;
2. Describe the plan and determine whether it is necessary for the conservation management of N2K Sites;
3. Assessment of the likely effects of the plan and whether they are (alone or in combination with other plans or projects) likely to adversely affect any N2K Sites; and
4. Screening Conclusions.

3 Screening Assessment

3.1 N2K Sites occurring within the Sphere of Influence of the Core Strategy

As the specific elements of the Core Strategy and its sphere of influence corresponds with that of the Limerick City Development Plan 2010 - 2016, it follows that the N2K sites occurring within the sphere of influence of this Strategy will reflect those identified during the HDA of the CDP. The Habitats Directive Assessment of the Limerick City Development Plan 2010 – 2016, undertaken in 2010, identified two N2K sites that were at risk of likely significant effects (in the absence of mitigation measures) as a result of adopting the CDP. These sites include:

- The Lower River Shannon SAC: Site Code 002165; and
- The River Shannon and River Feargus Estuaries SPA: Site Code 004477.

Table 3.1 provides a description of these N2K sites. This table provides information on the following aspects of the above listed N2K sites:

- Qualifying interests;
- Site sensitivity/vulnerability;
- Current Conservation Status; and
- Threats.

The qualifying interests are the features for which the site has been designated as an N2K site under the Habitats Directive and Birds Directive.

Table 3-1: N2K Sites occurring within the Sphere of Influence of the Core Strategy

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| 2165 – Lower River Shannon | Estuaries; | Surface and marine water dependent. Moderately sensitive to hydrological change. Moderate sensitivity to pollution. Changes to salinity and tidal regime. Coastal development | Poor | The main threats to this habitat relate to impacts arising from aquaculture, fishing, coastal development and water pollution. |
| | Mudflats and sandflats not covered by seawater at low tide, | Surface and marine water dependent. Moderately sensitive to hydrological change. Moderate sensitivity to pollution. Changes to salinity and tidal regime. Coastal development | Poor | The most serious threats to this habitat arise from aquaculture, fishing, bait digging, removal of fauna, reclamation of land, coastal protection works and invasive species, particularly cord-grass. In addition, there is some concern over the potential impact that hard coastal defence structures may have, in combination with sea-level rise, for the long-term extent of this habitat. |
| | Coastal Lagoons, | Surface, ground and marine water dependent. Highly sensitive to hydrological changes. Highly sensitive to pollution. Changes in salinity and tidal regime | Bad | The most damaging activity is the deliberate drainage of the largest lagoons for agricultural reasons and smaller lagoons for safety reasons. Further loss of habitat has occurred as a result of natural silting-up. The quality of the habitat has been impacted by water pollution in the form of excessive nutrient enrichment mostly from agricultural sources, but also due to effluents arising from increased urbanisation and industrial activities. |
| | Vegetated sea cliffs of the Atlantic and Baltic coasts, | Coastal development. Erosion, over-grazing and recreation | Poor | Threats to this habitat include erosion, grazing, recreational pressures, development of golf courses and housing, dumping and cutting of peat. In some cases coastal protection works interfere with the natural functioning of sea cliffs, particularly those of the soft variety, which are prone to erosion. The impacts of climate change are likely to result in more cliffs being artificially consolidated or stabilised. |

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| Salicornia and other annuals colonizing mud and sand; | Marine water dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Infilling, reclamation, invasive species | Poor | Main threats and impacts: Invasive Species, Erosion and accretion. |
| Atlantic salt meadows (Glauco-Puccinellietalia maritimae); | Marine and groundwater dependent. Medium sensitivity to hydrological change. maritimae) Changes in salinity and tidal regime. Overgrazing, erosion and accretion | Poor | The main impacts to this habitat are overgrazing by sheep and cattle and erosion. The presence of alien species, particularly common cordgrass (<i>Spartina anglica</i>) is also a prevalent threat to this habitat throughout Ireland. There has been minor losses of this habitat due to infilling and reclamation. |
| Mediterranean salt meadows (Juncetalia maritimi); | Marine and groundwater dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Coastal development and reclamation. | Poor | The most common impact to this habitat is over-grazing by cattle or sheep. There has been some minor losses of habitat due to infilling and reclamation. |
| Watercourses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation; | Surface and groundwater dependent. Highly sensitive to hydrological changes. Highly sensitive to pollution. | Bad | The main threats include: eutrophication; overgrazing, excessive fertilisation; afforestation; and the introduction of invasive alien species. |
| Sandbanks which are slightly covered by sea | Marine water dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Infilling, reclamation, invasive species | Poor | The potential for aggregate extraction, coal extraction and wind farm development remain a threat to the integrity of sandbanks. |

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| | water all the time; | | | |
| | Large shallow inlets and bays | Surface and marine water dependent. Low sensitivity to hydrological changes. Aquaculture, fishing and pollution | Poor | Impacts arising from aquaculture, fishing, dumping of wastes and water pollution are considered to be the principal threats to this habitat. |
| | Reefs; | Sensitive to disturbance. Pollution. | Poor | Main threats include: professional fishing; taking for fauna; taking for flora; water pollution, climate change; and change in species composition. |
| | Perennial vegetation of stony banks; | Marine water dependent. Low sensitivity to hydrological changes. Coastal development, recreation and gravel removal. | Poor | The main threat to this habitat is the disruption of the sediment supply, owing to the interruption of the coastal processes, caused by developments such as car parks and coastal defence structures including rock armour and sea walls. The removal of gravel is still one of the most widespread and damaging activities directly affecting this habitat. Shingle vegetation is fragile and damage caused by trampling, horse riding and vehicles can be significant. |
| | Spartina swards (Spartinion maritima); | Marine water dependent. Medium sensitivity to hydrological change. Considered an invasive species in Ireland. | Poor | As Spartina is considered to be an invasive alien species in Ireland, it is assessed in a different way to other habitats. Increases in the area and extent of this habitat are considered to be unfavourable and future expansion is considered likely. |
| | Molinia meadows on calcareous, peaty or clay-silt-laden soils (Molinietum caeruleae); | Surface and groundwater dependent. Moderately sensitive to hydrological change. Changes in management. Changes in nutrient status | Bad | Agricultural intensification over the past century, drainage and more recently, abandonment of pastoral systems, which contributes to rank vegetation and scrub encroachment, all lead to the loss of some typical flora and to a reduction in the area of this habitat. |

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| Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i> , <i>Salicion albae</i>)*; | Surface and groundwater dependent. Highly sensitive to hydrological changes. Changes in management. | Bad | The area of this habitat has declined throughout Ireland. The main threats include inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber. |
| River Lamprey; | Surface water dependent. Highly sensitive to hydrological change | Good | The main threats to this species include channel maintenance, barriers, passage obstruction, gross pollution and specific pollutants. |
| Brook Lamprey; | Surface water dependent. Highly sensitive to hydrological change | Good | The main threats to this species include channel maintenance, barriers, passage obstruction, gross pollution and specific pollutants. |
| Sea Lamprey; | Surface water dependent. Highly sensitive to hydrological change | Good | The main threats to this species include obstructions, impassable weirs, gross pollution, specific pollutants. |
| Atlantic Salmon; | Surface water dependent. Highly sensitive to hydrological change | Bad | Numerous threats impact upon this species. Some of these include: cultivation, pesticides; fertilization; pollution; water pollution; biocenotic evolution; accumulation of organic material; eutrophication; over-fishing; forest-related pressures; parasites. |
| Bottle-nosed Dolphin; | Surface water dependent Highly sensitive to hydrological change | Good | The main threats to this species includes by-catch in fishing gear, pollution of the marine environment and habitat degradation and increased disturbance from dolphin watching boat trips. |
| Freshwater Pearl Mussel; | Surface water dependent. Highly sensitive to hydrological change. Very highly sensitive to pollution. | Bad | The principal threat to this species is poor substrate quality due to increased growth of algal and macrophyte vegetation as a result of severe nutrient enrichment, as well as |

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|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | physical siltation. |
| | Otter | Surface and marine water dependent. Moderately sensitive to hydrological change. Sensitivity to pollution | Poor | A diverse range of threats and impacts current affect otters in Ireland. Some of the main threats include: use of pesticides; fertilization; vegetation removal; professional fishing (including lobster pots and fyke nets); hunting; poisoning; sand and gravel extraction; mechanical removal of peat, urbanised areas; human habitation; continuous urbanization; industrial or commercial areas; discharges; disposal of waste; drainage; management of aquatic and bank vegetation for drainage purposes; removal of sediments; and canalization or modifying structures of inland water course. |
| 4077 – River Shannon and River Feergus Estuaries | The site supports species/populations occurring at levels of international level of: Cormorant; Light-bellied Brent Goose; Shelduck; Wigeon; Teal; Ringed Plover; Golden Plover; Grey Plover; Lapwing; Knot; | Loss of habitat or fragmentation Highly sensitive to hydrological change. Increased disturbance. | No information is currently available on the threats to the qualifying features of this site | No information is currently available on the threats to the qualifying features of this site |

| | | | | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| | Dunlin; Black-tailed Godwit; Bar-tailed Godwit; Curlew; Redshank ; Greensha nk; 20,000 wintering waterbird. Additional SCI include: Whooper Swan; Pintail; Shoveler; Scaup; Black- headed Gull; and Wetland & Waterbird s. | | | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|

3.2 Description of the Plan and Relationship with N2K Sites

The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the planning authority and in so doing to demonstrate that the development plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines (RPGs) and especially as regards defining a coherent settlement strategy that sets out the hierarchy and role of Gateways, Hub towns, City towns, other towns and villages and rural areas outlined in the documents above; and

- The process of giving effect to the hierarchy above by setting regional and national population targets and associated requirements for housing land.
- Providing a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed use zonings in the development plan
- Providing a rationale for the quantum and location of employment zoned lands.
- Demonstrating that, in setting out objectives for retail development, the planning authority has had regard to the statutory Retail Planning Guidelines.

The Core Strategy is based on population projections for Limerick City until 2016. These population projections have been derived from the Mid-Western Regional Planning Guidelines 2010 – 2022 and are outlined in Table 3.2 below.

Table 3.2 Population targets for Limerick City 2006 – 2022
Year Population Increase Target

| Year | Population | Increase | Target |
|--------------|------------|----------------|--------|
| 2006 | 59,790 | | |
| 2016 | | + 10,978 | 70,768 |
| 2022 | | +10,472 | 81,240 |
| Total | | +21,450 | |

Source: Mid-West Regional Planning Guidelines 2010 - 2022.

Housing Land Availability

This proposed population target increase of 10,978 in 2016 combined with a reduced household size, which is estimated to fall to 2.4 persons per household (Housing Strategy for the Mid-west Region 2010-2017) will generate a housing demand of 9,149 units over the lifetime of the plan.

The existing undeveloped residential land bank within the City is 168.5 hectares (excluding regeneration areas) which in accordance with the density levels indicated in the Mid-West Regional Planning Guidelines of 22 – 35 units per hectare is capable of providing 5,560 units. The regeneration areas have an indicated capacity of 4,400 additional units provides a capacity of 9,960 dwellings. Further capacity is also identified in the mixed use zones in the city including; the city centre, Docklands, district centres and neighbourhood centres in particular.

These are estimated to have a capacity for 4,000 units. The capacity of these areas in respect of population is set out in Table 3.3 below. These results indicate that there is sufficient land to meet the housing need for the lifetime of the plan. The development plan is in accordance with National Policy in respect of supporting the regeneration programme. These figures ignore brown field site redevelopment in the City Centre and in some suburban areas.

Table 3.3 Housing Land Capacity

| Location | Area (Hectares) | Units | Pop. Equivalent |
|-------------------------|-----------------|-------|-----------------|
| Regeneration | 133 | 4,400 | 10,560 |
| Zoned Undeveloped Lands | 168.5 | 5678 | 13,344 |
| Mixed use | 105 | 3538 | 6,000 |

| | | | |
|-------------------------------------------|--------------|---------------|---------------|
| land (including brownfield land) | | | |
| Total | 420.5 | 13,617 | 32,680 |

Location of Land

The majority of the residentially zoned undeveloped land consists of small pockets of land 0-4HA in size. There are a number of larger parcels in excess of 8 Ha and these are listed in Table 3.4.

Table 3.4 Undeveloped Zoned Housing Land

| Location | Area (Hectares) | Units |
|-----------------------|--------------------|--------------|
| Coonagh / Clondrinagh | 33 | 1,089 |
| Clonmacken | 23 | 759 |
| Former Racecourse | 36 | 1,188 |
| Corbally | 8 | 264 |
| Total | 100 | 3,300 |

Phasing of Development:

These figures indicate clearly that there is an excess of land required possible for residential development to meet the population target assigned to Limerick City for the plan period. There is therefore a need to phase developments in a planned and sustainable manner. Table 3.5 sets out the quantum of land expected to be released in the plan period under the various zonings. Given the compactness of the city it is not possible to prioritise areas other than the regeneration areas. In this regard the regeneration agency have stated that in the plan period there will be 2,000 additional units provided and that the balance of 2,400 will be provided in the period after that. The balance of lands identified indicate a preference to seek the consolidation of the city centre through brownfield development and the diversification of the district centres to perform as more than just retail centres.

Table 3.5 Phasing of development

| Location | Area (Hectares) | Units | Pop. Equivalent |
|-------------------------|--------------------|-------|--------------------|
| Regeneration | 60.6 | 2,000 | 4,800 |
| Zoned Undeveloped Lands | 92 | 3036 | 7,207 |

| | | | |
|--------------------------------------------|--------------|--------------|---------------|
| Mixed use land (including brownfield land) | 80 | 4,000 | 9,600 |
| Total | 232.6 | 9,036 | 21,600 |

These figures indicate a slight under provision of land for the plan period. However reference should be had to the current economic climate, the current overhang in the market and the capacity that can be released should economic conditions change.

The proposed Core Strategy Variation is effectively an update of the Limerick City Development Plan 2010 – 2016 "Overall Strategy" as outlined in Chapter 2 of that Plan. It is intended now to replace Chapter 2 of the Limerick City Development Plan 2010 – 2016. The Overall Strategy of the CDP was itself derived from the National Spatial Strategy and the Mid-West Regional Planning Guidelines 2010 – 2022. The strategy contained in the Limerick City Development Plan 2010-2016 is only 12 months old and is considered to be robust and fulfilled the requirements of the core strategy requirements set out in the Planning and Development Act, 2010. The overall strategy as outlined provided an objective evidence based assessment of the quantum of residential development land required to support the city over the plan period. However amendments to the Regional Planning Guidelines and subsequent regional housing strategy obliges Limerick City Council to proceed with the preparation of a Core Strategy to procedurally satisfy the statutory provision of the new Act.

As such the population projections and associated residential land required to support the city in the Core Strategy Variation mirror the projections and residential land use zonings of the City Development Plan 2010 -2016.

Notwithstanding the similarities between the Core Strategy Variation and the City Development Plan Overall Strategy, the elements of the Core Strategy Variation (replacement of Chapter Two of the Limerick City Development Plan 2010-2016) are assessed in this NIR as a stand-alone Article 6 Habitat Directive Screening Assessment. The likely significant effects associated with these elements of the Core Strategy are outlined in Section 3.3 below.

3.3 Likely Significant Effects of the Core Strategy

The elements of the Core Strategy outlined in Section 3.2 above are assessed in this section for their potential to result in likely significant effects to N2K sites listed in Table 3.1 above.

3.3.1 Setting Regional and National Population Targets and Associated Requirements for Housing Land.

The development of land for residential housing to accommodate the projected increase in population density within the City will have the potential to adversely affect the N2K sites listed in Table 3.1 above. Such LSEs will arise as a consequence of zoning and developing land in areas within or adjacent to N2K sites.

The LSEs associated with zoning residential land in such areas will include:

- Non-physical disturbance to qualifying species of the Lower River Shannon SAC and

River Shannon and River Feargus SPA. Examples of non-physical disturbance will include human presence, increased noise and light levels associated with residential areas.

- Interference with key relationships that define the function of the site. This potential LSE will have the potential to arise as increased population densities exert pressure on the water quality and resources of the River Shannon. Increased population densities will have the potential to result in inadequate waste water treatment. The development of green-field areas zoned for residential development will result in increased surface runoff which, should it discharge to surface watercourses, will have the potential to adversely affect the water quality of the River Shannon. The construction phase of residential developments will have the potential to result in pollution to surface watercourses and the River Shannon should potentially contaminating material associated with residential construction sites enter these watercourses.
- The increase in population densities as projected in the Core Strategy will result in increased water abstraction from the River Shannon upstream of Limerick City. An increase in water abstraction will have the potential to result in changes to water levels, river flow rates and instream and riparian habitats. Such adverse impacts to river processes and habitats will have the potential to undermine the integrity of qualifying habitats and their function in supporting qualifying species for the Lower River Shannon SAC and the River Shannon and River Fergus SPA.
- Reduction in the density of qualifying species. This LSE will have the potential to arise as a result of the impacts outlined above.

The potential for these LSEs to occur, taking into account the existing wastewater infrastructure and water abstraction resources for Limerick City and the various mitigatory policies outlined in the Limerick City Development Plan, is outlined in Section 3.3.1.1 – 3.3.1.3 below.

3.3.1.1 Non-Physical Disturbance

The potential for non-physical disturbance associated with the Housing Policies of the Limerick City Development Plan were assessed as part of the Article 6 Habitats Directive Assessment of the City Development Plan. As the elements of the Core Strategy with regard to residential housing are the same as those outlined in the City Development Plan, the results of the Habitats Directive Assessment of the CDP will also apply to this Core Strategy.

With regard to the residential housing policies and zonings of the City Development Plan, the Habitats Directive Assessment of the Plan concluded that these elements will not result in likely significant effects to the qualifying interests of N2K sites, provided the mitigatory policies and objectives outlined in the Development Plan are implemented and adhered to. Specifically the application of Policy LBR 8 of the City Development Plan will ensure that all land use activities arising from policies and objectives associated with the Plan and therefore the Core Strategy will only proceed where likely significant effects to N2K sites will be avoided. Policy LBR 8 states:

It is an objective to maintain the conservation value of the River Shannon and Shannon Estuary European sites (Special Areas of Conservation, Special Protection Areas, or lands notified for inclusion in such sites), during the lifetime of this plan, and to ensure that an appropriate

assessment is carried out where a development project is likely to have a significant effect on one or more of these sites. Development projects and local development plans (either individually or in combination with other plans or projects) will only be approved or adopted where they comply with Article 6 procedure of the Habitats Directive. Where plans or strategies yet to be completed, will be implemented, facilitated or supported under this City Development plan, then they will also be subject to the Habitats Directive Article 6 procedure.

3.3.1.2 Interference with key relationship that define the function of the N2K sites occurring within the Sphere of Influence of the Core Strategy

The potential impact of increased wastewater derived from increased population densities within the City was previously addressed in the NIR for the Limerick City Development Plan 2010-2016. The Bunlicky Wastewater Treatment Plant Authorisation provides information relating to capacity of wastewater treatment currently. The latest information derives from the Environmental Report for 2010 (License No: D003-01, Limerick City Council). It found that the WWTP has capacity to deal with both organic and hydraulic loadings currently entering the plant whilst producing an effluent that meets the standards required as part of the discharge license. A technical review of the license by the EPA is pending and this may result in requirements for additional WWTP capacity in order to serve an increased population density.

This potential impact of water abstraction associated with an increase in population within Limerick City and environs was examined during the assessment of the expansion of the Clareville Water Works and associated water abstraction rates from the River Shannon (MCOS, 2002). This assessment concluded that the rates of abstraction necessary to meet increased demands in the City and surrounding environs (i.e. Limerick County and Clare County) in the medium to long-term can be achieved without any adverse impact on the environment of the River Shannon at or downstream of the Clareville Water Treatment Plant. Thus, based on the conclusions of this assessment the abstraction of water to meet the future population projects of the City will not result in likely significant effects to the conservation status of the Lower River Shannon SAC and River Shannon and River Feargus SPA.

3.3.1.3 Reduction in the Density of Qualifying Species

A potential reduction in the density of qualifying species will be avoided provided the above LSEs are avoided through the implementation of mitigatory policies and objectives outlined in the City Development Plan 2010 -2016

3.3.2 Provide a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed use zonings in the development plan.

This element of the Core Strategy will not, in itself, result in LSEs to N2K sites. The purposes for this element of the Core Strategy is to provide an evidence-based rationale for areas of land zoned as residential and mixed use in the City Development Plan. The likelihood for significant effects associated with the zoning of these area has already been assessed as part of the Habitats Directive Assessment of the Limerick City Development Plan 2010 -2016.

3.3.3 Providing a rationale for the quantum and location of employment zoned lands.

This element of the Core Strategy will not, in itself, result in LSEs to N2K sites. The purposes for this element of the Core Strategy is to provide an evidence-based rationale for areas of land zoned for employment in the City Development Plan. The likelihood for significant effects

associated with the zoning of lands for employment has already been assessed as part of the Habitats Directive Assessment of the Limerick City Development Plan.

3.3.4 Demonstrating that, in setting out objectives for retail development, the planning authority has had regard to the statutory Retail Planning Guidelines.

Chapter 4 of the plan sets out the policy of Limerick City Council in respect of retail development over the plan period. These policies incorporate fully the Retail Strategy for the Mid-West Region (2010 -2016) which has been adopted by Limerick City Council in accordance with the Retail Planning Guidelines. This element of the Core Strategy does not involve any measures relating to land use and as such will not interact with N2K sites.

4 Screening Conclusions

This Article 6 Habitats Directive Screening Assessment identified the residential land use policies and zonings and the project population increases in the City as the potential elements of the Core Strategy that will have the potential to result in likely significant effect to the Lower River Shannon SAC and the River Feargus and River Shannon SPA.

The Core Strategy is consistent with the City Development Plan and does not involve increases to the projected population outlined in Chapter 2 "Overall Strategy" of the City Development Plan. Nor does the Core Strategy result in increases to the area of land already zoned for residential land use purposes in the Overall Strategy of the City Development Plan. Therefore the potential LSEs of residential land use zonings and policies and projected population increases arising as a result of the implementation of the Core Strategy mirror those identified in the Article 6 Screening Assessment of the City Development Plan 2010 – 2016.

The Screening Assessment of the City Development Plan concluded that likely significant effects will be avoided provided mitigatory policies associated with the City Development Plan are implemented and adhered to. The application of these mitigatory policies to elements of the Core Strategy will similarly ensure that these elements of the core strategy will not result in likely significant effects to Natura 2000 Sites

ARTICLE 6 SCREENING REPORT

Limerick City Council Proposal to Rezone an Area of Land in Southill:

The northern part of the site is to be rezoned from 'Public Open Space' to 'residential' and the southern part is to be rezoned from 'Public Open Space' to 'Education, Community and Cultural'.

May 2012



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Document Title: Limerick City Council Proposal to Rezone an Area of Land in Southill: The northern part of the site is to be rezoned from 'Public Open Space' to 'residential' and the southern part is to be rezoned from 'Public Open Space' to 'Education, Community and Cultural'.

Project Location: Southill, Limerick City, County Limerick, Ireland.

Document Issue:

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1 INTRODUCTION

INIS Environmental Consultants Ltd were commissioned by Limerick City Council to complete a Stage 1 - Appropriate Assessment Article 6 Screening Report for the proposed rezoning of land at Southill, Limerick City, County Limerick. This Screening Report document addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

- (i) whether a plan or project, is directly connected to or necessary for the management of a Natura site, and
- (ii) Whether the project alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its conservation objectives.

This Stage 1 - Screening Report therefore assesses the potential and/ or likely significant impacts (if any) of the proposed rezoning and any associated works upon the Natura 2000 Special Area of Conservation (SAC), namely the Lower River Shannon cSAC (site code 111025) and the Special Protection Area (SPA) the River Shannon and River Fergus Estuary SPA. This Stage 1 - Screening Report is conducted in line with the requirements of Article 6(3) of the EU habitats Directive (92/43/EEC) and the National Parks & Wildlife Service Guidance for Planning Authorities (2009).

Article 6 Assessments are required under the Habitats Directive (92/43/EEC), where a plan or project may give rise to significant effects upon a Natura 2000 site. Natura 2000 sites are those identified as sites of community importance designated under the Habitats Directive (Special Areas of Conservation, here after referred to as SACs) or the Birds Directive (Special Protection Areas, here after referred to as SPAs). The current proposed Project (re-zoning of land at Southill) could potentially affect the following Natura 2000 sites:

- Lower River Shannon cSAC (site code 111025);
- River Shannon and River Fergus Estuaries SPA (site code: 004077);

It is considered that the proposed lands for rezoning may be within the zone of potential impact (Scott Wilson *et al.*, 2006) of the Lower River Shannon cSAC and the River Shannon and River Fergus Estuaries SPA (as presented in Figures 1, 2 and 3, Appendix 1 of this Screening Report) so these Natura sites could be affected both directly and indirectly.

The lands at Southill for proposed rezoning are located just over 3 kilometres from the aforementioned SPA and cSAC sites.

1.1 Legislative Context

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora - 'The Habitats Directive', has been transposed into Irish law by The European Community (Natural Habitats) Regulations 1997 (S.I. No. 94/1997).

The 1997 Regulations were updated in 1998 and again in 2005 by The European Communities (Natural Habitats) (Amendment) Regulations 2005 (S.I. No. 378/2005). This amendment served to consolidate the main nature conservation legislation enacted in Ireland, meaning The Wildlife Act 1976, The Wildlife (Amendment) Act 2000, The European Communities (Natural Habitats) Regulations 1997, The European Communities (Natural Habitats) (Amendment) Regulations 1998, and to draw direct reference upon Council Directive 79/409/EC on the conservation of wild birds – 'The Birds Directive'.

The Birds Directive (2009/147/EC) was adopted in 2009 to clarify the suite of amendments which had been required to the original 1979 Directive. This seeks to protect birds of conservation importance by the designation of Special Protection Areas (SPAs); whereas the Habitats Directive does the same for habitats and other species groups within Special Areas of Conservation (SACs). It is the responsibility of each Member State to designate SPAs and SACs, both of which will form part of Natura 2000, a network of protected areas throughout the European Community.

Article 6, paragraphs 3 and 4 of the Habitats Directive state that:

- 6(3) *Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*
- 6(4) *If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.*

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

1.2 Statement of Authority

Qualified ecologist Howard Williams (CEnv CBiol MBiol MIEEM) completed his B.Sc. in Biological Sciences, National University of Ireland Cork, in June 1997. Following his degree he worked as a biologist for three years (1997-2000). Mr. Williams has acted as lead ecologist on numerous high profile developments in Ireland and the UK since 2000. Mr. Williams is a full member of the Institute of Ecology and Environmental Management (IEEM). He is a Chartered Environmentalist (CEnv) with the Society for the Environment (Soc Env) and a Chartered Biologist (CBiol) with the Society of Biology. Mr. Williams is principal ecologist with INIS Environmental Consultants Ltd and currently project manager on all INIS projects in the Republic of Ireland and the UK.

Since 2000 he has worked as a professional ornithologist and has completed avian impact assessments/ surveys on over twenty wind farm projects throughout Ireland. Mr. Williams is principal ecologist with INIS Environmental Consultants Ltd and currently project manager on several impact assessments in the Republic of Ireland and Northern Ireland.

In addition Mr. Williams has worked assessing bats at proposed development sites at numerous locations throughout Ireland and has previously held a license from the National Parks and Wildlife Service to monitor lesser horseshoe bats at bat houses on the Ennis Bypass project. He has completed all relevant Bat Conservation Trust training programmes relating to the surveying of buildings and more importantly the planning and preparation of bat surveys.

Mr. Keith Neary, B.Sc. Env. Sc. (Hons), Dip, FETAC, AIEEM, of INIS Environmental Consultants Ltd completed his B.Sc. in Environmental Sciences, National University of Ireland Cork. He has worked with Roscommon County Council Environment Section dealing with issues such as ecological assessment of proposed development sites, waste water discharge licenses, waste management permits, groundwater protection and groundwater source contamination identification. Keith Neary has spent the last three years working on various environmental projects including numerous habitat assessments with INIS Environmental Consultants Ltd both in the Republic and in Northern Ireland.

Mr. Neary has worked assessing habitats, bats and mammals at proposed development sites at numerous locations throughout Ireland and has attended several Bat Conservation Ireland survey training courses. He was also involved in operations to monitor lesser horseshoe bats

at bat houses on the Ennis Bypass project. Mr. Neary is also capable of operating the advanced bat identification device i.e. the Anabat bat identification module. Mr. Neary is a member of Bat Conservation Ireland.

2 MATERIALS AND METHODS

This Stage 1 - Screening Report has been carried out using the following legislation and guidance documents:

- Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg (EC 2000);
- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg (EC 2001);
- The Habitats Regulations: A guide for competent authorities, Environment and Heritage Service, Belfast (EHS, 2002);
- Guidance for Competent Authorities when dealing with proposals affecting SAC freshwater sites, Scottish Natural Heritage, Perth (SNH, 2006); and
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. Office for Official Publications of the European Communities, Luxembourg (EC 2007).
- Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities (NPWS, 2009).

The Article 6 Assessment has been prepared taking cognisance of the following legislation and guidelines:

1. Circular Letter SEA 1/08 & NPWS 1/08 Appropriate Assessment of Land Use Plans.
2. Methodological Guidance on the Provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites.
3. Council Directive 92/43/EEC Appropriate Assessment of Plans, Scott Wilson, Levett-Therivel, Sustainability Consultants, Treweek Environmental.
4. Department of the Environment Heritage and Local Government (DoEHLG) Circular letter SEA 1 / 08 & NPWS 1 / 08 dated 15 February, 2008.

5. Department of the Environment Heritage and Local Government (DoEHLG) Appropriate Assessment Guidance for Planning Authorities (December 2009) and amended in March 2010.

Based on these guidelines, the assessment is a four staged approach described below and illustrated in Plate 1 overleaf.

- Stage One:* *Screening / Test of Significance* - the process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant;
- Stage Two:* *Appropriate Assessment* - the consideration of the impact of the project or plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts;
- Stage Three:* *Assessment of Alternative Solutions* - the process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site; and
- Stage Four:* *Assessment Where Adverse Impacts Remain* - an assessment of compensatory measures where, in the light of an assessment of Imperative Reasons of Overriding Public Interest (IROPI), it is deemed that the project or plan should proceed.

This current report is a Screening Report and therefore makes Stage 1 Assessment only. The assessment included a site visit by ecologists during May 2011.

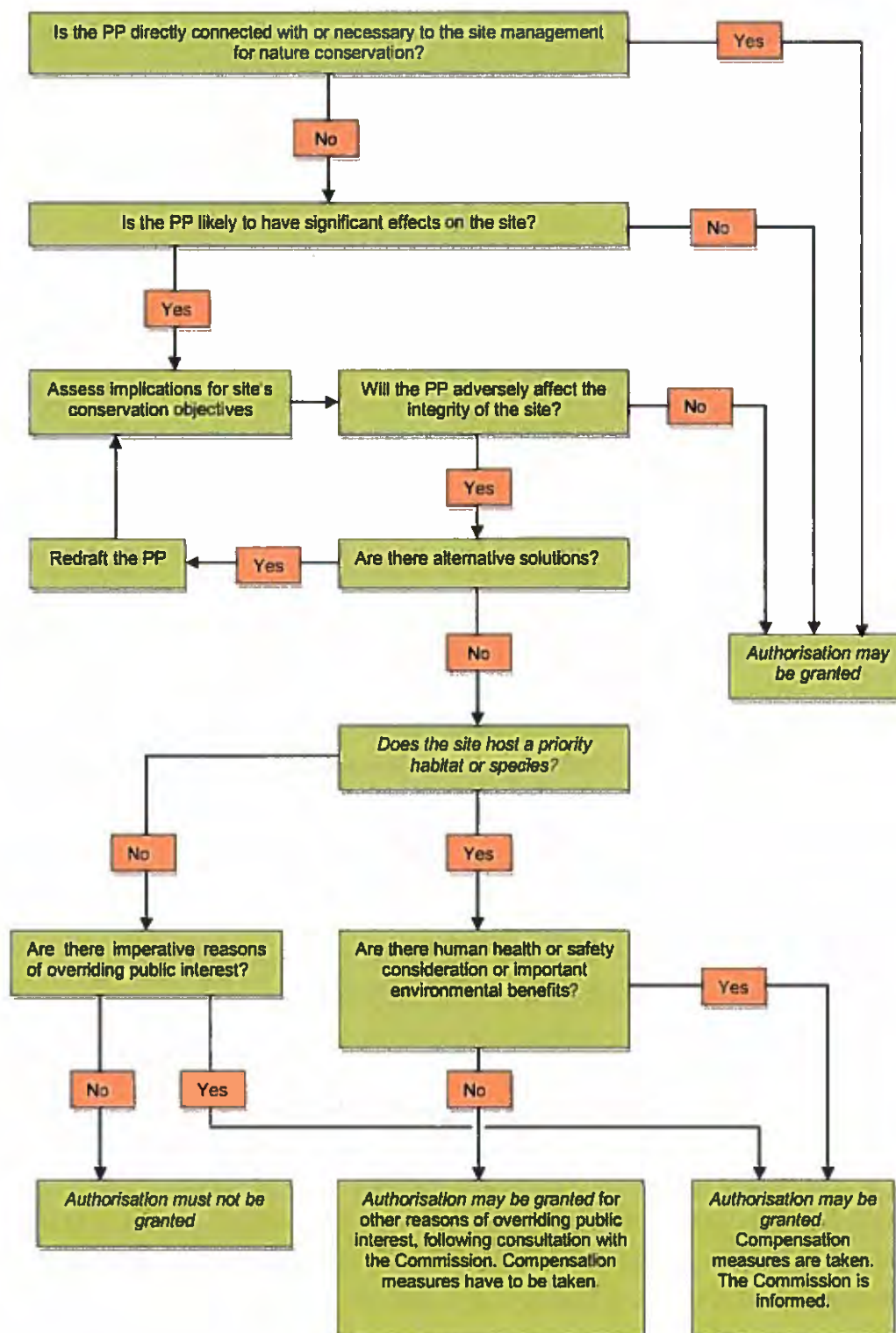


Plate 1: Flowchart outlining the appropriate assessment process (Adapted from EC, 2001).

2.1 Desk Review

The desktop study concentrated on several areas of information; these included the available ecological information for the site locality and the cSAC and SPA (including all of their qualifying interests) and publically available data from GIS web mappers.

In addition the following bodies provided information for this Screening Report (via publicly available documents):

- National Parks and Wildlife Service (NPWS);
- National Biodiversity Data centre (NBDC);
- Limerick County Council (CCC);
- Environmental Protection Agency (EPA);
- Archaeology Ireland;
- Office of Public Works (OPW);
- Bat Conservation Ireland (BCI).
- GSI (Geological Survey of Ireland) Teagasc Sub-Soil database

The Limerick City Development Plan 2010-2016 including its Appropriate Assessment have been consulted. These documents have been reviewed as part of this Screening Assessment.

The following maps/info were utilised for this Screening Assessment:

- Ordnance Survey of Ireland, Discovery Series 1:50,000. Sheets 58;
- Aerial photography supplied by Limerick County Council.
- Six inch map supplied by Limerick County Council.

2.5 Criteria for and Identification of Ecological Constraints

The proposed rezoning of land at the site was evaluated and given an overall significance rating on the basis of the criteria outlined the National Roads Authority Guidelines for the Ecological Assessment of Road Schemes (2004) report. The site at Southill is considered to be **Not Significant** (NRA, 2004) in terms of ecological value and the predicted impact of the rezoning process and any consequent building at the site in Southill is assessed as **Imperceptible Negative**.

2.5 Limerick City Development Plan 2010-2016 - Appropriate Assessment (Natura Impact Statement) Review

The Shannon Estuary is recognized as a major natural resource in the Regional Planning Guidelines. These guidelines advocate a co-coordinated approach to the development of the estuary and also note the need to capitalize on the inherent possibilities of accommodating large-scale industrial development to harness the economic potential of the estuary; subject to underlying principles of sustainable development within the remit of a Strategic Integrated Framework Plan.

All plans and projects associated with the site will have to consider the "in combination" effects from other plans and projects coming forward that have or will affect the site. This Stage 1 Assessment fulfils this aspect of assessment.

The Limerick City Development Plan 2010-2016 - Appropriate Assessment has taken into account the existing water quality in the estuary area and has indicated that the plans and programs are in place to address the protection of these waters, it is considered unlikely that in-combination impacts will occur with the proposal to rezone land at Southill, the sites are not proximal and are not connected via any watercourse.

In addition the site at Southill is considered to be **Not Significant** (NRA, 2004) in terms of ecological value and the predicted impact of the rezoning process and any consequent building at the site in Southill is assessed as **Imperceptible Negative**.

3 STAGE 1: SCREENING / TEST OF SIGNIFICANCE

Stage 1 examines whether or not likely effects upon a Natura 2000 site will be significant. The land proposed to be rezoned is located in the Southill, Limerick City, Co. Limerick (see Figure 1 and 2, Appendix I). The Lower River Shannon cSAC and River Shannon and River Fergus Estuary SPA are located approximately 3km to the west of the proposed site boundary See Figure 3, Appendix 1. As the plan/project is located proximal to the SAC and SPA there could be the potential for direct and indirect effects on this Natura site.

The Screening process in this report follows the matrix outlined in the EC report (2001) and the NPWS Guidance for Planning Authorities (2009). The headings to be covered by this matrix are outlined below and are discussed further in the following text.

- Brief description of the project or plan.
- Brief description of the Natura 2000 site.

Following a description of the development and the plan, the Assessment Criteria outlined in Section 4 of this report will determine the magnitude of impact (if any) that the proposed plan or project (in this case project) will have on the Natura 2000 site.

3.1 Description of the Project

Limerick City Council has proposed to rezone land at Southill, Limerick City, Co. Limerick to accommodate potential residential development (on the green area beside the community centre) and reflect the current land use (the lands on which the community centre stands is currently zoned 'Public Open Space'.

The site at Southill was ecologically evaluated using the National Roads Authority Guidelines for the Ecological Assessment of Road Schemes (2004). The proposed rezoning of land at the site was also evaluated and given an overall impact significance rating on the basis of the criteria outlined the National Roads Authority Guidelines for the Ecological Assessment of Road Schemes (2004) report. The site at Southill is considered to be **Not Significant** (NRA, 2004) in terms of ecological value and the predicted impact of the rezoning process at the site in Southill was assessed as **Imperceptible Negative**. The potential impact of the zoning process and any consequent building at the site is also considered to have **imperceptible impact on the Natura sites**.

3.2 Description of the Receiving Environment

The site is located at Southill, Limerick, OSI grid reference 558703, 655224. The local context and site boundary of the Subject Site is illustrated in Figure 1, Appendix I. The site is located approximately 3km as the crow flies from the Shannon Estuary. There are no water features on the site, adjacent to the site or in the immediate vicinity of the site. The site is partially grassed open space and partially built urban buildings. The site is surrounded by urban features. There is a line of popular trees on the site. There are no other notable features. An aerial photograph of the site is provided in Figure 2 Appendix 1.

3.3 Description of the Proposed Plan within the Receiving Environment

3.3.1 Lower River Shannon cSAC

The Natura 2000 sites are approximately 3.0km to the west of the project area at its nearest location as the crow flies as presented in Figure 3, Appendix 1. The project is therefore Screened under Article 6 for any potential for impact to the SAC. The key points outlined by the NPWS site synopsis include the identification of lagoons, alluvial wet woodlands, floating river vegetation, *Molina* meadows, estuaries, tidal mudflats, Atlantic salt meadows, Mediterranean salt meadows, sea cliffs, reefs and large inlets and bays, amongst others, all

Annex I habitats of the EU Habitats Directives. The site is also selected for species listed on Annex II of the same directive such as bottlenose dolphin, sea lamprey, river lamprey, brook lamprey, freshwater pearl mussel, Atlantic salmon and otter.

Key aspects of the project proposal which indicate no significant impacts on the SAC include:

- The site at Southill is 3km from the cSAC boundary.
- The site area and adjacent areas have no habitats of any ecological value.
- There are no water features proximal or on the proposed site at Southill.
- The site at Southill is urban in nature.
- No future uses of the land associated with the rezoning have the potential to cause an impact on the Natura 2000 site.

3.3.2 River Shannon and River Fergus Estuaries SPA

The River Shannon and River Fergus Estuaries SPA (site code: 004077) overlaps the Lower River Shannon SAC at its easterly portion. The overlap of the two cSAC/ SPA designations commences at Inishmurray (Clare side) and Foynes Island (Limerick side).

The site is of great ornithological interest, being of international importance on account of the numbers of wintering birds it supports. It also supports internationally important numbers of three species, i.e. Dunlin, Black-tailed Godwit and Redshank. In addition, there are 16 species that have populations of national importance. For several of the bird species, it is the top site in the country. Also of note is that three of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Golden Plover and Bar-tailed Godwit. Also found is the nationally rare Triangular Club-rush (*Scirpus triqueter*).

Given the distance of the site at Southill the above SPA, the ecological evaluation of the site and the nature of the proposed rezoning, we foresee no impact as a result of the proposed development.

Key aspects of the project proposal which indicate no significant impacts on the SPA include:

- The site at Southill is 3.380km from SPA boundary.
- The site at Southill and adjacent areas has no habitats of any ecological value.
- There are no water feature proximal or on the proposed site at Southill.
- The site at Southill is urban in nature.
- No future uses of the land associated with the rezoning have the potential to cause an impact on the Natura 2000 site.

- The site is located in a built-up environment and within an existing urban contiguous area

Table 1 Closest SAC and SPA sites to the proposed rezoning at Southill.

| Name | Site code | Designation | Notes | Distance and direction from subject site |
|------------------------------------------|-----------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Lower River Shannon | 002165 | SAC | This very large site stretches along the Shannon valley from Killaloe to Loop Head/Kerry Head, a distance of 120 km. The site is a candidate SAC selected for lagoons, alluvial wet woodlands, floating river vegetation, <i>Molina</i> meadows, estuaries, tidal mudflats, Atlantic salt meadows, Mediterranean salt meadows, sea cliffs, reefs and large inlets and bays, amongst others, all Annex I habitats of the EU Habitats Directives. The site is also selected for species listed on Annex II of the same directive such as bottlenose dolphin, sea lamprey, river lamprey, brook lamprey, freshwater pearl mussel, Atlantic salmon and otter. | ~3km to the west of the site. |
| River Shannon and River Fergus Estuaries | 004077 | SPA | The site is of great ornithological interest, being of international importance on account of the numbers of wintering birds it supports. It also supports internationally important numbers of three species, i.e. Dunlin, Black-tailed Godwit and Redshank. In addition, there are 16 species that have populations of national importance. | >3km to the west of the site. |

4 ASSESSMENT CRITERIA

4.1 Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site.

None of the individual elements of the project (proposed rezoning of urban land) are likely to give rise to impacts on any of the following Nature 2000 sites:

- Lower River Shannon SAC (site code 111025);
- River Shannon and River Fergus Estuaries SPA (site code: 004077);

The site at Southill is approximately 3km to the east of the Lower River Shannon cSAC and SPA sites and does not have any habitat or features critical to the conservation interests of the SAC or SPA. There are no other projects currently outlined in the locality of the Southill site which could give rise to any in-combination impacts.

The Limerick City and County Development Plan 2010-2016 and its associated Natura Impact Statement (Appropriate assessment) have been reviewed. The land at Southill does not have any in-combination impacts associated with this Plan nor does it conflict in any way with this Plan and its policies which have been drafted to ensure the conservation of the SAC & SPA and their qualifying interests.

No significant environmental problems are identified in relation to the Variation to LCCDP 2010-2016. The site is located in a built-up environment and within an existing urban contiguous area. The site is capable of being serviced by existing public water supply and services are available adjacent to the site in the footpaths along the surrounding roadways including sewage, ESB, gas and Eircom.

The Limerick City Development Plan 2010-2016 Flood Maps do not indicate that this site is at risk from flooding. Surface water run-off from any proposed development will be subject to pollution control and attenuation. Regard should be given to Sustainable Urban Drainage Systems Principles (SUDs).

Any site specific issues regarding waste management or water protection would be addressed through the planning application process. Water in Ireland is offered protection under European Community (Groundwater Directive, 80/68/EEC); nationally this legislation is implemented through the Local Government (Water Pollution) Act, the Water Framework Directive 2000, the Waste Management Act and the Planning and Development Act. In addition the Replacement Waste Management Plan for the Limerick/Clare/Kerry Region 2006 – 2011, and the Limerick City Development Plan 2010 - 2016 which govern the site area contain protective waste-management and water protection policies and objectives to ensure the successful implementation of European Union legislation on the environment.

It is considered that there will not be significant cumulative impacts as a result of the Variation to LCCDP 2010 – 2016 rezoning the site. The northern part of the site is to be rezoned from 'Public Open Space' to 'residential' and the southern part is to be rezoned from 'Public Open Space' to 'Education, Community and Cultural'. The site is located in an existing urban context with the availability of all service utilities. All development proposals will have to comply with the LCCDP and the overall open space area within the surrounding context is to increase thereby alleviating any cumulative effect of hard surfaces.

4.1.1 Future Projects in the locality

There is no new, pending or recently granted development applications of any significance lodged with City Council Planning Department in the vicinity of the Southill site.

It is not expected that there will be any in-combination effect from this development and the future projects of the Limerick City Council Planning Department Development Plan 2010-2016.

4.2 Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

The total site area is calculated as amounting to a maximum of approximately 1.53 ha (3.78 acres). The grassed area is approximately 1.07 ha (2.64 acres) while the area of built ground is currently 0.46 ha (1.14 acres).

The size and scale of the operation alone or in combination with other plans or projects will not result in any direct, indirect or secondary impacts on the Natura 2000 sites. The project areas will be located outside all Natura designations.

The existing environment at the proposed site provides no conservation interest for the cSAC or SPA, the habitat on site are considered as being of insignificant ecological value.

Lying between the site and the Natura 2000 sites is the heavily built-up urban landscape of south-west Limerick City. Features of this landscape include numerous well established residential estates, community facilities and a significant amount of light industry.

It is therefore considered that as the subject site is located in a built-up environment, and within an existing contiguous urban area, there will be no likely direct/indirect or secondary impacts on the designated habitats.

- **Land-take;**

There is no land take associated with the re-zoning process.

The land take associated with any building as a result of the rezoning will be less than 1.07 hectares (3.78 acres).

The land-take of the operation alone or in combination with other plans or projects will not result in any significant direct, indirect or secondary impacts on any of the aforementioned Natura 2000 sites.

- **Distance from the Natura 2000 site or key features of the site;**

The site at Southill is approximately 3km from the SPA and cSAC.

It is considered that the distance between the subject site and the Natura 2000 sites is not significant enough to result in any effects on the designated habitats. In addition, the area between the site and the Natura 2000 sites consists of a contiguous urban environment, and is therefore characterised by built-up developments, e.g. residential, retail, etc; and artificial surfaces, e.g. roads, streets, pavements, etc.

- **Resource requirements (water abstraction etc.);**

The proposal to rezone land at Southill will not require any resource requirements either alone or in combination with other plans or projects, and will not result in any direct, indirect or secondary impacts on the aforementioned Natura 2000 sites.

The Water Treatment Plant at Clareville is currently undergoing an upgrade in order to meet present and future water demands in the City and the wider Mid-Western Region.

- **Emissions (disposal to land, water or air);**

There are no emissions associated with the rezoning of land at Southill.

Waste Water Collection and Disposal

Following the completion of the Limerick Main Drainage Scheme, Phase 1, the City and its Environs is now served by a modern sewer infrastructure. The Limerick Main Drainage infrastructure was designed in 1999 to meet the current and foreseeable need of the City and contiguous areas but the City Council is mindful that continued upgrades to both the foul and surface water drainage systems in the City will be required to ensure that predicted population and economic growth for the City can be adequately and catered for in a sustainable manner.

Surface Water Disposal

Development at this location will incorporate mechanisms to control surface water including the increase of open space areas nearby and the use of sustainable urban drainage systems (SUDS). It is the intention of Limerick City Council to ensure that all new developments incorporate sustainable urban drainage systems at the application stage. Limerick City Council will ensure that all new development proposals comply fully with the requirements of The Planning System & Flood Risk Management Consultation Draft Guidelines for Planning Authorities (2008).

- **Transportation requirements;**

There are no transportation requirement associated with the re-zoning of land at Southill.

- **Duration of construction, operation, decommissioning, etc.;**

There are no construction, operation and/ or decommissioning impacts associated with the rezoning of land at Southill.

Any development on the site would be expected to comply with S.I. No. 504 Safety, Health and Welfare at Work (Construction) Regulations 2006, thereby alleviating the risks to human health during construction.

- **Other;**

There are no other direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the aforementioned Natura 2000 sites.

4.3 Describe any likely changes to the site arising as a result of:

- **Reduction of habitat area:**

There is no permanent habitat loss to the area of the SAC and/ or SPAs as a result of proposed rezoning at Southill, the proposed rezoning are outside of the SAC and SPA areas.

- **Disturbance to key species;**

The proposed rezoning at Southill, will not have any direct or indirect effect on species using the SAC or SPA. No key species are present within the footprint of the proposed site at Southill.

- **Habitat or species fragmentation;**

There will be no changes to the SAC or SPA sites or habitat or species fragmentation as a result of the proposed rezoning.

- **Reduction in species density;**

There will be no reduction in species density at the SAC or SPAs or in the surrounding lands as a result of the proposed rezoning.

- **Changes in key indicators of conservation value (water quality etc.);**

There will be no changes in key indicators of conservation value at the SAC or SPAs or in the surrounding lands as a result of the proposed rezoning.

Limerick City Council is part of the Shannon and Eastern River Basin District and as part of the requirement of the Water Framework Directive. Thus, the Council will be required to meet the environmental objectives of the River Basin Management Plans for the River Shannon basin.

- **Climate change.**

There will be no negative changes to the SAC or SPA sites arising from climate change as a result of the proposed rezoning.

4.4 Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- **Interference with the key relationships that define the structure of the site;**

There will be no impacts on the Natura 2000 sites as a whole in terms of interference with the key relationships that define the structure of the site as a result of the proposed rezoning.

It is considered that due to the presence of a large buffer zone – consisting of existing residential development, institutional complexes and light industry – between the site of the development application and the Natura 2000 sites, there will be no interference with the key relationships that define the structure of Natura 2000 sites.

- **Interference with key relationships that define the function of the site.**

There will be no impacts on the Natura 2000 sites as a whole in terms of interference with the key relationships that define the function of the site as a result of the proposed rezoning.

4.5 Provide indicators of significance as a result of the identification of effects set out above in terms of:

- **Loss;**

Any loss of habitat at the proposed re-zoning is considered *Localised* (NRA, 2004) and is considered *not significant*. There will be no loss of habitat at the Natura SAC site. No indicators of significance are required.

- **Fragmentation;**

There will be no habitat fragmentation at the site of the proposed re-zoning or at the Natura cSAC site or SPA sites as a result of the proposed rezoning. No indicators of significance are required.

- **Disruption;**

There will be no disruption to the cSAC or SPA sites as a result of the proposed rezoning. No indicators of significance are required.

- **Disturbance;**

There will be no disturbance at the Natura SAC site or SPA sites. No indicators of significance are required.

- **Change to key elements of the site (e.g. water quality etc.).**

There will be no change to key elements of the Natura cSAC site or the SPA sites. No indicators of significance are required.

4.6 Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.

There are no elements of the project (rezoning of lands at Southill), or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.

5 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

| Finding of no significant effects report matrix – rezoning of land at Southill, Limerick. | |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of project or plan | Rezoning of land at Southill, Limerick City, Co. Limerick. |
| Name and location of Natura 2000 site | Southill, Limerick City, Co. Limerick. Located approximately 3 kilometres to the west of the Lower River Shannon SAC and 3.8 kilometres Fergus and Shannon Estuary SPA. |
| Description of the project or plan | Limerick City Council are proposing to rezone an area of land in Southill currently zoned 'Public Open Space' to accommodate a residential development (on the green area beside the community centre) and reflect the current land use. |
| Is the project or plan directly connected with or necessary to the management of the site (provide details)? | No, the rezoning of land is not connected with or necessary for the management of the SAC site or the SPA sites. |
| Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)? | No, the project (rezoning of land) is not connected with any other development that could in any way combine with any existing developments in the area to affect the cSAC or SPA sites. The proposed rezoning of land has been assessed in terms of the legislative plan for the area i.e. the Limerick City & County Development Plans 2010-2016 and more specifically its Article 6 Natura Impact Statement, the proposed rezoning does not in any way contravene or conflict with any policies and recommendations made as part of these Plans. |
| The assessment of significance of effects | |
| Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site. | The proposed rezoning of land does not in any way affect the cSAC or SPA or their qualifying interests. |
| Explain why these effects are not considered significant. | The rezoning of land site is not within, overlapping the Proximal Lower River Shannon SAC or SPA. The proposed rezoning of land is however within 3km of the Natura 2000 sites and their species. |

| Finding of no significant effects report matrix – rezoning of land at Southill, Limerick. | | | |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------|
| | <p><i>Lying between the site of the development application and the Natura 2000 sites is the heavily built-up urban landscape of south-west Limerick City. Features of this landscape include numerous well established residential estates, a large school complex and a significant amount of light industry associated with the Limerick.</i></p> <p><i>It is considered that as the subject site of the proposed development is located in a built-up environment, and within an existing contiguous urban area, much of which adjoins the Natural 2000 sites, there will be no likely direct/indirect or secondary impacts on the designated habitats.</i></p> | | |
| List of agencies consulted: provide contact name and telephone or e-mail address. | National Parks and Wildlife Service – Elaine Keegan, District Conservation Ranger –. Contacted 9 th May 2012. | | |
| Response to consultation. | NPWS District Ranger- unofficial response recommended to consult with Developments Application Unit (DAU). NPWS DAU – No response | | |
| Data collected to carry out the assessment | | | |
| Who carried out the assessment | INIS Environmental Consultants Ltd., Edenvale, Ennis, Co. Clare | | |
| | Sources of data | Level of assessment completed | Where can the full results of the assessment be accessed and viewed? |
| | <p>Environmental Protection Agency (EPA): http://www.epa.ie</p> <p>National Parks and Wildlife Service (NPWS): http://www.npws.ie</p> <p>National Biodiversity Data Centre: www.biodiversityireland.ie/</p> <p>Botanical Society of the British Isles: www.bsbi.org.uk/</p> | Article 6 Appropriate Assessment Screening Report | INIS Environmental Consultants Ltd. Edenvale, Ennis, Co. Clare, Ireland. |

Finding of no significant effects report matrix – rezoning of land at Southill, Limerick.**Overall conclusions**

The proposed rezoning of land or any potential construction works associated with the rezoning of the land at Southill poses no direct impact, no indirect impact, no potential impacts and no cumulative or in combination impacts to the Lower River Shannon cSAC or the River Shannon and Fergus Estuary SPA and their qualifying interests. There is no requirement to carry out a Stage 2 Appropriate Assessment (Natura Impact Assessment) for either of the aforementioned Natura sites.

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Appendix 1

Maps

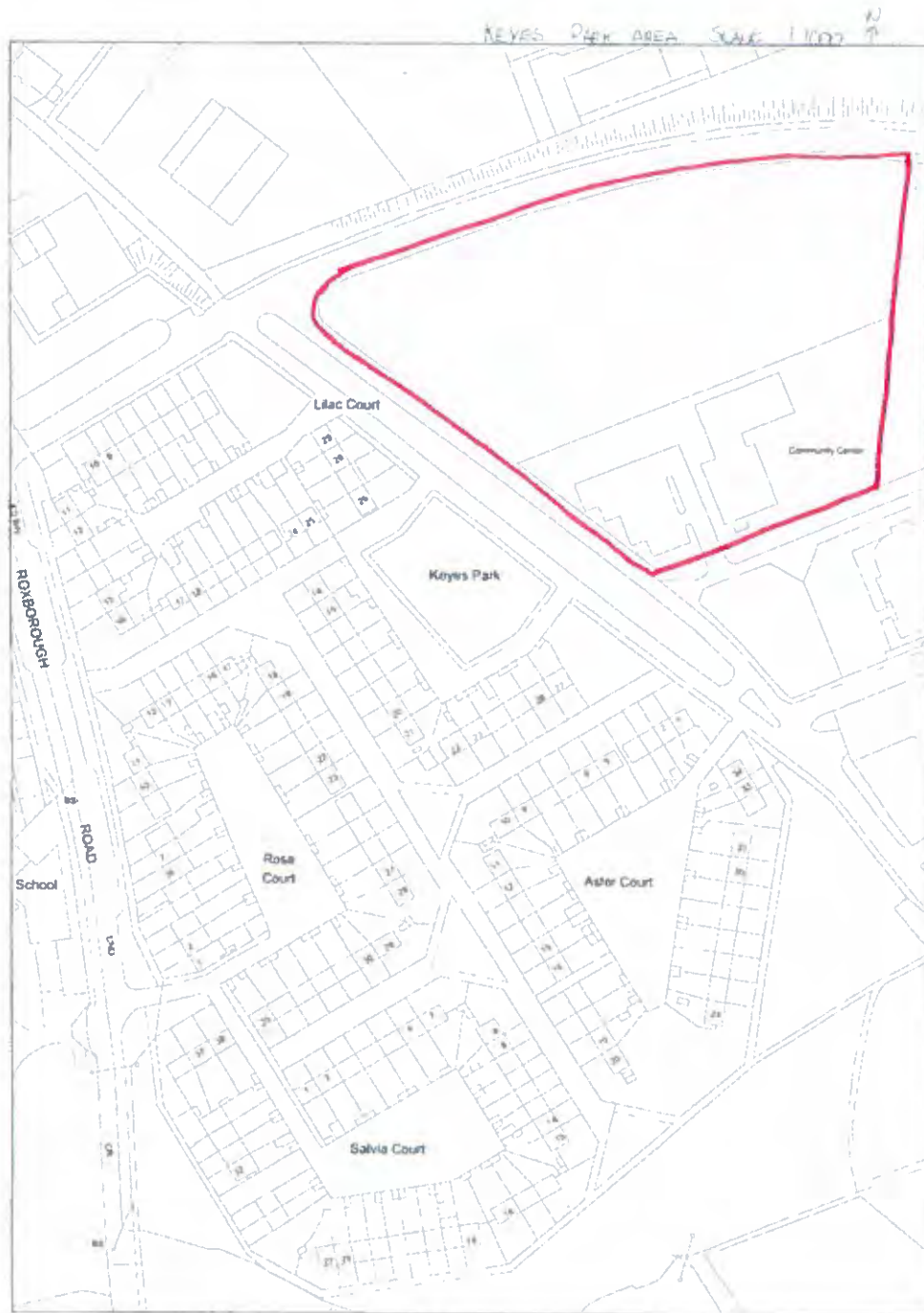
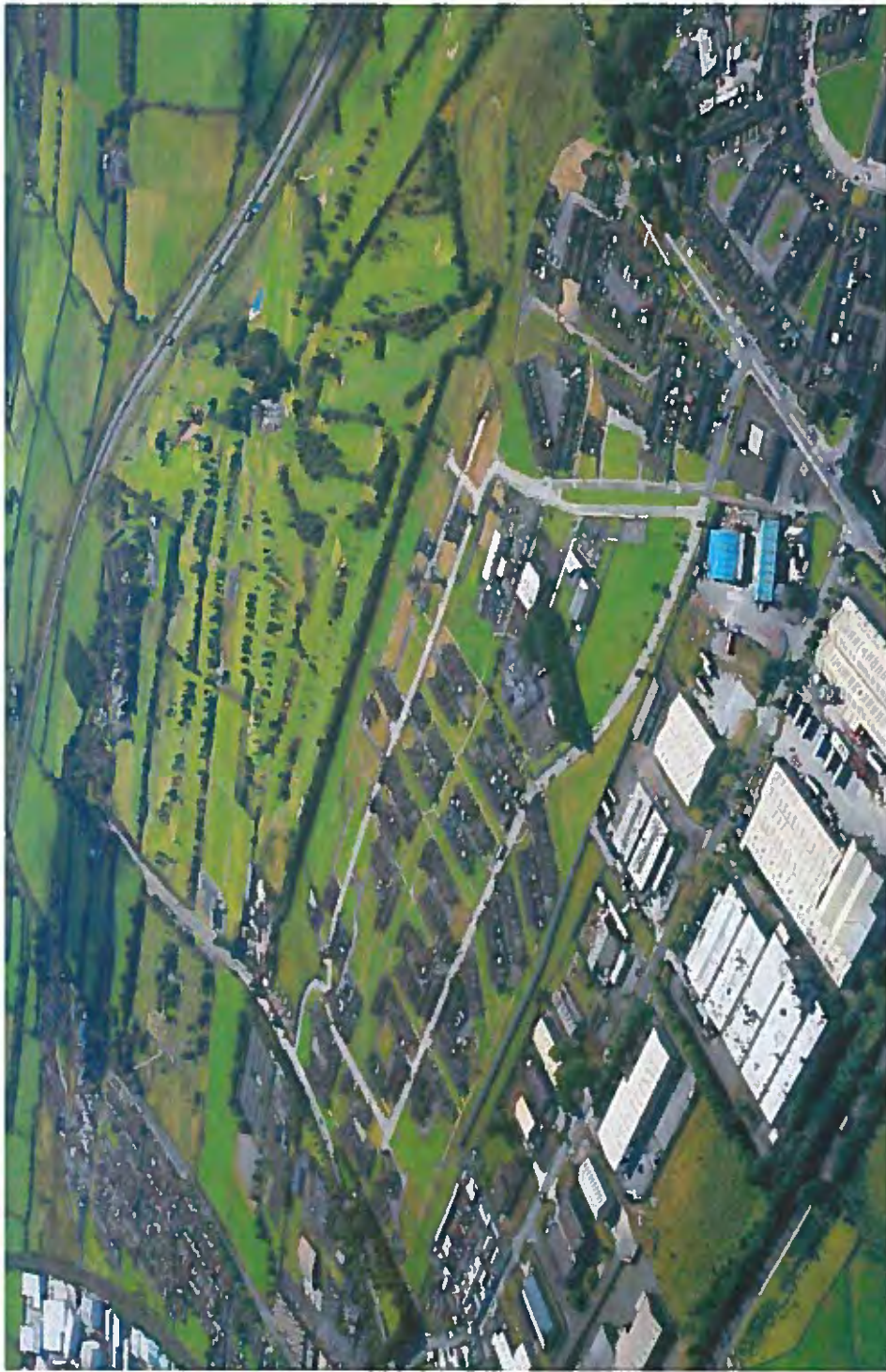


Figure 11: 1000 map of proposed site for rezoning at Southill, Limerick City. Site for rezoning delineated with red boundary line.



10203654 Photo © Peter Barrow Photography 17th August 2011. Tel: 0872 559638

Figure 2 Aerial photo of site at Southhill.



Figure 3 National Biodiversity GIS web mapper showing location of cSAC, SPA and the proposed area for rezoning at Southill.

Appendix 2

Site Synopsis

SITE SYNOPSIS

SITE NAME: RIVER SHANNON AND RIVER FERGUS ESTUARIES SPA

SITE CODE: 004077

The estuaries of the River Shannon and River Fergus form the largest estuarine complex in Ireland. The site comprises all of the estuarine habitat west from Limerick City and south from Ennis, extending west as far as Killadysert and Foynes on the north and south shores respectively of the River Shannon (a distance of some 25 km from east to west). Also included are several areas in the outer Shannon estuary, notably Clonderalaw Bay and Poulnasherry Bay, as well as the intertidal areas on the south shore of the Shannon between Tarbert and Beal Point.

The site has vast expanses of intertidal flats. The main macro-invertebrate community present is a *Macoma-Scrobicularia-Nereis* community which provides a rich food resource for the wintering birds. Other species occurring include Common Cockle (*Cerastoderma edule*), Lugworm (*Arenicola marina*), the polychaete *Nephtys hombergii*, the gastropod *Hydrobia ulvae* and the crustacean *Corophium volutator*. Eelgrass (*Zostera* spp.) is present in places, along with green algae (e.g. *Ulva* spp. and *Enteromorpha* spp.). Salt marsh vegetation frequently fringes the mudflats and this provides important high tide roost areas for the wintering birds. Characteristic species occurring include Common Saltmarsh-grass (*Puccinellia maritima*), Sea Aster (*Aster tripolium*), Thrift (*Armeria maritima*), Sea-milkwort (*Glaux maritima*), Sea Plantain (*Plantago maritima*), Red Fescue (*Festuca rubra*) and Saltmarsh Rush (*Juncus gerardi*). In the innermost parts of the estuaries, the tidal channels or creeks are fringed with species such as Common Reed (*Phragmites australis*) and club-rushes (*Scirpus maritimus*, *S. lacustris* subsp. *tabernaemontani*). Also found is the nationally rare Triangular Club-rush (*Scirpus triquetus*). Elsewhere in the site the shoreline comprises stony or shingle beaches.

The site is the most important coastal wetland site in the country and regularly supports in excess of 50,000 wintering waterfowl (mean of 59,183 for the 4 seasons 1996-97 to 1999/00), a concentration easily of international importance. The site has internationally important populations of Dunlin (14,987), Black-tailed Godwit (706) and Redshank (1,983) - all figures are average peaks for 3 of the 5 seasons in the 1995/96-1999/00 period. A further 16 species have populations of national importance, i.e. Cormorant (148), Whooper Swan (141), Greylag Goose (88), Shelduck (895), Wigeon (3,025), Teal (1,558), Pintail (40), Shoveler (56), Scaup (76), Golden Plover (4,073), Grey Plover (564), Lapwing (13,007), Knot (686), Bar-tailed Godwit (481), Curlew (1,231) and Greenshank (33). The site is among the most important in the country for several of these species, notably Dunlin (11% of national total), Grey Plover (7.5% of total), Lapwing (6.5% of total), Redshank (6% of total) and Shelduck (6.0% of total). The site is also used by Oystercatcher (363), Ringed Plover (70), Brent Goose (135), Great Crested Grebe (47), Red-breasted Merganser (14), Mallard (247), Turnstone (71), Mute Swan (54), Grey Heron (25), Black-headed Gull (1,233) and Common Gull (194).

The Shannon / Fergus system was formerly frequented by a Greenland White-fronted Goose population but this declined during the 1980s and 1990s and the birds now appear to have abandoned the area. The site provides both feeding and roosting areas for the wintering birds. Habitat quality for most of the estuarine habitats is good. Some species, particularly Whooper Swan and Greylag Goose, utilise areas outside of the site for feeding.

Apart from the wintering birds, large numbers of some species also pass through the site whilst on migration in spring and/or autumn. Regular species include Black-tailed Godwit, Whimbrel and Greenshank.

Much of the land adjacent to the rivers and estuaries has been reclaimed and improved for agriculture and is protected by embankments (especially along the River Fergus estuary). Further reclamation, especially near to the urbanised and industrial areas continues to pose a threat. The site receives pollution from several sources, including industry and agriculture, but it is not known if this has any significant impacts on the wintering birds. Aquaculture occurs in some areas of the site – future increases in this activity could cause disturbance to the habitats and the associated birds. Common Cord-grass (*Spartina anglica*) is well-established and may threaten some of the estuarine habitats. Some disturbance occurs from boating activities.

This site is of great ornithological interest, being of international importance on account of the numbers of wintering birds it supports. It also supports internationally important numbers of three species, i.e. Dunlin, Black-tailed Godwit and Redshank. In addition, there are 16 species that have populations of national importance. For several of the bird species, it is the top site in the country. Also of note is that three of the species which occur regularly are listed on Annex I of the E.U. Birds Directive, i.e. Whooper Swan, Golden Plover and Bar-tailed Godwit. The site is most effectively censused from the air and this is carried out in most winters.

SITE SYNOPSIS

SITE NAME : LOWER RIVER SHANNON

SITE CODE : 002165

This very large site stretches along the Shannon valley from Killaloe to Loop Head/ Kerry Head, a distance of some 120 km. The site thus encompasses the Shannon, Feale, Mulkear and Fergus Estuaries, the freshwater lower reaches of the River Shannon (between Killaloe and Limerick), the freshwater stretches of much of the Feale and Mulkear catchments and the marine area between Loop Head and Kerry Head. The Shannon and Fergus flow through Carboniferous limestone as far as Foynes, but west of Foynes Namurian shales and flagstones predominate (except at Kerry Head, which is formed from Old Red Sandstone). The eastern sections of the Feale catchment flow through Namurian Rocks and the western stretches through Carboniferous Limestone. The Mulkear flows through Lower Palaeozoic Rocks in the upper reaches before passing through Namurian Rocks, followed by Lower Carboniferous Shales and Carboniferous Limestone. The Mulkear River itself, immediately north of Pallas Green, passes through an area of Rhyolites, Tuffs and Agglomerates. Rivers within the sub-catchment of the Feale include the Gale, Smearlagh, Oolagh, Allaughaun, Owveg, Clydagh, Caher, Breanagh and Glenacorney. Rivers within the sub-catchment of the Mulkear include the Killeenagarraff, Annagh, Newport, the Dead River, the Bilboa, Glashacloonaraveela, Gortnageragh and Cahernahallia.

The site is a candidate SAC selected for lagoons and alluvial wet woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for floating river vegetation, *Molinia* meadows, estuaries, tidal mudflats, Atlantic salt meadows, Mediterranean salt meadows, *Salicornia* mudflats, sand banks, perennial vegetation of stony banks, sea cliffs, reefs and large shallow inlets and bays all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Bottle-nosed Dolphin, Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Atlantic Salmon and Otter.

The Shannon and Fergus Estuaries form the largest estuarine complex in Ireland. They form a unit stretching from the upper tidal limits of the Shannon and Fergus Rivers to the mouth of the Shannon estuary (considered to be a line across the narrow strait between Kilcredaun Point and Kilconly Point). Within this main unit there are several tributaries with their own 'sub-estuaries' e.g. the Deel River, Mulkear River, and Mague River. To the west of Foynes, a number of small estuaries form indentations in the predominantly hard coastline, namely Poulasherry Bay, Ballylongford Bay, Clonderalaw Bay and the Feale or Cashen River Estuary.

Both the Fergus and inner Shannon estuaries feature vast expanses of intertidal mudflats, often fringed with saltmarsh vegetation. The smaller estuaries also feature mudflats, but have their own unique characteristics, e.g. Poulasherry Bay is stony and unusually rich in species and biotopes. Plant species are typically scarce on the mudflats, although there are some Eel-grass beds (*Zostera* spp.) and patches of green

algae (e.g. *Ulva* sp. and *Enteromorpha* sp.). The main macro-invertebrate community, which has been noted from the inner Shannon and Fergus estuaries, is a *Macoma-Scrobicularia-Nereis* community.

In the transition zone between mudflats and saltmarsh, specialised colonisers of mud predominate: swards of Common Cord-grass (*Spartina anglica*) frequently occur in the upper parts of the estuaries. Less common are swards of Glasswort (*Salicornia europaea* agg.). In the innermost parts of the estuaries, the tidal channels or creeks are fringed with species such as Common Reed (*Phragmites australis*) and Club-rushes (*Scirpus maritimus*, *S. tabernaemontani* and *S. triquetrus*). In addition to the nationally rare Triangular Club-rush (*Scirpus triquetrus*), two scarce species are found in some of these creeks (e.g. Ballinacurra Creek): Lesser Bulrush (*Typha angustifolia*) and Summer Snowflake (*Leucojum aestivum*).

Saltmarsh vegetation frequently fringes the mudflats. Over twenty areas of estuarine saltmarsh have been identified within the site, the most important of which are around the Fergus Estuary and at Ringmoylan Quay. The dominant type of saltmarsh present is Atlantic salt meadow occurring over mud. Characteristic species occurring include Common Saltmarsh Grass (*Puccinellia maritima*), Sea Aster (*Aster tripolium*), Thrift (*Armeria maritima*), Sea-milkwort (*Glaux maritima*), Sea Plantain (*Plantago maritima*), Red Fescue (*Festuca rubra*), Creeping Bent (*Agrostis stolonifera*), Saltmarsh Rush (*Juncus gerardi*), Long-bracted Sedge (*Carex extensa*), Lesser Sea-spurrey (*Spergularia marina*) and Sea Arrowgrass (*Triglochin maritima*). Areas of Mediterranean salt meadows, characterised by clumps of Sea Rush (*Juncus maritimus*) occur occasionally. Two scarce species are found on saltmarshes in the vicinity of the Fergus Estuary: a type of robust Saltmarsh-grass (*Puccinellia foucaudii*), sometimes placed within the compass of Common Saltmarsh-grass (*Puccinellia maritima*) and Hard-grass (*Parapholis strigosa*).

Saltmarsh vegetation also occurs around a number of lagoons within the site. The two which have been surveyed as part of a National Inventory of Lagoons are Shannon Airport Lagoon and Cloonconeen Pool. Cloonconeen Pool (4-5 ha) is a natural sedimentary lagoon impounded by a low cobble barrier. Seawater enters by percolation through the barrier and by overwash. This lagoon represents a type which may be unique to Ireland since the substrate is composed almost entirely of peat. The adjacent shore features one of the best examples of a drowned forest in Ireland. Aquatic vegetation in the lagoon includes typical species such as Beaked Tasselweed (*Ruppia maritima*) and green algae (*Cladophora* sp.). The fauna is not diverse, but is typical of a high salinity lagoon and includes six lagoon specialists (*Hydrobia ventrosa*, *Cerastoderma glaucum*, *Lekanesphaera hookeri*, *Palaemonetes varians*, *Sigara stagnalis* and *Enochrus bicolor*). In contrast, Shannon Airport Lagoon (2 ha) is an artificial saline lake with an artificial barrier and sluiced outlet. However, it supports two Red Data Book species of Stonewort (*Chara canescens* and *Chara cf. connivens*).

Most of the site west of Kilcredaun Point/Kilconly Point is bounded by high rocky sea cliffs. The cliffs in the outer part of the site are sparsely vegetated with lichens, Red Fescue, Sea Beet (*Beta vulgaris*), Sea Campion (*Silene maritima*), Thrift and Plantains (*Plantago* spp.). A rare endemic Sea Lavender (*Limonium recurvum* subsp.

pseudotranswallinum) occurs on cliffs near Loop Head. Cliff-top vegetation usually consists of either grassland or maritime heath. The boulder clay cliffs further up the estuary tend to be more densely vegetated, with swards of Red Fescue and species such as Kidney Vetch (*Anthyllis vulneraria*) and Bird's-foot Trefoil (*Lotus corniculatus*).

The site supports an excellent example of a large shallow inlet and bay. Littoral sediment communities in the mouth of the Shannon Estuary occur in areas that are exposed to wave action and also in areas extremely sheltered from wave action. Characteristically, exposed sediment communities are composed of coarse sand and have a sparse fauna. Species richness increases as conditions become more sheltered. All shores in the site have a zone of sand hoppers at the top and below this each of the shores has different characteristic species giving a range of different shore types in the pcSAC.

The intertidal reefs in the Shannon Estuary are exposed or moderately exposed to wave action and subject to moderate tidal streams. Known sites are steeply sloping and show a good zonation down the shore. Well developed lichen zones and littoral reef communities offering a high species richness in the sublittoral fringe and strong populations of *Paracentrotus lividus* are found. The communities found are tolerant to sand scour and tidal streams. The infralittoral reefs range from sloping platforms with some vertical steps to ridged bedrock with gullies of sand between the ridges to ridged bedrock with boulders or a mixture of cobbles, gravel and sand. Kelp is very common to about 18m. Below this it becomes rare and the community is characterised by coralline crusts and red foliose algae.

Other coastal habitats that occur within the site include the following:

- stony beaches and bedrock shores - these shores support a typical zonation of seaweeds (*Fucus* spp., *Ascophyllum nodosum* and kelps).
- shingle beaches - the more stable areas of shingle support characteristic species such as Sea Beet, Sea Mayweed (*Matricaria maritima*), Sea Campion and Curled Dock (*Rumex crispus*).
- Sandbanks which are slightly covered by sea water at all times – there is a known occurrence of sand/gravel beds in the area from Kerry Head to Beal Head.
- sand dunes - a small area of sand dunes occurs at Beal Point. The dominant species is Marram Grass (*Ammophila arenaria*).

Flowing into the estuaries are a number of tidal rivers.

Freshwater rivers have been included in the site, most notably the Feale and Mulkear catchments, the Shannon from Killaloe to Limerick (along with some of its tributaries, including a short stretch of the Kilmastulla River), the Fergus up as far as Ennis, and the Cloon River. These systems are very different in character: the Shannon being broad, generally slow-flowing and naturally eutrophic; the Fergus being smaller and alkaline; while the narrow, fast-flowing Cloon is acid in nature. The Feale and Mulkear catchments exhibit all the aspects of a river from source to mouth. Semi-natural habitats, such as wet grassland, wet woodland and marsh occur by the rivers, however, improved grassland is most common. One grassland type of

particular conservation significance, *Molinia* meadows, occurs in several parts of the site and the examples at Worldsend on the River Shannon are especially noteworthy. Here are found areas of wet meadow dominated by rushes and sedges and supporting a diverse and species-rich vegetation, including such uncommon species as Blue-eyed Grass (*Sisyrinchium bermudiana*) and Pale Sedge (*Carex pallescens*).

Floating river vegetation characterised by species of Water-crowfoot (*Ranunculus* spp.), Pondweeds (*Potamogeton* spp.) and the moss *Fontinalis antipyretica* are present throughout the major river systems within the site. The rivers contain an interesting bryoflora with *Schistidium alpicola* var. *alpicola* recorded from in-stream boulders on the Bilboa, new to county Limerick.

Alluvial woodland occurs on the banks of the Shannon and on islands in the vicinity of the University of Limerick. The woodland is up to 50m wide on the banks and somewhat wider on the largest island. The most prominent woodland type is gallery woodland where White Willow (*Salix alba*) dominates the tree layer with occasional Alder (*Alnus glutinosa*). The shrub layer consists of various willow species with sally (*Salix cinerea* ssp. *oleifolia*) and what appear to be hybrids of *S. alba* x *S. viminalis*. The herbaceous layer consists of tall perennial herbs. A fringe of Bulrush (*Typha* sp.) occurs on the riverside of the woodland. On slightly higher ground above the wet woodland and on the raised embankment remnants of mixed oak-ash-alder woodland occur. These are poorly developed and contain numerous exotic species but locally there are signs that it is invading open grassland. Alder is the principal tree species with occasional Oak (*Quercus robur*), Elm (*Ulmus glabra*, *U. procera*), Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*) and the shrubs Guelder-rose (*Viburnum opulus*) and willows. The ground flora is species-rich.

Woodland is infrequent within the site, however Cahiracon Wood contains a strip of old Oak woodland. Sessile Oak (*Quercus petraea*) forms the canopy, with an understorey of Hazel and Holly (*Ilex aquifolium*). Great Wood-rush (*Luzula sylvatica*) dominates the ground flora. Less common species present include Great Horsetail (*Equisetum telmateia*) and Pendulous Sedge (*Carex pendula*).

In the low hills to the south of the Slievefelim mountains, the Cahernahallia River cuts a valley through the Upper Silurian rocks. For approximately 2km south of Cappagh Bridge at Knockanavar, the valley sides are wooded. The woodland consists of Birch (*Betula* spp.), Hazel, Oak, Rowan (*Sorbus aucuparia*), some Ash (*Fraxinus excelsior*) and Willow (*Salix* spp.). Most of the valley is not grazed by stock, and as a result the trees are regenerating well. The ground flora feature prominent Greater wood-rush and Bilberry (*Vaccinium myrtillus*) with a typical range of woodland herbs. Where there is more light available, Bracken (*Pteridium aquilinum*) features.

The valley sides of the Bilboa and Gortnageragh Rivers, on higher ground north east of Cappamore, support patches of semi-natural broadleaf woodland dominated by Ash, Hazel, Oak and Birch. There is a good scrub layer with Hawthorn, Willow, Holly and Blackthorn (*Prunus spinosa*) common. The herb layer in these woodlands is often open with a typically rich mixture of woodland herbs and ferns. Moss species diversity is high. The woodlands are ungrazed. The hazel is actively coppiced in places.

There is a small area of actively regenerating cut away raised bog at Ballyrorheen. It is situated approx. 5km north west of Cappamore Co. Limerick. The bog contains some wet areas with good moss (*Sphagnum*) cover. Species of particular interest include the Cranberry (*Vaccinium oxycoccos*) and the White Sedge (*Carex curta*) along with two other regionally rare mosses including *S. fimbriatum*. The site is being invaded by Birch (*Betula pubescens*) scrub woodland. Both commercial forestry and the spread of rhododendron has greatly reduced the overall value of the site.

A number of plant species that are Irish Red Data Book species occur within the site - several are protected under the Flora (Protection) Order, 1999:

- Triangular Club-rush (*Scirpus triquetrus*) - in Ireland this protected species is only found in the Shannon Estuary, where it borders creeks in the inner estuary.
- Opposite-leaved Pondweed (*Groenlandia densa*) - this protected pondweed is found in the Shannon where it passes through Limerick City.
- Meadow Barley (*Hordeum secalinum*) - this protected species is abundant in saltmarshes at Ringmoylan and Mantlehill.
- Hairy Violet (*Viola hirta*) - this protected violet occurs in the Askeaton/Foynes area.
- Golden Dock (*Rumex maritimus*) - noted as occurring in the River Fergus Estuary.
- Bearded Stonewort (*Chara canescens*) - a brackish water specialist found in Shannon Airport lagoon.
- Convergent Stonewort (*Chara connivens*) - presence in Shannon Airport Lagoon to be confirmed.

Overall, the Shannon and Fergus Estuaries support the largest numbers of wintering waterfowl in Ireland. The highest count in 1995-96 was 51,423 while in 1994-95 it was 62,701. Species listed on Annex I of the E.U. Birds Directive which contributed to these totals include: Great Northern Diver (3; 1994/95), Whooper Swan (201; 1995/96), Pale-bellied Brent Goose (246; 1995/96), Golden Plover (11,067; 1994/95) and Bar-tailed Godwit (476; 1995/96). In the past, three separate flocks of Greenland White-fronted Goose were regularly found but none were seen in 1993/94.

Other wintering waders and wildfowl present include Greylag Goose (216; 1995/96), Shelduck (1,060; 1995/96), Wigeon (5,976; 1995/96); Teal (2,319; 1995-96); Mallard (528; 1995/96), Pintail (45; 1995/96), Shoveler (84; 1995/96), Tufted Duck (272; 1995/96), Scaup (121; 1995/96), Ringed Plover (240; 1995/96), Grey Plover (750; 1995/96), Lapwing (24,581; 1995/96), Knot (800; 1995/96), Dunlin (20,100; 1995/96), Snipe (719, 1995/96), Black-tailed Godwit (1062; 1995/96), Curlew (1504; 1995/96), Redshank (3228; 1995/96), Greenshank (36; 1995/96) and Turnstone (107; 1995/96). A number of wintering gulls are also present, including Black-headed Gull (2,216; 1995/96), Common Gull (366; 1995/96) and Lesser Black-backed Gull (100; 1994/95). This is the most important coastal site in Ireland for a number of the waders including Lapwing, Dunlin, Snipe and Redshank. It also provides an important staging ground for species such as Black-tailed Godwit and Greenshank.

A number of species listed on Annex I of the E.U. Birds Directive breed within the site. These include Peregrine Falcon (2-3 pairs), Sandwich Tern (34 pairs on Rat Island, 1995), Common Tern (15 pairs: 2 on Sturamus Island and 13 on Rat Island, 1995), Chough (14-41 pairs, 1992) and Kingfisher. Other breeding birds of note include Kittiwake (690 pairs at Loop Head, 1987) and Guillemot (4010 individuals at Loop Head, 1987)

There is a resident population of Bottle-nosed Dolphin in the Shannon Estuary consisting of at least 56-68 animals (1996). This is the only known resident population of this E.U. Habitats Directive Annex II species in Ireland. Otter, a species also listed on Annex II of this directive, is commonly found on the site.

Five species of fish listed on Annex II of the E.U. Habitats Directive are found within the site. These are Sea Lamprey (*Petromyzon marinus*), Brook Lamprey (*Lampetra planeri*), River Lamprey (*Lampetra fluviatilis*), Twaite Shad (*Allosa fallax fallax*) and Salmon (*Salmo salar*). The three lampreys and Salmon have all been observed spawning in the lower Shannon or its tributaries. The Fergus is important in its lower reaches for spring salmon while the Mulkear catchment excels as a grilse fishery though spring fish are caught on the actual Mulkear River. The Feale is important for both types. Twaite Shad is not thought to spawn within the site. There are few other river systems in Ireland which contain all three species of Lamprey.

Two additional fish of note, listed in the Irish Red Data Book, also occur, namely Smelt (*Osmerus eperlanus*) and Pollan (*Coregonus autumnalis pollan*). Only the former has been observed spawning in the Shannon.

Freshwater Pearl-mussel (*Margaritifera margaritifera*), a species listed on Annex II of the E.U. Habitats Directive, occurs abundantly in parts of the Cloon River.

There is a wide range of landuses within the site. The most common use of the terrestrial parts is grazing by cattle and some areas have been damaged through over-grazing and poaching. Much of the land adjacent to the rivers and estuaries has been improved or reclaimed and is protected by embankments (especially along the Fergus Estuary). Further, reclamation continues to pose a threat as do flood relief works (e.g. dredging of rivers). Gravel extraction poses a major threat on the Feale.

In the past, Cord-grass (*Spartina* sp.) was planted to assist in land reclamation. This has spread widely, and may oust less vigorous colonisers of mud and may also reduce the area of mudflat available to feeding birds.

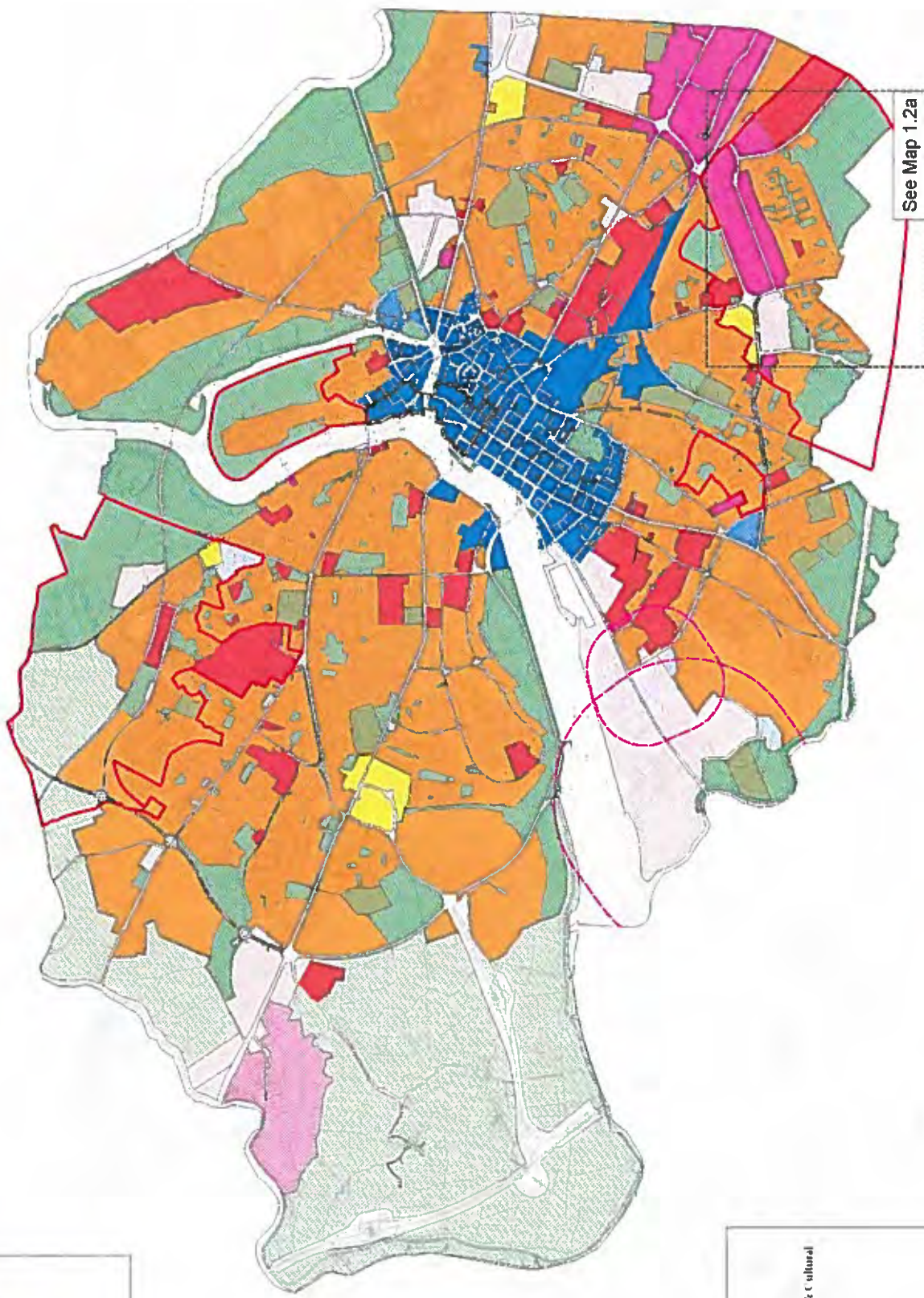
Domestic and industrial wastes are discharged into the Shannon, but water quality is generally satisfactory - except in the upper estuary, reflecting the sewage load from Limerick City. Analyses for trace metals suggest a relatively clean estuary with no influences by industrial discharges apparent. Further industrial development along the Shannon and water polluting operations are potential threats.

Fishing is a main tourist attraction on the Shannon and there are a large number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. The River Feale is a designated Salmonid Water under the

E.U. Freshwater Fish Directive. Other uses of the site include commercial angling, oyster farming, boating (including dolphin-watching trips) and shooting. Some of these may pose threats to the birds and dolphins through disturbance. Specific threats to the dolphins include underwater acoustic disturbance, entanglement in fishing gear and collisions with fast moving craft.

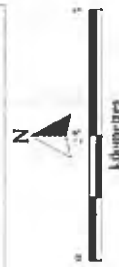
This site is of great ecological interest as it contains a high number of habitats and species listed on Annexes I and II of the E.U. Habitats Directive, including the priority habitat lagoon, the only known resident population of Bottle-nosed Dolphin in Ireland and all three Irish lamprey species. A good number of Red Data Book species are also present, perhaps most notably the thriving populations of Triangular Club-rush. A number of species listed on Annex I of the E.U. Birds Directive are also present, either wintering or breeding. Indeed, the Shannon and Fergus Estuaries form the largest estuarine complex in Ireland and support more wintering wildfowl and waders than any other site in the country. Most of the estuarine part of the site has been designated a Special Protection Area (SPA), under the E.U. Birds Directive, primarily to protect the large numbers of migratory birds present in winter.

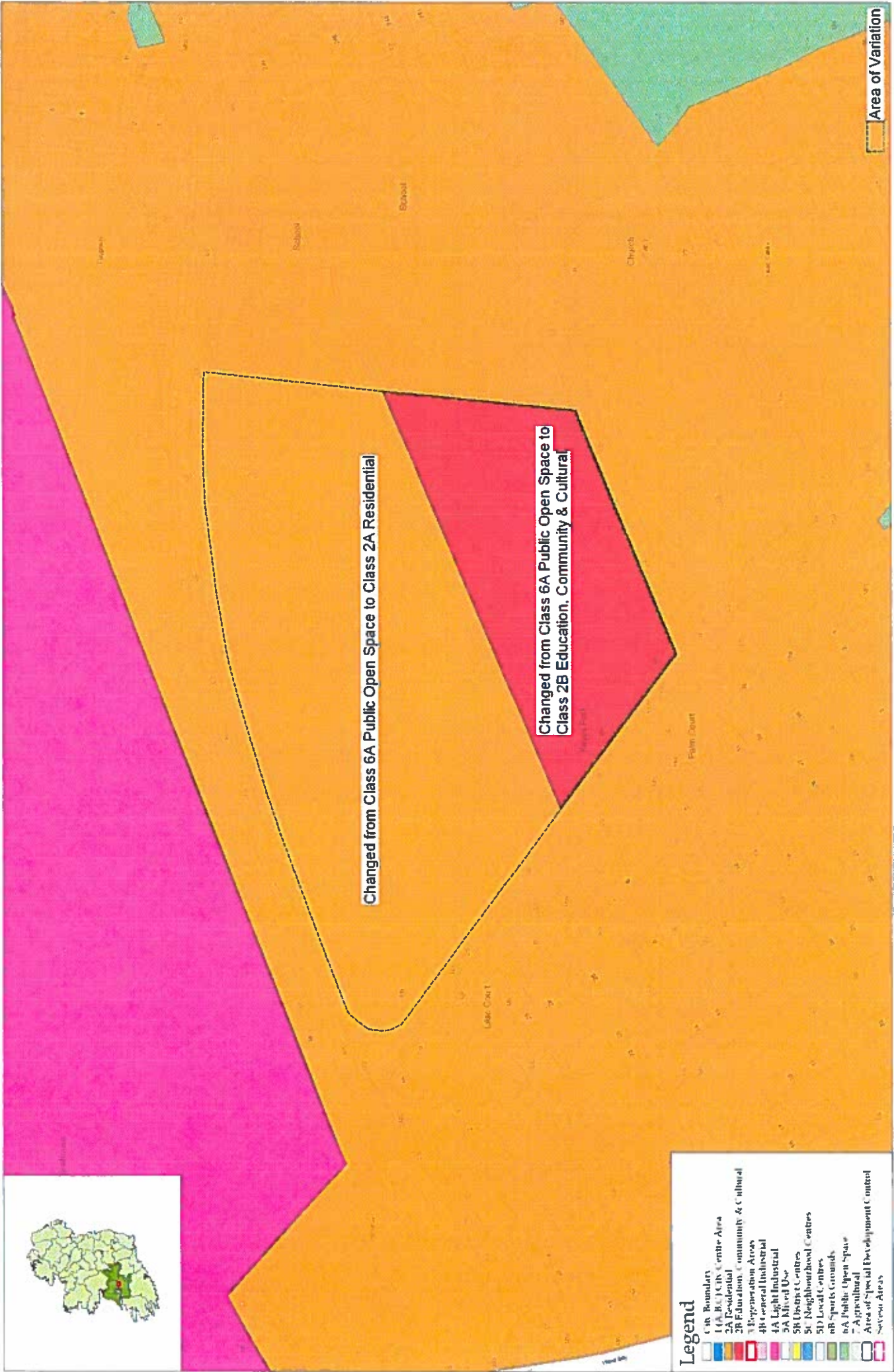
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See Map 1.2a

- Legend**
- City Boundary
 - 11A, RC/City Centre Area
 - 2A Residential
 - 3B Education, Community & Cultural
 - 3 Regeneration Areas
 - 4B General Industrial
 - 4A Light Industrial
 - 5A Mixed Use
 - 5B District Centres
 - 5C Neighbourhood Centres
 - 5D Local Centres
 - 6B Sports Grounds
 - 6A Public Open Space
 - 7 Agricultural
 - Area of Special Development Control
 - Sevens Area





Proposed Variation No. 4 to the Limerick City Development Plan 2010 – 2016

- Incorporation of the Shannon Integrated Framework Plan

Appropriate Assessment Screening.

March 2015.

Appropriate Assessment Screening –Shannon Integrated Framework Plan.

This Appropriate Assessment Screening Document is for the incorporation of the Shannon Integrated Framework plan into the Limerick City Development Plan.

The Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary is an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary. It was commissioned by the relevant local authorities in the estuary area (Clare County Council, Kerry County Council, Limerick City and County Council) as well as Shannon Development and the Shannon Foynes Port Company. Having been completed in 2013, the SIFP is being adopted as a variation into the County Development Plans of the relevant local authority, in this case, Limerick City Development Plan 2010-2016. By so doing, the SIFP principles, policies, objectives and land use zonings can be included as part of the statutory land-use plans for further consultation and assessment. The SIFP itself was subject to Strategic Environmental Assessment and Appropriate Assessment and these informed the preparation of this variation

The screening is in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The principal consideration for an Appropriate Assessment would be if the proposed works were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation and Special Protection Areas (SACs and SPAs) are Natura sites.

The conclusion of the screening document is that a full Appropriate Assessment is not required as the variation to the plan has incorporated a buffer to help protect the Natura 2000 sites both along the Ballinacurra Creek and along part of the Main River Channel. This is a substantial improvement over the situation that had existed previously where development zoning had extended right up to the SAC boundaries.

The reasons for the conclusion of no significant effects and hence no need for full Article 6 Assessment are as follows:

1 The SIFP plan operates within a previously assessed zoning template which has been altered to provide an additional measure of protection through a buffer zone. The previous zoning lay out had been assessed as part of the preparation of the Limerick City Development Plan 2010. Much of the area of the docklands are heavily modified brown field sites.

2 As a result of this the potential for encroachment on Natura 2000 sites has been much reduced.

3 The additional demand on infrastructure (waste water and potable water) which might result from the implementation of the SIFP is within the capacity of the waste water treatment plan and potable water infrastructure which means that there will not be a risk of pollution to the Natura 2000 sites.

The key difference between the effects of this plan and the 2010 City Development Plan will be that actions based on the SIFP are more focused and area specific. One key factor is that now, the plan preparation will be the remit of one local authority within a revised metropolitan area.

Figure 1: Showing the existing

This means that the tendency towards divergent policy approaches to the City and the environs that existed previously will be replaced by a more coherent strategy aimed at the former Limerick City centre area in the context of the metropolitan area and the county as a whole. It is likely that any new actions will be based on opportunity sites and areas with more detailed master-plans prepared to take into account the individual circumstances of each area. The identification of the seven key areas in the current draft is the first step towards this.

The areas described in the report are within the zoned areas of the current City plan and adjacent to those zoned in the Local Area Plans for the Southern Environs and Castletroy. As with any built up areas there are areas of green space and areas of more intense development activity. The zoning maps of the relevant plans show the land use zonings of the differing areas outlined in the report. The report outlines seven key areas in the City, improvements to which are key to the success of the plan. They are shown in Table 1.

Table 1: Key areas and their zoning patterns.

| Zone | Land use zoning and description. |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Water front | City Centre /mixed use. Site stretches from the Docks to the south along the central Quays to Merchants Quay, to the Castle and include Georges Quay. |

| | |
|--------------------|-----------------------------------------------------------------------------------------------------|
| Kings island | Residential/ mixed use. Historically important and the oldest part of the city surrounded by water. |
| Clare Bank. | Residential Open Space/ City centre. Offers potential for recreation with much open space zoning. |
| City Centre Core | City Centre/ Commercial. |
| Main Georgian Area | City Centre/ Commercial |
| Docklands | City Centre/ Commercial/ Mixed use. |
| Eastern Fringes | City Centre. |

These areas are categorised as "brown field sites" in that they have had a long history of development. In terms of material assets of which the previously existing building stock is part, the SEA guidelines (DEHLG 2004 p.31) stress the need to "maximise use of the existing built environment". This is an important part of the new spatial plan. Seven projects referred to as transformational projects have been selected to enhance the City area. These are as follows:

1. A 'World Class' waterfront – a renaissance of Limerick's entire waterfront;
2. The 'Limerick Cultural Centre' – an iconic destination building on the waterfront;
3. 'Great streets' – a transformation of the city's three main streets – O'Connell Street, Catherine Street and Henry Street;
4. A new city square/plaza – to define the focal point or 'heart' of the city centre;
5. A city centre higher education campus - the creation of a multi-iversity combining facilities from LIT, University of Limerick and Mary Immaculate in the heart of the city centre;
6. Renewal of the Georgian Quarter – a concentrated programme to restore the Georgian part of the city to its former glory; and lastly
7. Colbert Station renewal – a new public transport interchange and enhanced station environment.

As stated in Table 1, these proposals are based on and are consistent with the zoning pattern set out in the Limerick 2010 City Development Plan. As most of these areas, particularly the City centre areas are brown field sites the effects of development are expected to be limited, involving as they would re-development of an existing heavily modified environment.

The key Natura 2000 sites within the boundaries of the metropolitan area are the Lower River Shannon SAC site (002165) and the River Shannon and Fergus Estuaries Special Protection Area (004077). However, where possible the zoning adjoining these sites is open space as in the case of the Clare Banks, while in the City centre the development areas are brown field sites, which mean that any development would not encroach onto Natura 2000 sites. **For individual planning applications appropriate assessment screening and inclusion of relevant mitigation measures will take place. This will provide an additional safeguard.**

Other important areas that are of bio-diversity interest include Knockalisheen Marsh, itself a proposed Natural Heritage Area, adjacent to Kings island, while to the east of the City and forming the boundary between the current City area and Castletroy is the Groody river with its associated open space corridor. The Groody which drains into the Lower River Shannon SAC site in the Castletroy area, is protected by appropriate green space zoning, while Knockalisheen Marsh lies outside the development boundary of the Limerick Metropolitan Area.

Lower River Shannon Special Area of Conservation Site (002165): This site, designated for a variety of riparian habitats and species, runs through the city. As indicated in the SEA screening document the LESASP is grounded within the zoning frame work of the existing plan and does not involve encroachment on the SAC site.

River Shannon and Fergus Estuaries (004077): this is designated for wintering and resident wild fowl. It is 1km distant from the areas mentioned in the LESASP. This site is not likely to be affected as there will be no encroachment on the SPA and the areas within the LESAP are already heavily modified and have been previously zoned for these uses in the 2010 City Development Plan and earlier City Development Plans.

Screening Matrix

Brief description of the plan:

The main objective of the document is to is to "create a city centre that can attract new business investment and encourage the formation of local businesses by providing the type of high quality flexible space to meet the demands of business and ensuring the necessary business and support structures are in place" (Interim Report p. 4).

Brief description of the Natura 2000 sites:

The **Lower River Shannon SAC**, The site is a SAC selected for lagoons and alluvial wet woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for floating river vegetation, *Molinia* meadows, estuaries, tidal mudflats, Atlantic salt meadows, Mediterranean salt meadows, *Salicornia* mudflats, sand banks, perennial vegetation of stony banks, sea cliffs, reefs and large shallow inlets and bays all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Bottle-nosed Dolphin, Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Atlantic Salmon and Otter. The overall ecological quality of the site is heavily dependant on good water quality.

River Shannon and Fergus Estuaries (004077): this is designated for wintering and resident wild fowl. Important feeding areas such as mudflats are part of the site, and in winter the bird population increases dramatically as wintering migrants use the site for feeding and roosting. It also plays host to lesser numbers of breeding wild fowl. Bunlickey lake important as an inland roosting site for cormorants is within 1km of the plan area.

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site:

The main way in which ex-situ impacts could be created is on the SAC site is through the introduction of pollutants or sediments or by blocking the river channel which would interfere with fish or lamprey passage and possible upstream spawning. This is unlikely as mitigation measures can be incorporated into individual planning applications and in many cases open space zonings provide a buffer between development and the site. In other areas such as the city centre it is a heavily modified brown field site and the effects of re-development, particularly with suitable design and mitigation measures incorporated is not expected to be significant.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

None- the plan is confined to previously zoned areas and any effects will be the same as those identified in the 2010 Appropriate Assessment which was carried out for the City Development plan. There will be no encroachment on the Natura 2000 site network within the plan area. It is considered that in one location- that of the water front that improvements will take place following the proposed demolition of Sarsfield house which will result in the creation of a green space area, part of additional green infrastructure for the City. The creation of open grassland, even if only of amenity

grassland, is important in that such open areas in urban settings provide a buffer from physical development for the river and often provide resting areas for wild fowl during stormy weather conditions when they might be displaced from their more natural haunts,

- **Land-take;**

There are no land take implications within the Natura 2000 sites as the plan will concentrate on previously zoned areas, most of which are brown field sites.

- **Distance from Natura 2000 site or key features of the site;**

The Lower River Shannon SAC site runs through the plan area while the River Shannon and Fergus Estuary lies 1km downstream. Because the proposals are very area specific it is not considered that they will affect other Natura 2000 sites.

- **Resource requirements (water abstraction etc);**

There are no resource implications as it is not anticipated that any extraction of material –rock etc or soil or additional abstraction of water would not take place from the designated sites. Such materials will be sourced from licensed quarries which will have planning permission or be the subject of quarry registration.

- **Emission (disposal to land, water or air);**

See below under reduction of species density heading in relation to capacity of Waste Water Infrastructure.

- **Excavation requirements;**

Any excavation that would take place will be outside the SAC and SPA sites

Transportation requirements;

While the Plan proposes modifications to existing traffic flows this is within the development footprint of previously existing streets within the City and is not expected to have any effects on the designated sites.

- **Duration of construction, operation, decommissioning, etc;**

The Plan is long term plan with policies proposed until 2030.

- **Other**

None.

Describe any likely changes to the site arising as a result of :

- **reduction of habitat area:**

None- works are outside Special Protection Areas and Special Areas of Conservation.

- **habitat or species fragmentation;**

Given the location of the proposals mentioned in the plan-outside the SPA and SAC sites and that the area affected has been already modified it will not have any significant effects on the integrity of the SPA or SAC sites. It should also be noted that zoning in the Limerick City Plan and the Southern Environs and Castletroy Plan show buffer zones of green space in undeveloped areas around these sites. Any future revision of the statutory land use plans of the metropolitan area to incorporate the provisions of the Limerick Economic and Land Use Plan will themselves have to be screened for environmental and ecological effects which will provide a further safe guard in terms of environmental sustainability.

reduction in species density;

It is not envisaged that any reductions in species density i.e. density of designated species such as the Lamprey species or salmonids or crayfish would take place as the plan measures involve previously zoned areas and do not encroach on the Natura 2000 sites.

In terms of ex-situ effects on the Special Area of Conservation Site and Special Protection Area sites, the increase in population proposed by the plan identifies an additional 800-1000 houses ($1000 \times 2.73 = 2730$ additional persons). This is unlikely to overload WWTP capacity to a degree which would cause water pollution as the population equivalent of the plant is 130,000. The Environmental Report gives further details of proposed improvements works to the Bunlickey plant which will ensure that its capacity keeps pace with development proposals in the 2030 plan. It is not anticipated that any additional effects on Natura 2000 sites would occur as any development proposals lie within zoned areas of the City plan which had been assessed in 2010. However there will be a number of bio-diversity issues that would rise specifically related to urban areas and the stock of older buildings. In relation to older buildings it will be necessary to ensure that they are adequately checked for the presence of birds and bats prior to any development taking place. This issue has already been dealt with in the SEA Environmental Report.

- **changes in key indicators of conservation value**

Due to the fact that areas involved are previously zoned and that it lies outside the SPA/SAC sites it is not anticipated that any changes in terms of key indicators such as species numbers in the SPA will result.

- **Climate change:**

These works would have no implications for climate change. The promotion of urban living will help to promote consolidated settlement which should help to reduce commuter traffic with consequent benefits for green house gas emissions.

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- **interference with the key relationships that define the structure of the site;**

None, the site lies outside the SPA/SAC site and the plan proposals are to take place in a heavily modified area.

- **interference with key relationships that define the function of the site;**

See above.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- **loss;**

Not applicable.

- **Fragmentation;**

Not applicable.

- **Disruption;**

Not applicable.

- **Disturbance;**

Not applicable.

- **change to key elements of the site (e.g. water quality etc);**

Not applicable. There is sufficient capacity within the WWTPs to deal with any population increases which may come about as a result of the plan.

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.

It is not likely that any combination of elements will have effects as the plan area is outside the Lower River Shannon SAC site and the Special Protection Areas. The plan proposals are not likely to have any effects on the Natura 2000 sites as they are confined to the previously zoned areas.

Finding of No Significant Effects Matrix

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Project: | Limerick Economic Strategy and Spatial Plan |
| Name and location of Natura 2000 sites: | <p>River Shannon and Fergus Estuaries SPA (004077) 1 km downstream.</p> <p>Lower River Shannon SAC site (002165) which runs through the plan area.</p> |
| Description of the Project or Plan | The main objective of the document is to "create a city centre that can attract new business investment and encourage the formation of local businesses by providing the type of high quality flexible space to meet the demands of business and ensuring the necessary business and support structures are in place". |
| Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ? | No, it is an update of the content of earlier land use plans and strategies within the Limerick City area. |
| Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)? | No. This Plan builds on the component of older plans and strategies such as the City development plan but operates within the zoning and policy content of the 2010 City development plan. |
| The Assessment of Significance of Effects | |
| Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites: | The main way in which impacts could be created is through release of pollutants to the river which would end up in the SAC site. Any additional population which might result from the plan is within the capacity of the existing Waste Water Treatment Plants (WWTP). |
| Explain why these effects are not considered significant: | The effects of the plan are confined to previously zoned areas and will not |

| | | | |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| | mean any encroachment on SAC/SPA sites. Any identified population increases are within the capacity of the existing WWTP. | | |
| List of Agencies Consulted: Provide contact name and telephone or email address: | The Manager, Development Applications Unit DoEHLG Newtown Road, Wexford. (T: 053 9117382) | | |
| Response to consultation | Awaited. | | |
| Data Collected to Carry out the Assessment | | | |
| Who carried out the Assessment? | Sources of Data | Level of assessment Completed | Where can the full results of the assessment be accessed and viewed |
| Heritage Officer, Forward Planning Section, Limerick County Council. | Existing NPWS Site Synopses Site visits and site surveys. | Desktop study, site visits | The conclusions are included in the screening document and can be viewed with the plan and supporting documents on public display. |

Proposed Variation No. 5 to the Limerick City Development Plan 2010 – 2016

- Incorporation of the Shannon Integrated Framework Plan

Appropriate Assessment Screening.

**Saturday 28th March 2015 to Monday 27th April 2015
inclusive.**



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

Appropriate Assessment Screening –Shannon Integrated Framework Plan.

This Appropriate Assessment Screening Document is for the incorporation of the Shannon Integrated Framework plan into the Limerick City Development Plan.

The Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary is an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary. It was commissioned by the relevant local authorities in the estuary area (Clare County Council, Kerry County Council, Limerick City and County Council) as well as Shannon Development and the Shannon Foynes Port Company. Having been completed in 2013, the SIFP is being adopted as a variation into the County Development Plans of the relevant local authority, in this case, Limerick City Development Plan 2010-2016. By so doing, the SIFP principles, policies, objectives and land use zonings can be included as part of the statutory land-use plans for further consultation and assessment. The SIFP itself was subject to Strategic Environmental Assessment and Appropriate Assessment and these informed the preparation of this variation.

The variation applies to lands north of the N69 with the Shannon forming the northern boundary and the Ballinacurra Creek forming the western boundary. Please see zoning map in the Appendix. This is the revised zoning map with the ecological buffers incorporated and the zoning altered from Mixed use to Light industry. Prior to the variation the zoning was mixed use with a residential component and extended throughout the area with no provision for an ecological buffer.

The screening is in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The principal consideration for an Appropriate Assessment would be if the proposed works were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation and Special Protection Areas (SACs and SPAs) are Natura sites. Please note that an Environmental report has been prepared as part of the variation process and has been circulated to the relevant authorities.

The conclusion of the screening document is that a full Appropriate Assessment is not required as the variation to the plan has incorporated a buffer to help protect the Natura 2000 sites both along the Ballinacurra Creek and along part of the Main River Channel. This is a substantial improvement over the situation that had existed previously where development zoning had extended right up to the SAC boundaries. Therefore it is concluded that the proposed variation will not have any significant effect on any Natura 2000 site.

The reasons for the conclusion of no significant effects and hence no need for full Article 6 Assessment are as follows:

Shannon Integrated Framework Plan: Appropriate Assessment Screening Report, March 2015.

1 The SIFP plan operates within a previously assessed zoning template which has been altered to provide an additional measure of protection through a buffer zone. The previous zoning lay out had been assessed as part of the preparation of the Limerick City Development Plan 2010. Much of the area of the docklands is heavily modified brown field sites.

2 As a result of the buffer the potential for encroachment on Natura 2000 sites has been much reduced.

3 The additional demand on infrastructure (waste water and potable water) which might result from the implementation of the SIFP is within the capacity of the waste water treatment plan and potable water infrastructure which means that there will not be a risk of pollution to the Natura 2000 sites.

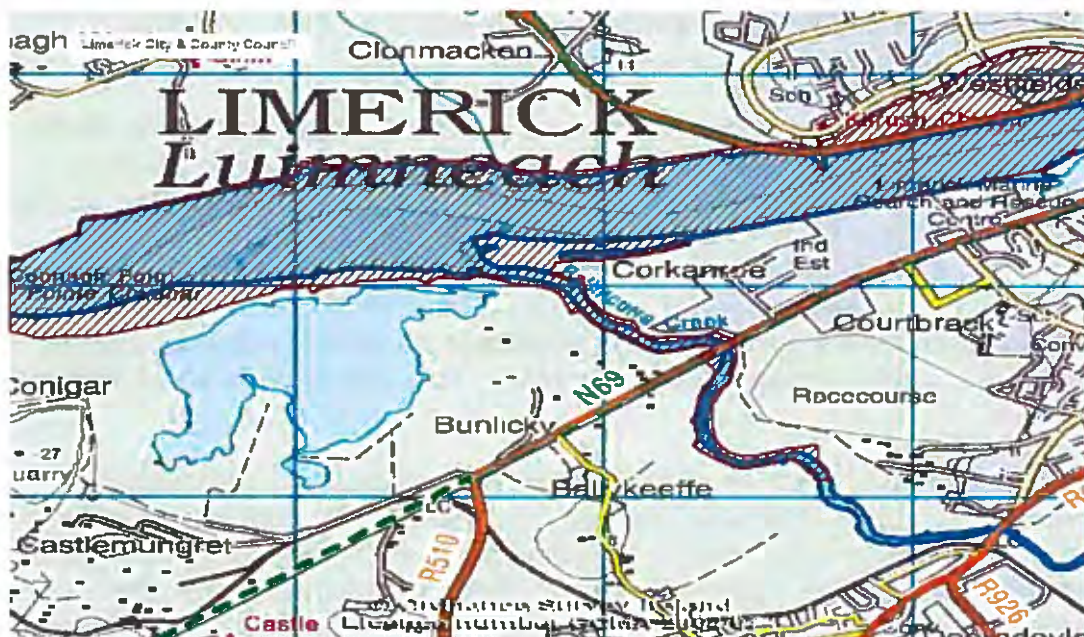


Figure 1: showing the Lower River Shannon SAC site running along the Ballinacurra Creek in mid picture. The creek forms the western most boundary of the docklands area.

The area described in the report is within the zoned areas of the current City Plan and adjacent to those zoned in the Local Area Plans for the Southern Environs. A change in zoning has taken place with mixed use zoning being replaced with light industrial with a buffer being added to protect the Natura 2000 site. The change in zoning took place because the docklands lie within Flood Zone A and

Mixed Use with its variety of uses, including residential, is regarded as vulnerable in such locations. The Light Industrial zoning is regarded as being more suitable and in line with the provisions of the 2009 Flood Risk Guidelines.

The docklands have had long history of development and much of the area is a "brown field site". In terms of material assets of which the previously existing building stock is part, the SEA guidelines (DEHLG 2004 p.31) stress the need to "maximise use of the existing built environment". This is an important part of the SIFP in this location which along with the Shannon Foynes Port Company (SFPC) mentions the need to make the best use of the underutilised assets in this area.

Within the brown field portion of the site the effects of development are expected to be limited, involving as they would re-development of an existing heavily modified environment. However the Creek to the west and the main River Channel to the north were not represented in zoning on the existing City Development Plan Zoning map. As outlined above the opportunity was taken to include protective buffer zoning along the creek and part of the main river channel. This is shown in the zoning map in the Appendix.

The key Natura 2000 sites within the boundaries of the metropolitan area are the Lower River Shannon SAC site (002165) and the River Shannon and Fergus Estuaries Special Protection Area (004077). However, where possible the zoning adjoining these sites is open space as in the case of the Clare Banks, while in the City centre the development areas are brown field sites, which mean that any development would not encroach onto Natura 2000 sites. **For individual planning applications appropriate assessment screening and inclusion of relevant mitigation measures will take place. This will provide an additional safeguard.**

Other important areas that are of bio-diversity interest include Knockalisheen Marsh, itself a proposed Natural Heritage Area, adjacent to Kings island, while to the east of the City and forming the boundary between the current City area and Castletroy is the Groody river with its associated open space corridor. The Groody which drains into the Lower River Shannon SAC site in the Castletroy area, is protected by appropriate green space zoning, while Knockalisheen Marsh lies outside the development boundary of the Limerick Metropolitan Area. None of these are expected to be affected by the variation as they are all at a distance from the docklands.

Lower River Shannon Special Area of Conservation Site (002165): This site, designated for a variety of riparian habitats and species, runs through the city. As indicated in the SEA Environmental Report the SIFP variation has resulted in a change in the zoning frame work of the existing plan and now includes a buffer zone along the Ballinacurra Creek and part of the Main River Shannon which reduces the chances of encroachment on the SAC site. One reason for its ecological importance is the presence of Lesser Bulrush (*Typha angustifolia*) and

Summer Snowflake (*Leucojum aestivum*). The presence of the buffer zones is designed to protect the Natura 2000 site and the drainage features that these plants are associated with.

River Shannon and Fergus Estuaries (004077): this is designated for wintering and resident wild fowl. This site is not likely to be affected as there will be no encroachment on the SPA and the alteration in zoning and the inclusion of a buffer confers additional protection for the SAC and SPA site alike.

Screening Matrix

Brief description of the plan:

The main objective of the variation is to incorporate the Shannon Integrated Framework Plan into the existing City development plan. In practical terms this has the most effects on the Docklands area of the city as this has been designated as a Special Development Locations in the SIFP.

Additional notes: none

Brief description of the Natura 2000 sites:

The Lower River Shannon SAC, The site is a SAC selected for lagoons and alluvial wet woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for floating river vegetation, *Molinia* meadows, estuaries, tidal mudflats, Atlantic salt meadows, Mediterranean salt meadows, *Salicornia* mudflats, sand banks, perennial vegetation of stony banks, sea cliffs, reefs and large shallow inlets and bays all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Bottle-nosed Dolphin, Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Atlantic Salmon and Otter. The overall ecological quality of the site is heavily dependant on good water quality.

River Shannon and Fergus Estuaries (004077): this is designated for wintering and resident wild fowl. Important feeding areas such as mudflats are part of the site, and in winter the bird population increases dramatically as wintering migrants use the site for feeding and roosting. It also plays host to lesser numbers of breeding wild fowl. Bunlickey lake, important as an inland roosting site for cormorants, is within 1km of the plan area.

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site:

The main way in which ex-situ impacts could be created is on the SAC site is through the introduction of pollutants or sediments or by blocking the river channel which would interfere with fish or lamprey passage and possible upstream spawning. This is unlikely as mitigation measures can be incorporated into individual planning applications and in this case zoning provide a buffer between development uses and the Natura 2000 site. In other areas such as the city centre it is a heavily modified brown field site and the effects of re-development, particularly with suitable design and mitigation measures incorporated is not expected to be significant.

The issue of direct encroachment on the SAC site has been reduced by the establishment of the buffer zone mentioned above and shown in the revised zoning map.

Additional notes: any application in this area will have to be accompanied with flood risk assessment which will require the applicant to demonstrate that the development will not have any effects on the local flooding situation. By extension this will mean that existing flow patterns within the various channels within the SAC would not be significantly altered.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

No significant effects- the plan is confined to previously zoned areas and any effects will be the same as those identified in the 2010 Appropriate Assessment which was carried out for the City Development plan. The situation should be still further improved by the alteration of zoning to light industrial which removes the mixed use zoning. This had residential component which would have resulted in more permanent human presence close to the Natura 2000 sites. The inclusion of a buffer is expected to reduce possible encroachment on the Natura 2000 site network within the plan area.

The creation of the buffer , even if only of wet grassland, is important in that such open areas in urban settings provide a buffer from physical development for the river and often provide resting areas for wild fowl during stormy weather conditions when they might be displaced from their more natural haunts,

- **Land-take;**

There are no land take implications within the Natura 2000 sites as the variation will concentrate on the previously zoned areas, most of which is a brown field sites. The establishment of a buffer further reduces the chances of this taking place.

- **Distance from Natura 2000 site or key features of the site;**

The Lower River Shannon SAC site forms the northern and western boundaries of

the plan area as does the River Shannon and Fergus Estuary.



Figure 2: showing the location of the River Shannon and Fergus Special Protection Area.

- **Resource requirements (water abstraction etc);**

There are no resource implications as it is not anticipated that any extraction of material –rock etc or soil or additional abstraction of water would not take place from the designated sites. Such materials will be sourced from licensed quarries which will have planning permission or be the subject of quarry registration.

- **Emission (disposal to land, water or air);**

See below under reduction of species density heading in relation to capacity of Waste Water Infrastructure. Discharge licences will be assessed individually by LCCC where appropriate taking into account the assimilative capacity of the receiving waters.

- **Excavation requirements;**

Any excavation that would take place will be outside the SAC and SPA sites

Transportation requirements;

While the Plan proposes modifications to existing traffic flows this is within the development footprint of previously existing streets within the City and is not expected to

have any effects on the designated sites.

- **Duration of construction, operation, decommissioning, etc;**

The Plan is long term plan with its current format to last for at least another three years. It will then be updated and will run for a further six year term following completion of the relevant regional planning guidelines.

- **Other**

None.

Describe any likely changes to the site arising as a result of :

- **reduction of habitat area:**

None- works are outside Special Protection Areas and Special Areas of Conservation.

- **habitat or species fragmentation;**

Given the location of the proposals mentioned in the plan-outside the SPA and SAC sites and that the area affected has been already modified it will not have any significant effects on the integrity of the SPA or SAC sites. It should also be noted that zoning in the docklands area now incorporates an ecological buffer area which should complement that in the Southern Environs Local Area Plan which lies immediately to the west. This should help create a network of ecological corridors adjacent to the Natura 2000 sites which would help with species dispersal.

reduction in species density;

It is not envisaged that any reductions in species density i.e. density of designated species such as the Lamprey species or salmonids or crayfish would take place as the plan measures involve previously zoned areas which now incorporate a buffer.

In terms of ex-situ effects on the Special Area of Conservation Site and Special Protection Area sites, the Environmental Report gives further details of proposed improvements works to the Bunlickey plant which will ensure that its capacity keeps pace with development proposals in the 2010 City Development Plan as varied. It is not anticipated that any additional effects on Natura 2000 sites would occur as any development proposals lie within zoned areas of the City plan which had been assessed in 2010. However there will be a number of bio-diversity issues that would rise specifically related to urban areas and the stock of older buildings. In relation to older buildings it will be necessary to ensure that they are adequately checked for the presence of birds and bats prior to any development taking place. This issue has already been dealt with in the SEA Environmental Report.

- **changes in key indicators of conservation value**

Due to the fact that areas involved are previously zoned and that it lies outside the SPA/SAC sites it is not anticipated that any changes in terms of key indicators such as species numbers in the SPA will result.

- **Climate change:**

This variation will have no implications for climate change. The incorporation of the SIFP will help to promote better use of the existing dockland facilities which is far preferable to similar developments at green field sites with consequent benefits for green house gas emissions.

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- **interference with the key relationships that define the structure of the site;**

None, the docklands lies largely outside the SPA/SAC site and the variation proposals will take place in what for the most part is a heavily modified industrial area. The new zoning template now incorporates a buffer zone which did not exist previously. This buffer will help to minimise effects on the Natura 2000 sites.

- **interference with key relationships that define the function of the site;**

See above.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- **loss;**

Not applicable.

- **Fragmentation;**

Not applicable.

- **Disruption;**

Not applicable.

- **Disturbance;**

Not applicable.

- **change to key elements of the site (e.g. water quality etc);**

Not applicable. There is sufficient capacity within the WWTPs to deal with any population increases which may come about as a result of the plan.

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.

It is not likely that any combination of elements will have effects as the plan area is outside the Lower River Shannon SAC site and the Special Protection Areas. The plan proposals are not likely to have any effects on the Natura 2000 sites as they are confined to the previously zoned areas. The buffer zone also prevents direct

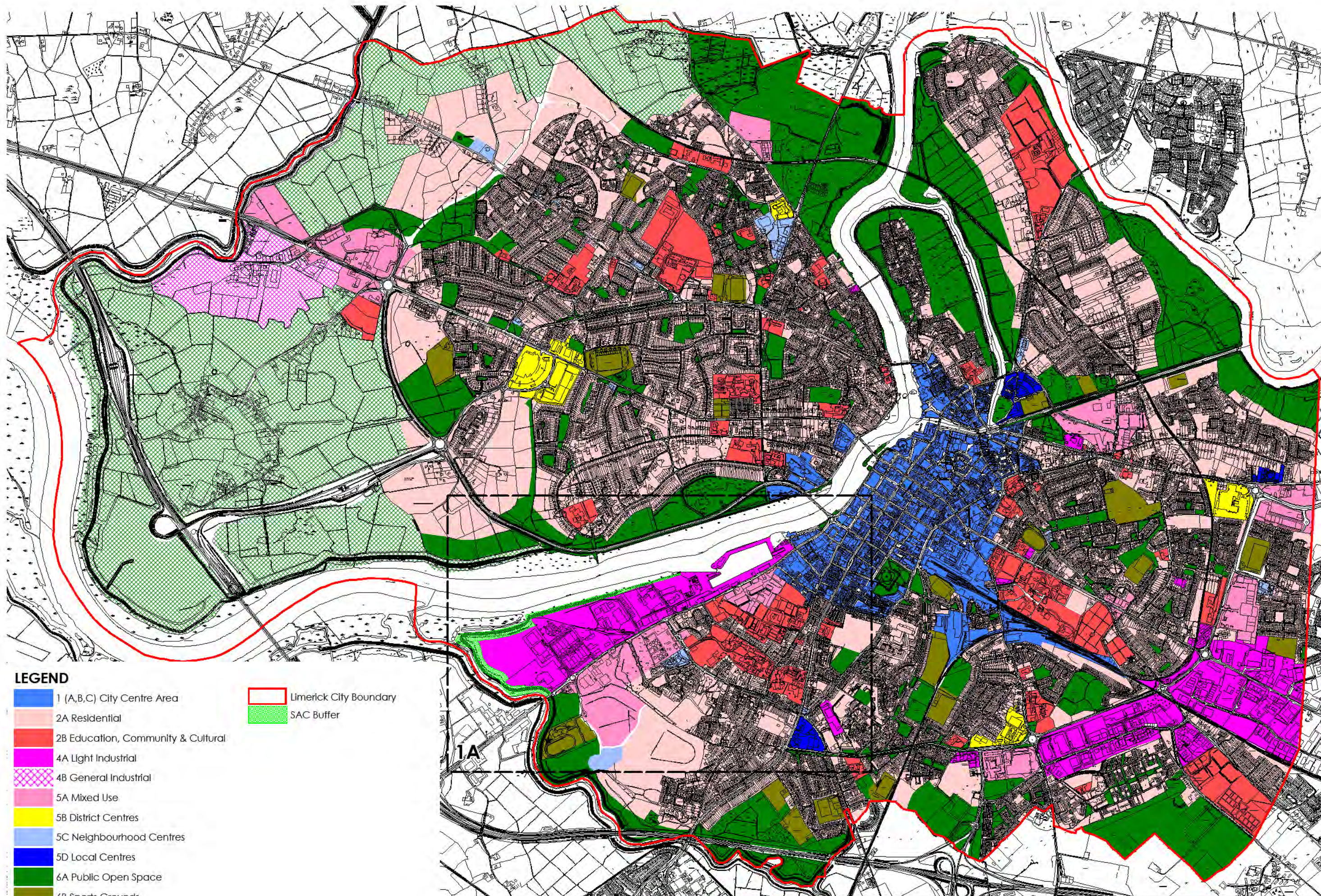
encroachment on the Natura 2000 site where it exists.

Finding of No Significant Effects Matrix

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Project: | Incorporation of the Shannon Integrated Framework Plan into the City Development Plan 2010-2016. |
| Name and location of Natura 2000 sites: | <p>River Shannon and Fergus Estuaries SPA (004077) along the northern and western boundary.</p> <p>Lower River Shannon SAC site (002165) which runs along the northern and western boundary.</p> |
| Description of the Project or Plan | The Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary is an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary. It has identified a number of different Strategic Development Locations along the estuary including the docklands in Limerick city, which is the site relating to the proposed variation. |
| Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ? | No, it is an update of the content of earlier land use plans and strategies within the Limerick City area. |
| Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)? | No. This Plan builds on the component of older plans and strategies such as the City Development Plan but operates within the zoning and policy content of the 2010 City Development Plan as varied. |
| The Assessment of Significance of Effects | |
| Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites: | The main way in which impacts could be created is through release of pollutants to the river which would end up in the SAC site. Any additional infrastructural demand which might result from the plan variation is within the capacity of the existing Waste |

| | | | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Water Treatment Plants (WWTP).</p> <p>The establishment of a buffer zone in the revised zoning template further reduces the chances of direct encroachment on the Natura 2000 sites.</p> | | |
| <p>Explain why these effects are not considered significant:</p> | <p>The effects of the plan are confined to previously zoned areas and will not mean any encroachment on SAC/SPA sites. Any identified population increases are within the capacity of the existing WWTP.</p> | | |
| <p>List of Agencies Consulted: Provide contact name and telephone or email address:</p> | <p>The Manager, Development Applications Unit DoEHLG Newtown Road, Wexford. (T: 053 9117382)</p> | | |
| <p>Response to consultation</p> | <p>Awaited.</p> | | |
| <p>Data Collected to Carry out the Assessment</p> | | | |
| <p>Who carried out the Assessment?</p> | <p>Sources of Data</p> | <p>Level of assessment Completed</p> | <p>Where can the full results of the assessment be accessed and viewed</p> |
| <p>Heritage Officer, Forward Planning Section, Limerick County Council.</p> | <p>Existing NPWS Site Synopses</p> <p>Site visits and site surveys.</p> | <p>Desktop study, site visits</p> | <p>The conclusions are included in the screening document and can be viewed with the plan and supporting documents on public display.</p> |

Appendix One: revised zoning map of the Limerick Docklands.



LEGEND

- 1 (A,B,C) City Centre Area
- 2A Residential
- 2B Education, Community & Cultural
- 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

- Limerick City Boundary
- SAC Buffer

