



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

LIMERICK CITY AND COUNTY COUNCIL

Strategic Development and Management Plan
for Local Authority Land in Limerick City



CHAPTERS

1.0 Introduction

2.0 Detailed Assessments of City Sites

1.0 Introduction

Chapter 1: Introduction

1.0 Summary

The boundary of Limerick city (as defined by the Limerick City Development Plan – as extended) contains a total of 21 sites encompassing 37 hectares of land owned by Limerick City and County Council (LCCC) deemed suitable for housing and other mixed-uses. It is the intention of LCCC to activate as many sites as feasible in the short-term. All sites have passed the strategic constraints filter (i.e., suitable zoning, not located in a flood zone or a statutory environmental designation) and are suitable for housing and other mixed-uses over the short (0-3 years), medium (3-6 years) and long term (6 years+).

In addition to the 21 sites identified above, a further 33 sites have DHPLG approval and are underway in the city to deliver a total of 558 new social housing units. Eight housing schemes with a total of 126 social housing units have already been completed and occupied as at September 30th 2016.

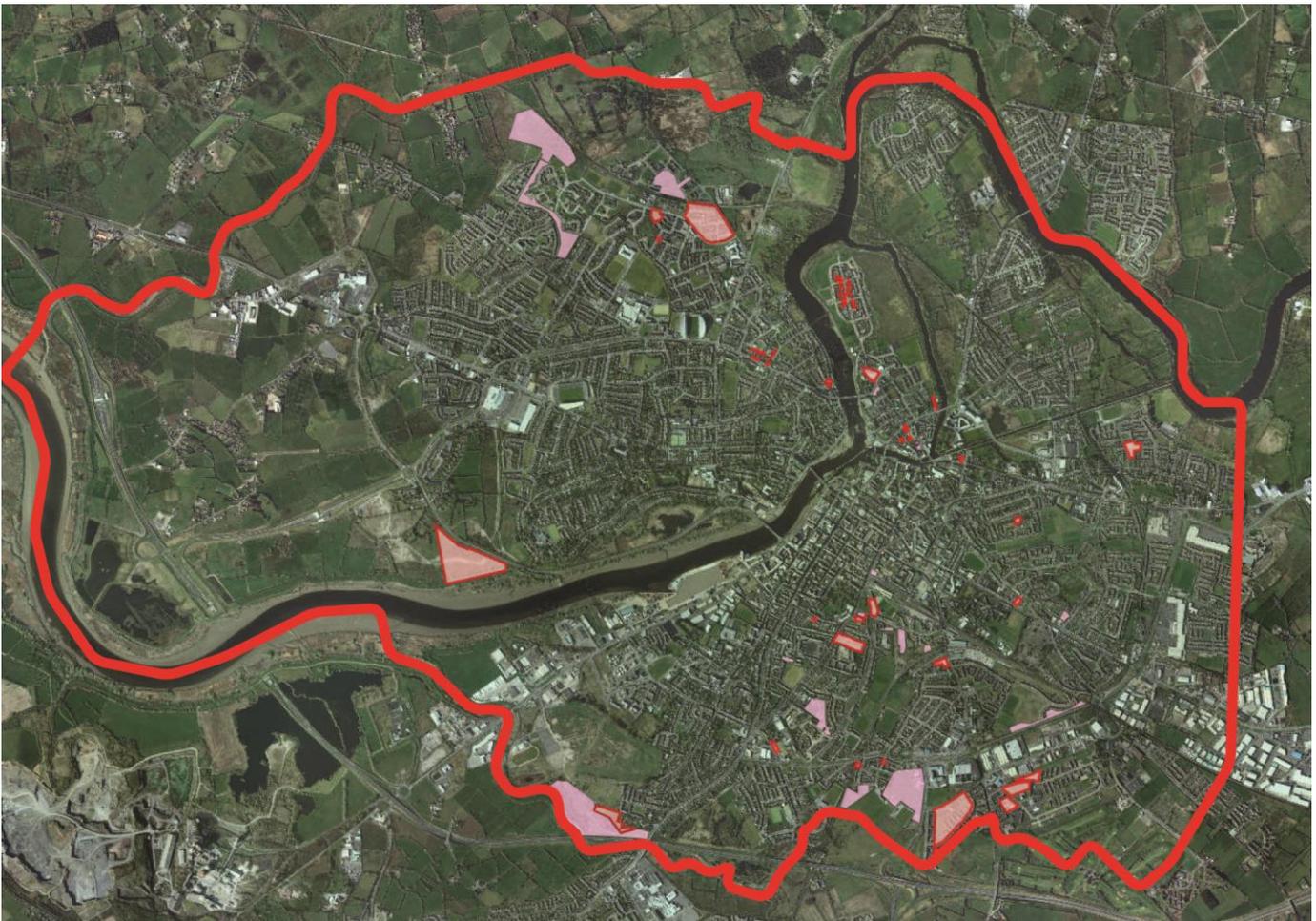


Figure 1: Map of Limerick City Development Plan Boundary showing dispersal of LCCC owned sites for social housing and mixed-tenure housing.

2.0 Summary of Sites available for Mixed-Tenure

The following table highlights a summary of the 21 sites. Detailed plans for each site are contained in Chapter 2.

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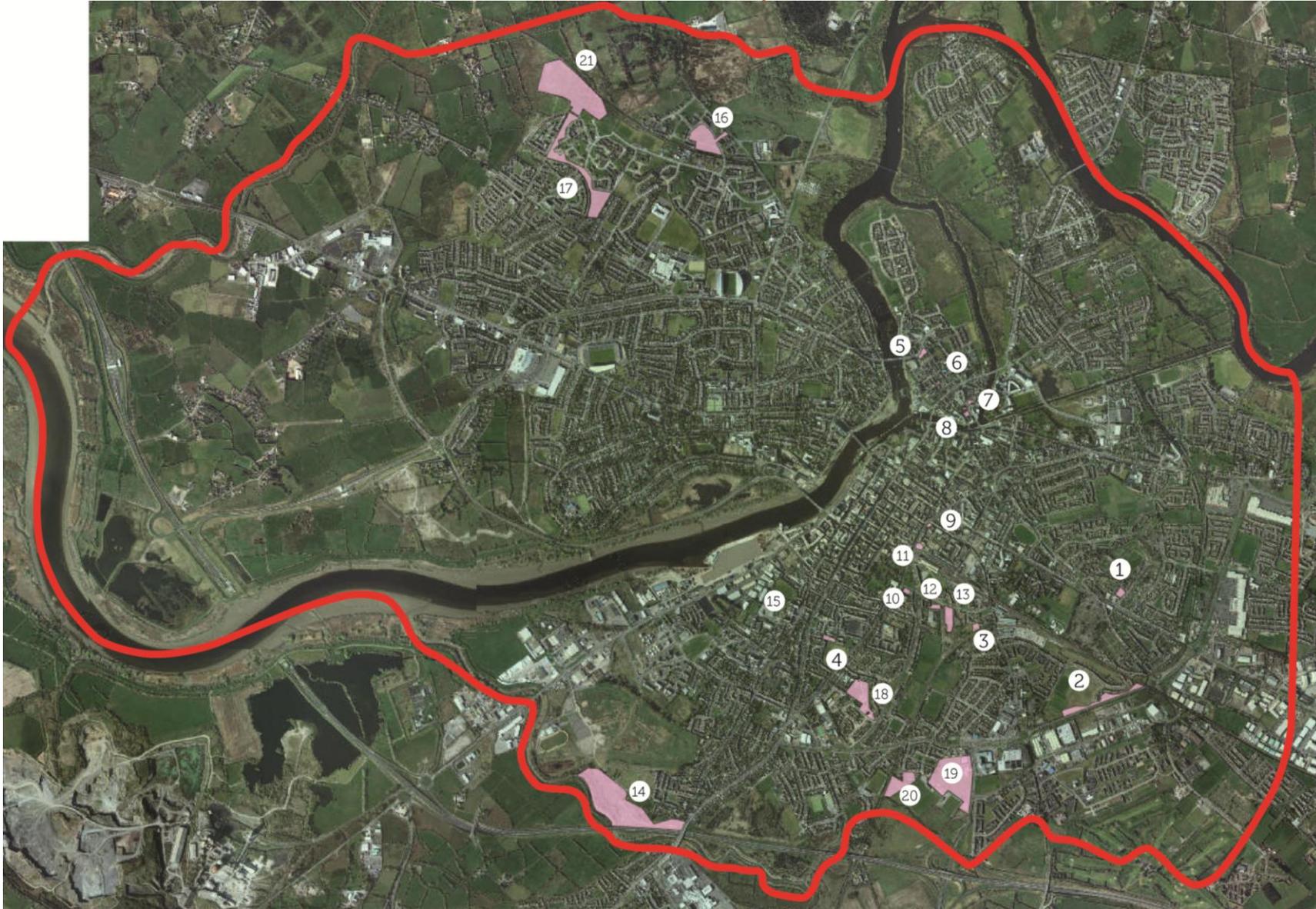


Figure 2: Map of Limerick City Development Plan Boundary showing dispersal of 21 LCCC owned sites for mixed-tenure housing.

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Map Ref.	Address	Size of Site in ha	Min Development yield in units	Max Development yield in units	Comment	Time Horizon
			(Min 35 units per hectare)	(Max 50 per hectare) Note: City Centre sites: 75 units per hectare		Short (0-3 years), Medium (3-6 years) or Long term (6 years+)
1	Infill site at Fair Green Road	0.24	8	12	Key city-centre site in a settled residential neighbourhood.	Medium
2	Infill site along Childer's Road	1.3	45	60	Opportunity to provide a positive frontage to Childer's Road.	Short
3	Infill site to the rear of housing at Upper Carey's Road	0.22	5	11	Key city-centre site in a settled residential neighbourhood. Part of site proposed for private affordable downsizing for local residents.	Short
4	Infill site at Sarsfield Court	0.3	5	8	Potential for a strategic connection to O'Connell Avenue.	Short
5	Parade Park site	0.24	16	25	May merit consideration of residential use as part of a mixed-use development. Densities at a minimum of 50 units per hectare should be encouraged at this city-centre location.	Short
6	Infill Nicholas Street site	0.06	2	3	May merit consideration of residential use as part of a mixed-use development. Densities at a minimum of 50 units per hectare should be encouraged at this city-centre location.	Short
7	Infill Site at Island Road	0.09	3	5	Opportunity to provide a positive frontage to Island Road.	Short
8	Mary Street (beside Gaelcholaiste)	1.2	21	45	Potential site for mixed use including residential. Assume city-centre density (75uph) and half of the site for residential use. Gaelscoil are intending to move from their current location at Mary Street.	Medium

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9	Site at corner of Wickham St/Parnell Street	0.05	4	6	Key location in an inner city residential neighbourhood. Site is located in a prominent location and suited to a mix of units. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 1000m ² to 1500m ² . 50% given over to residential use yields a floorspace of 500m ² to 750m ² . Excluding provision for circulation (c.30%) the total number of units potentially yields in the region of 4 to 6 apartments.	Short
10	Infill site at Lower Carey's Road	0.14	5	7	Key location in an inner city residential neighbourhood. Assume a density of 50uph would yield a development potential of 7 units minimum.	Short
11	Beside Train Station	0.1468	16	25	Site is located in a prominent location and suited to a mix of uses. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 2936m ² to 4404m ² . 50% given over to residential use yields a floorspace of 1468m ² to 2202m ² . Excluding provision for circulation (c.30%) the total number of units potentially yields in the region of 16 to 25 apartments. The site's location could justify an increase in floor area would be subject to adherence to relevant planning controls.	Short
12	Site behind Bourke Ave fronting onto Russell Park	0.14	5	7	Suited to Affordable Private Housing.	Short
13	Guinness Site	0.8	40	64	Suited to Mixed Tenure Housing.	Short
14	Vance's Lands	2	70	100	Suited to piloting an Affordable Housing model.	Short
15	South Circular Road	0.026	2	3	Suited for elderly downsizing scheme.	Short
16	Glenagross Park	2.6	22	33	Assume a density of 35uph to 50uph and that 75% of the site remains as public open space. This would have a yield potential of 22 to 33 units. Adjacent to Knockalisheen road which is due to be upgraded.	Long

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17	Adjacent to Cratloe Court Drive	3.6	31	45	Assume a density of 35uph to 50uph and that 75% of the site remains as public open space. This would have a yield potential of 31 to 45 units. Dependant on connections between Moyross and Caherdavin.	Long
18	Clarina Park	2	70	100	Site dependent on delivery of connections to wider neighbourhood. Key edge-of-inner- inner suburb site within a statutory regeneration area.	Long
19	Toppin's Field	6.3	178		Key inner suburb site adjacent to a settled residential neighbourhood in Rathbane.	Short
20	Rathbane adjacent to rail-line	1.5	52	75	Extension to an existing residential area at Rathbane. Adjacent to strategic motorway access links. Key inner suburb site adjacent to a settled residential neighbourhood in Rathbane.	Short
21	Coonagh lands	14	490	700	Dependant on western link from Moyross Avenue to Coonagh-Knockalisheen Distributor Road.	Long
	Total	36.9528	1090	1334		

Table 1: Table of Limerick City Development Plan Boundary showing dispersal of 21 sites for mixed-tenure as at September 2017

3.0 Developments to date

As at September 30th 2017, there are 33 sites within the Limerick city area approved for funding by the DHPLG to deliver 558 social housing units. In addition to schemes underway, a total of 8 sites have been completed and occupied delivering a total of 126 new social housing units to date.

Table 2 highlights a summary of the details and stages of housing developments, approved by the DHPLG, on local authority sites that are underway. Table 3 highlights those sites completed and occupied as at September 30th 2017.

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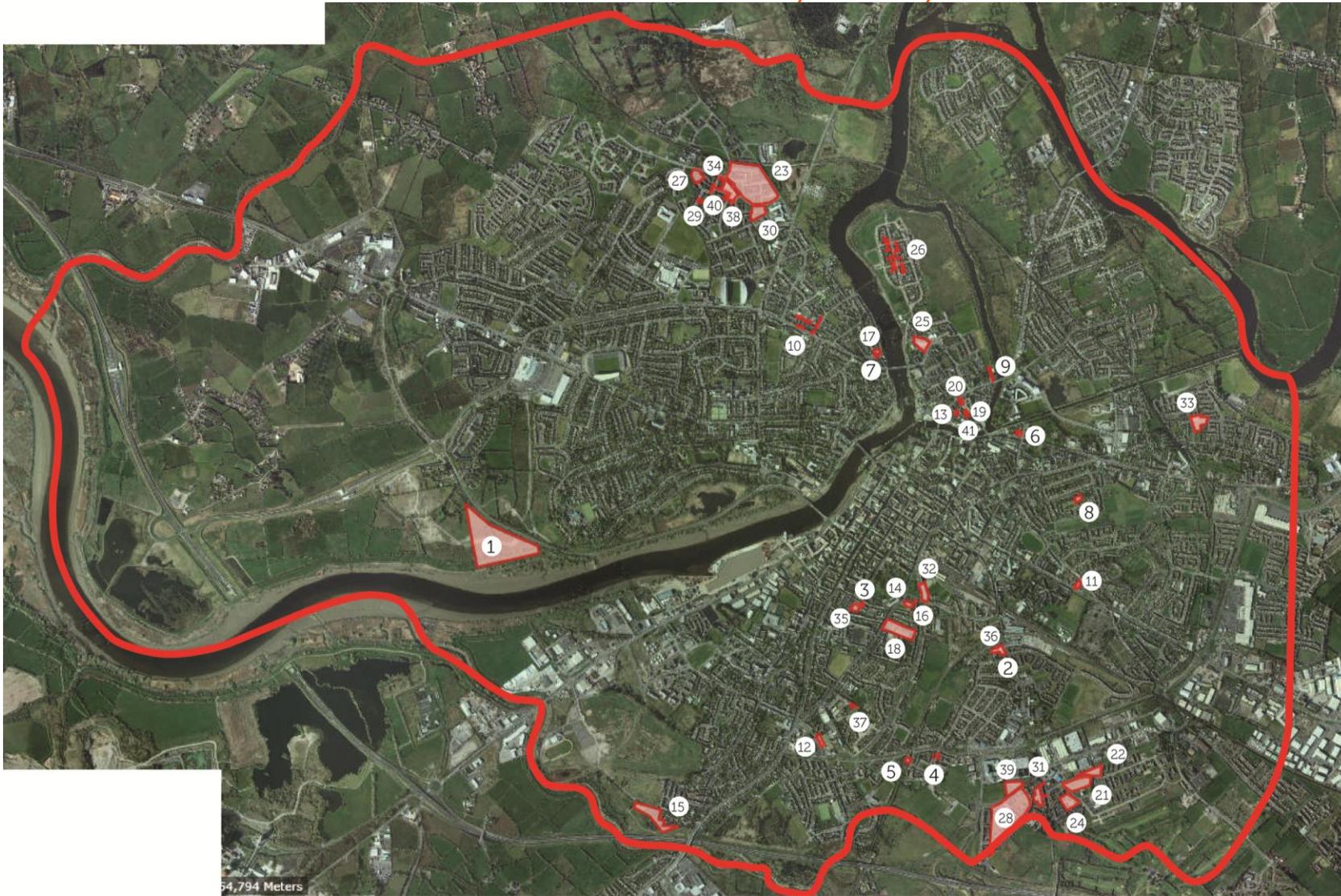


Figure 3: Limerick City Development Plan Boundary showing dispersal of 41 LCCC owned sites for social housing (33 underway and 8 completed and occupied) as at September 2017

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Map Ref.	Project Name	Total No. of Units	Stages
1	Clonmacken, Limerick City	0	Stage 1
2	Wallers Well Phase 2, Limerick City	15	Stage 1
3	Joseph Street, Limerick City	3	Stage 1
4	Rathbane Road, Limerick City	2	Stage 1
5	Sycamore Avenue, Limerick City	4	Stage 1
6	Clare Street, Limerick City	8	Stage 1
7	Hassett Villas, Thomondgate	3	Stage 1
8	Kilmurry Court, Garryowen	7	Stage 2
9	Site Adj. to Athlunkard Boat Club, Limerick City	4	Stage 1
10	Sexton Street North & Kileely Court	9	Stage 1
11	Brannigans Public House Site, Musgrave Street	15	Stage 1
12	Gough Place, Rosbrien Road, Limerick	8	Stage 1
13	Chas Flats, Limerick City	3	Stage 1
14	1-12 Burke Avenue, Limerick City	12	Stage 1
15	Vances Land	37	Stage 1
16	Speaker's Corner	4	Stage 4
17	Mirth, Cashel's Lane, Thomondgate	18	Stage 2
18	Lord Edward Street, P2: Main Contract*	81	Stage 4 Under Construction
19	Gaol Lane New Build	1	Stage 1
20	Sheep / Athlunkards Street	8	Stage 2
21	Churchfield, Phase 1	42	Stage 4 Under Construction

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22	Churchfield, Phase 2	38	Site start upon completion of Churchfield Phase 1
23	Cosgrave Park	30	Stage 2
24	Palm Close	27	Stage 2
25	Orchard Site	26	Stage 1
26	St. Mary's Park Infills	19	Stage 2
27	Cliona Park Phase 3	18	Stage 1
28	Carew Park	37	Stage 1
29	45-46 Cliona Park	2	Stage 3
30	Dalgaish Park	24	Stage 2
31	Markievicz Drive***	13	Stage 1
32	Parkview, Hyde Road Flats	20	Stage 4 Under Construction
33	Drominbeg, Rhebogue	20	Stage 1
	TOTAL	558	

Stage 1: Capital Appraisal approved by Dept. and outline budget confirmed to LCCC

Stage 2: Approval by Dept. to go to Part 8 planning stage

Stage 3: Pre-tender approval

Stage 4: Tender approval

Table 2: This table highlights a summary of the details and stages of social housing developments, approved by the DHPLG, on local authority sites that are underway

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In addition to the social housing schemes listed above, that are approved and underway, the following social housing sites have been completed and are occupied.

34	Cliona Park Phase 1	34
35	Vizes Court	29
36	Waller's Well Phase 1	10
37	Weston Gardens	3
38	176 & 177 Cliona Park	2
39	Colivet Court	35
40	Cliona Park Phase 2	10
41	8-10 Gaol Lane	3
	TOTAL	126

Table 3: This table highlights those social housing sites completed and occupied as at September 30th 2017

4.0 Governance Arrangements

For the effective delivery of the Rebuilding Ireland programme the ownership and administration of appropriate governance structure is required from the outset. The Social Development Directorate of Limerick City and County Council are responsible for the delivery of the Rebuilding Ireland Action Plan and comprise the following programmes:

1. Public Land Activation Programme
2. Acquisition and Leasing Programme
3. New Build Social Housing and Traveller Accommodation Programme
4. Regeneration Programme

The Strategic Development and Management Plans (SDMP) for Local Authority Land is delivered under LCCC's Public Land Activation Programme with Sarah Newell dedicated as a Programme Manager. A multi-disciplinary group has been established to deliver the SDMP within representatives from the Service Operations Directorate and the Social Development Directorate.

In addition to the identification of lands for social housing, the Programme Manager will co-ordinate the activation of sites to deliver mixed-tenure from identified viable and developable lands. This will complement and support other active land management activities such as LIHAF, Major Urban Housing Development Sites (MUHDS) and LAGS. Discussions are already underway with the DHPLG to progress a number of mixed-tenure sites in the City for activation with the AHB and private sector.

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Figure 4: Governance Structure within Limerick City and County Council to deliver the Strategic Development and Management Plan

5.0 Future Requirements

This section sets out Limerick City and County Council's projections for additional lands/sites required for social housing development taking account of future demographical information and demand.

5.1 Capital Appraisal Preparation

LCCC are currently preparing 19 Capital Appraisals which will deliver over 220 units in the city and county aligned with housing demand. An anticipated DHPLG approval date is scheduled for Q4 2017. There is potential to accelerate delivery of these sites using Rapid-build delivery.

5.2 Rezonings

Land suitable for housing is finite. LCCC are actively looking to buy well-located sites and are investigating the potential to rezone sites, including those in Council ownership, for residential use. A number of sites within LCCC's ownership are currently being examined that are serviced, on underutilised lands and are suitable for housing but which require a rezoning to statutory Development Plans and Local Area Plans.

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Within the Limerick city boundary (as defined by the Development Plan), 7 sites for rezoning have initially been identified with potential to deliver a minimum of 80 units. Further sites will be investigated in the County areas. The batch rezonings will undergo the statutory Variation process to embed the land use zoning objectives legally into the Limerick City Development Plan (as extended). It is anticipated that this will be formalised in Q2 2018.

6.0 Encumbrance

Within the LCCC lands identified in Limerick city, there are no known local authority loans.

2.0 Detailed Assessments of City Sites



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Chapter 2 – Lands suitable for social housing or mixed-tenure within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Infill site at Fairgreen

Map Reference: 1

PRAI folio number:

LK11800F/LK68101F

GIS co-ordinates:

52.657171, -8.605946

Size of site in h/a:

2451m² /0.24ha - Key city-centre site in a residential neighbourhood. 0.24ha site with a density level of 35 - 50 units per hectare equals a yield of 8 to 12 units. Suitable for the provision of social housing.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map



Figure 2: Site Location Map of Fairgreen site with extent of LCCC ownership highlighted in yellow

5. Other photos and maps of site as appropriate.



Figure 3: Street level view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an inner-suburb, within 1600m of the city-centre (Arthur's Quay Shopping Centre).

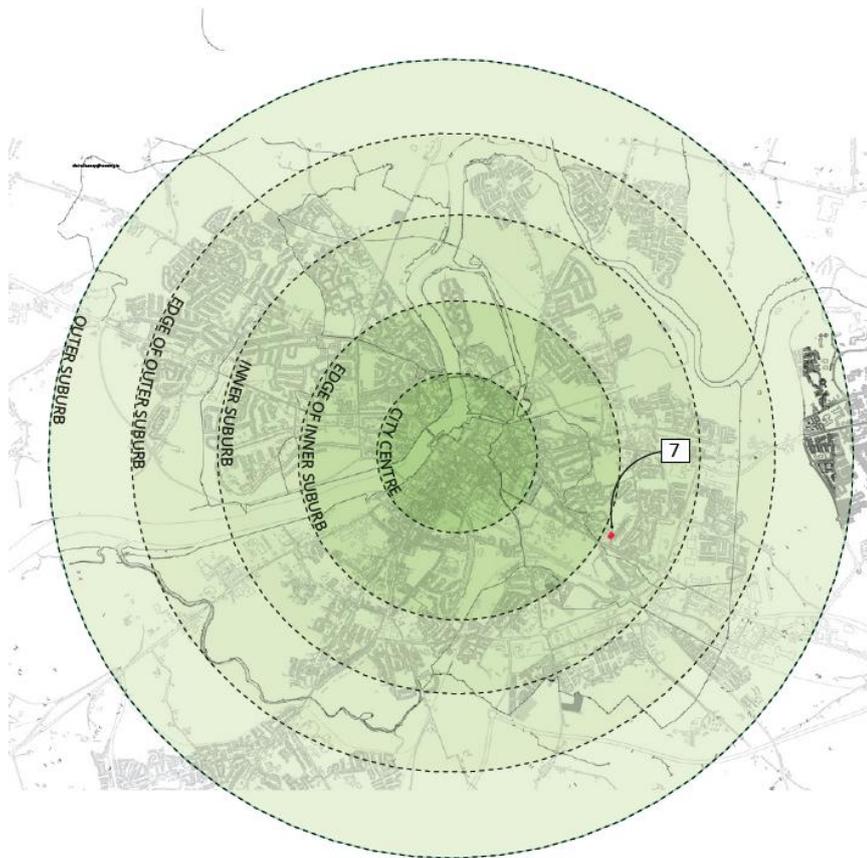


Figure 4: Site location within the context of Limerick city

Current Zoning:

Site contains the following Zoning 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. Residential use is permissible under this zoning objective.

Services:

There are no known existing infrastructural constraints that prevent the developability of the site in the immediate-short term. The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 5: Services

Current access to the site

Local access to the site is along Fairgreen Road.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Kilmurry Court in Garryowen – Elderly Social Housing Scheme of 7 units. Part 8 planning has been granted and is currently at detailed design stage.

7. Impediments (if any) to development of site.

Issue in relation to legal encumbrance under the Great Munster Fair Act (1852). LCCC will pursue revoking encumbrance which may take at least 1 year.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

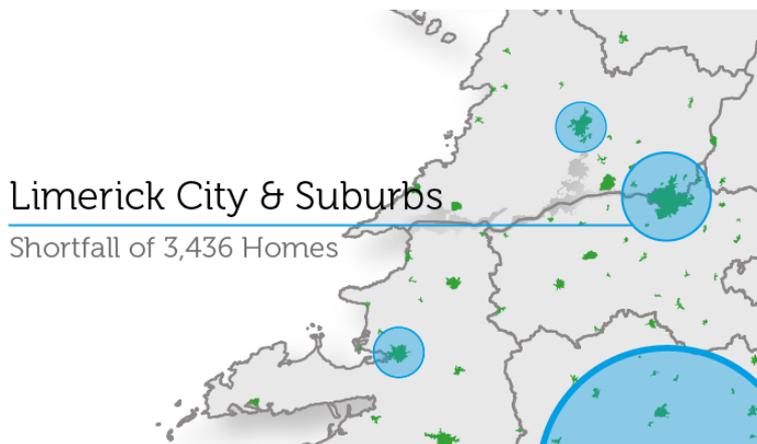


Figure 6: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

The Great Munster Fair Act (1852) provided for the holding of an annual fair in the Townland of Singland on a site still known as the Fair Green. The Commission of the Great Munster Fair was established and they had a separate corporate existence in the manner of a borough corporation.

The Fair Green Site has been selected for local authority housing provision. Its status under the Great Munster Fair Act shall undergo revocation as it must remain available for Fairs while the revocation stands. As the subject of an Act, this revocation must be brought before the Dail by a local TD which carries with it unknown timeframes. Given the current housing provision shortfall, the revocation process for this site will commence

immediately.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Chapter 2 – Lands suitable for social housing or mixed-tenure within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

Infill site along Childer's Road

Map Reference: 2

PRAI folio number:

n/a

GIS co-ordinates:

52.650603, -8.610091

Size of site in h/a: 1.3 ha - Key city-centre site in a residential neighbourhood. 1.3 ha site with a density level of 35 - 50 units per hectare equals a yield of 45 to 60 units.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

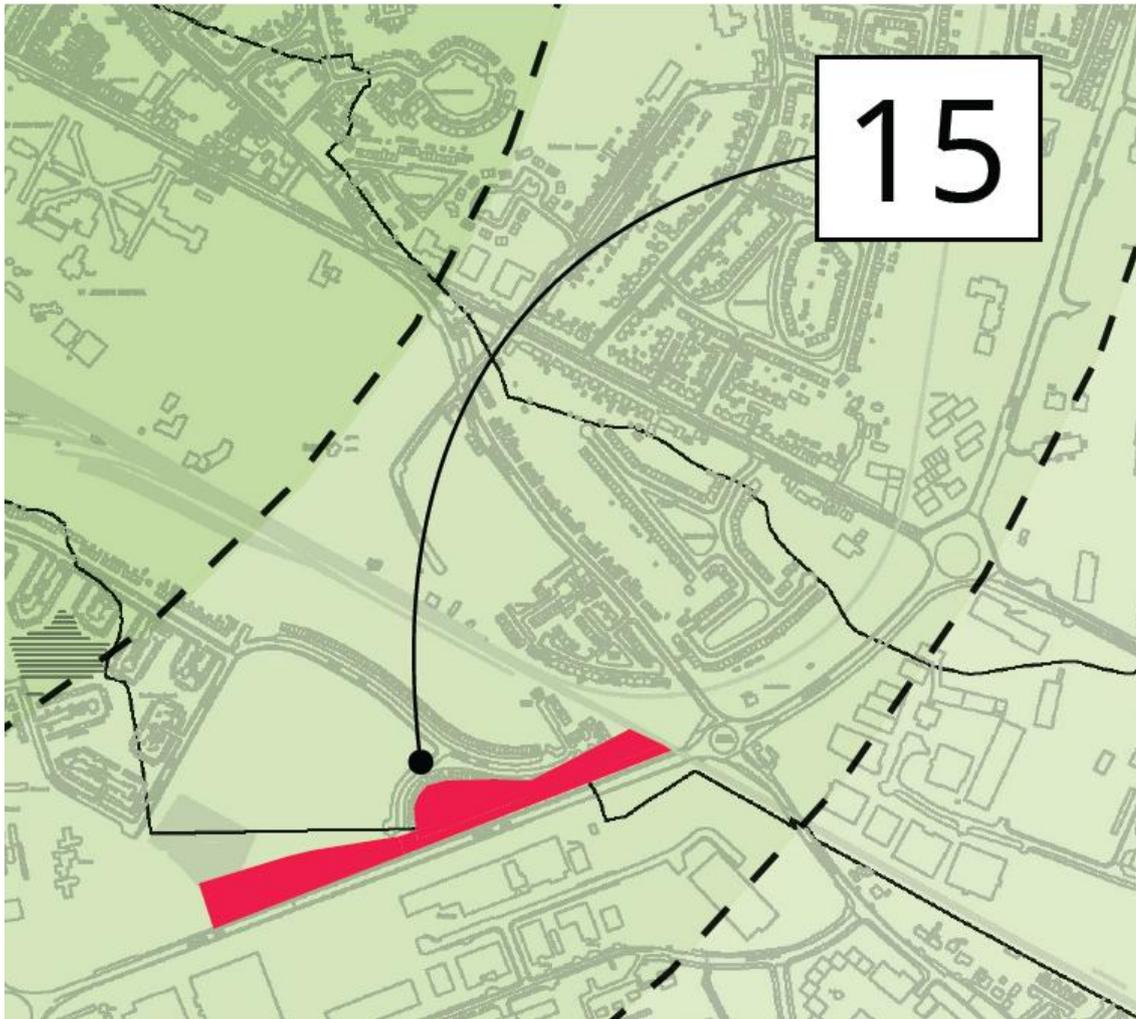


Figure 2: Site Location Map of Childer's Road site with extent of LCCC ownership highlighted in yellow

5. Other photos and maps of site as appropriate.



Figure 3: View of Childer's Road site

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an inner-suburb, within 1800m of the city-centre (Arthur's Quay Shopping Centre).

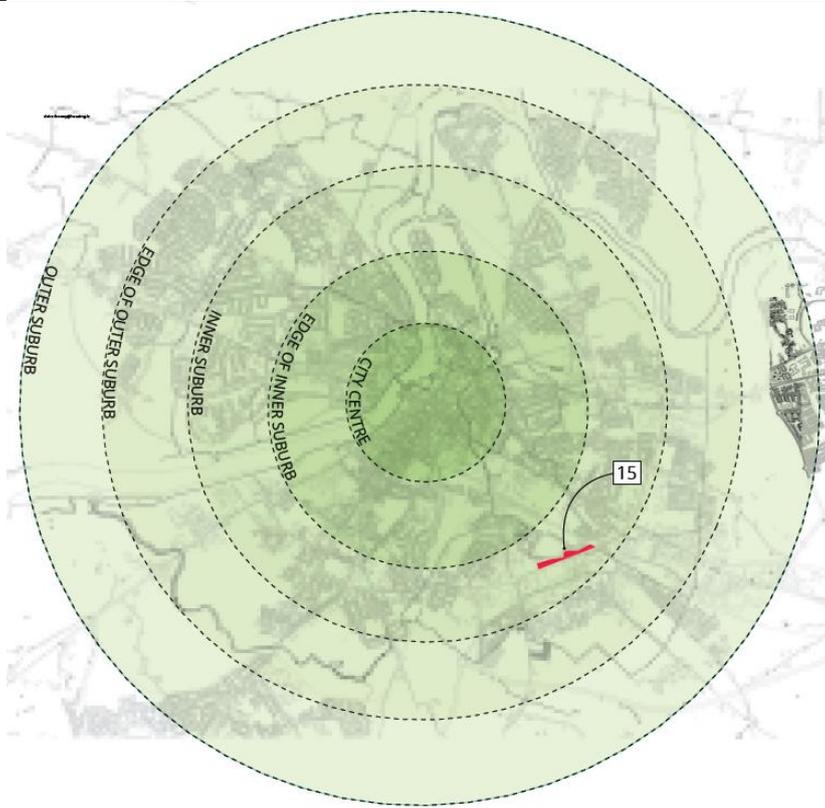


Figure 4: Site location within the context of Limerick city

Current Zoning:

Site contains the following Zoning Objective ZO.2 (A) Residential:

To provide for residential development and associated uses. A small portion of the site within the centre of the red line boundary in Figure x below is zoned public open space.



Figure 5: Current zoning

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). A main drainage line (in purple) traverses part of the site and may affect developability of a double frontage block within the current residential land use zoning alignment. In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 6: Services

Current access to the site

Access to the site is proposed at Childer's Road. This link which will open up the lands has been adopted into the Limerick City Development Plan (as extended) by way of Variation in May 2017. Local access is also proposed from Kennedy Park/Glasgow Park.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Child and Family Centre at adjacent site: Construction underway
- Churchfield Phase 1, Southill: 42 social housing units under construction

7. Impediments (if any) to development of site.

Issue in relation to the developability of a double frontage block on a portion of this site due to the alignment of main drainage lines. An option to extend the residential zoning objective into a small portion of the public open space zoning will be examined to allow a double frontage scheme. If approved with internal directorates of LCCC, a variation will be brought forward in Q2 2018 to rezone a small portion of public open space to residential (as part of a batch of additional sites to be rezoned).

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

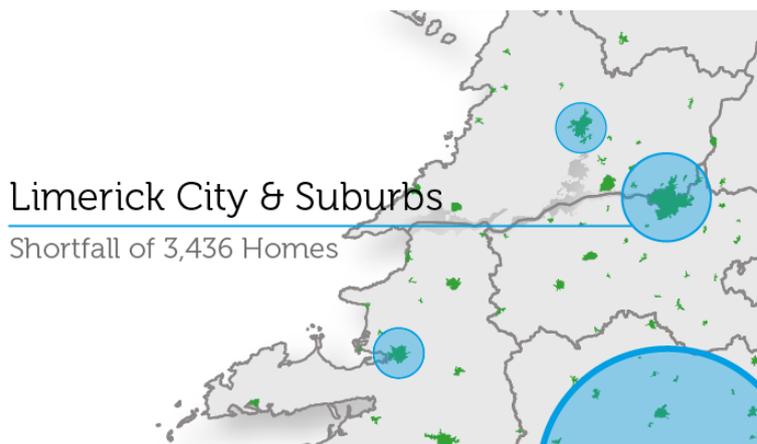


Figure 7: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

Progress potential to rezone a small part of public open space to residential. If approved with internal directorates of LCCC, a variation will be brought forward in Q2 2018 (as part of a batch of additional sites to be rezoned). Once rezoned, a Capital Appraisal will be prepared for issue to the DHPLG for SHIP funding to be approved by Q3 2018.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development. Given settled nature of receiving neighbourhood this site would suit a private downsizing or elderly housing scheme.

2. Site

Name and address of site:

Infill site at Upper Carey's Road

Map Reference: 3

PRAI folio number:

LK11243F

GIS co-ordinates:

52.655129, -8.619322

Size of site in h/a:

2198m² - Key city-centre site in a settled residential neighbourhood (0.22 ha site with a density level of 35 - 50 units per hectare) = 8 -11 units

3. Aerial view of site



Figure 1: Aerial view of site

4. Site location map



Figure 2: Site Location Map with extent of LCCC ownership highlighted in yellow

5. Other photos and maps of site as appropriate.



Figure 3: Street view of site

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, at the edge of an inner-suburb, within 1200m of the city-centre (Arthur's Quay Shopping Centre). The site is immediately located beside Colbert Train Station and People's Park.

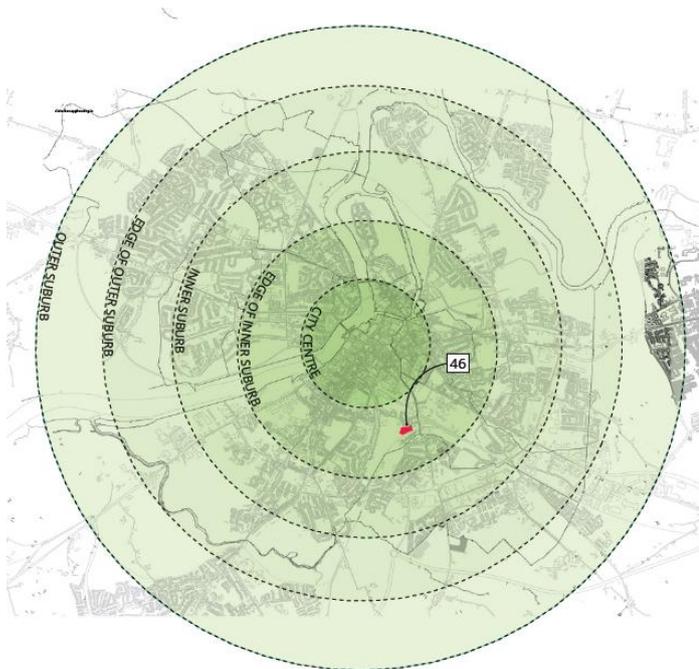


Figure 4: Site location within the context of Limerick city

Current Zoning:

Site contains the following Zoning 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.

Services:

Infrastructural Constraints: There are no known existing infrastructural constraints that prevent the developability of the site in the immediate-short term. The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 5: Services

Current access to the site

Local access to the site is through an existing residential area from Upper Carey's Road.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- 'Guinness' site, a site within LCCC's control being progressed as part of LCCC's Public Land Activation Programme for mixed tenure housing.
- Lord Edward Street, an elderly development of 79 units and mixed-use scheme is under construction and due for completion in Q4 2017.
- Hyde Road scheme, a refurbishment project of 20 units is currently under construction and due for completion by Q4 2017.
- Parnell Street Upgrade (first phase) is complete with a final phase at sketch design stage.
- Waller's Well Phase 1 scheme (10 social-rented units) is complete
- Waller's Well Phase 2 approved for 15 units and design development underway.

7. Impediments (if any) to development of site.

There are no known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

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Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

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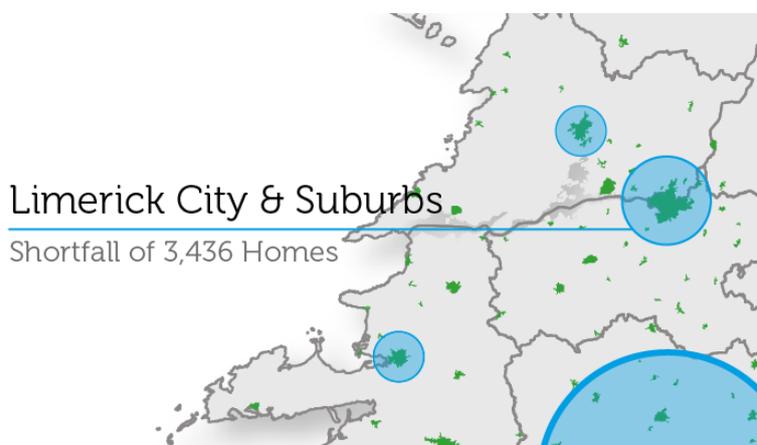


Figure 6: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

A capital appraisal is currently being prepared for this site. Estimated DHPLG approval: Q4 2017.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development

2. Site

Name and address of site:

Sarsfield Park

Map Reference: 4

PRAI folio number:

LK49797F

GIS co-ordinates:

52.654324, -8.632896

Size of site in h/a:

0.3 ha - Key edge-of-inner- inner suburb site. 0.3 ha site with a density level of 35 - 50 units per hectare will yield 5-8 units. Site is suitable for mixed-tenure.

3. Aerial view of site

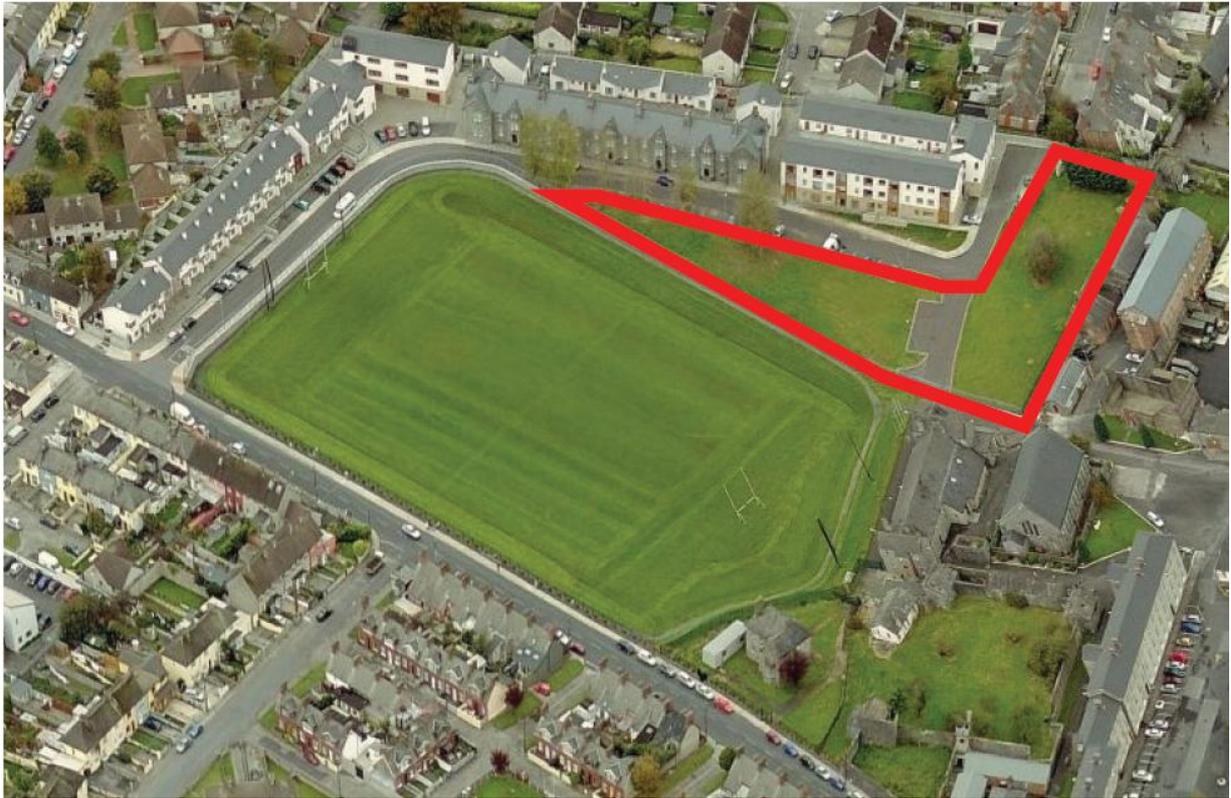


Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

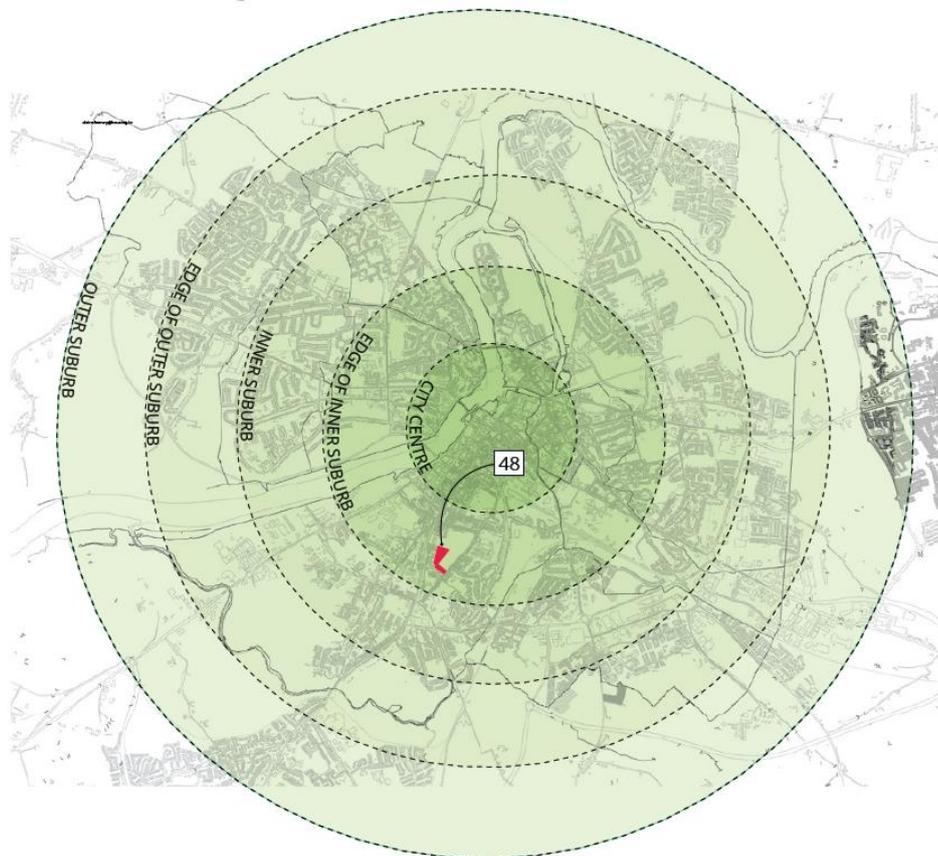


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view of site

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an edge of inner-suburb, within 1200m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following Zoning Objective ZO.2 (A) Residential: To provide for residential development and associated uses.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks. In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Access to the site is through Sarsfield Park from Prospect Hill. A proposed access is also being investigated to link the site westwards to O'Connell Avenue to improve permeability.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Lord Edward Street: 79 social housing units under construction. Due for completion Q4 2017.
- Lord Edward Street: Primary Healthcare Centre is under construction.

7. Impediments (if any) to development of site.

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

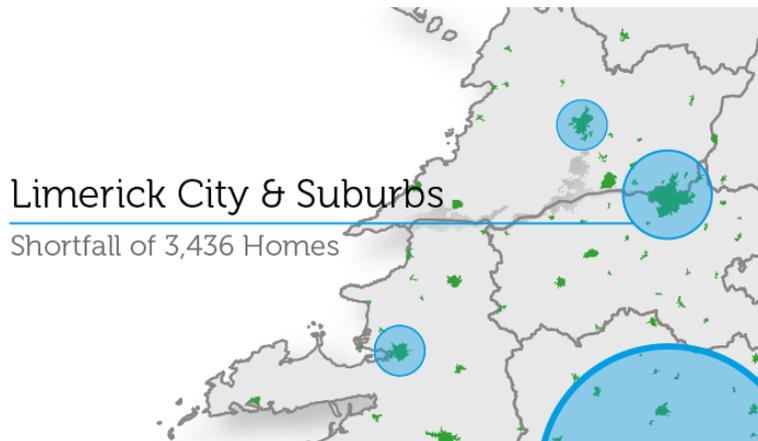


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is designated for mixed-tenure. An Expression of Interest will be sought from the private/AHB sector in Q3 2018. It is intended that any disposal of the site will be via a development agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



Comhairle Cathrach
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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

Parade Park

Map Reference: 5

PRAI folio number:

LK29965F/1/133

LK49660F/1/A7JDA

LK43387F/1/160

LK40371F/1/136

GIS co-ordinates:

52.670474, -8.624530

Size of site in h/a:

0.24 ha - Location in an inner city residential neighbourhood. Site is located in a prominent location and suited to a mix of units. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 4800m² to 7200m². 50% given over to residential use yields a floorspace of 2400m² to 3600m². Excluding provision for circulation (c.30%) the total number of units potentially yields in the region of 16 to 25 apartments.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

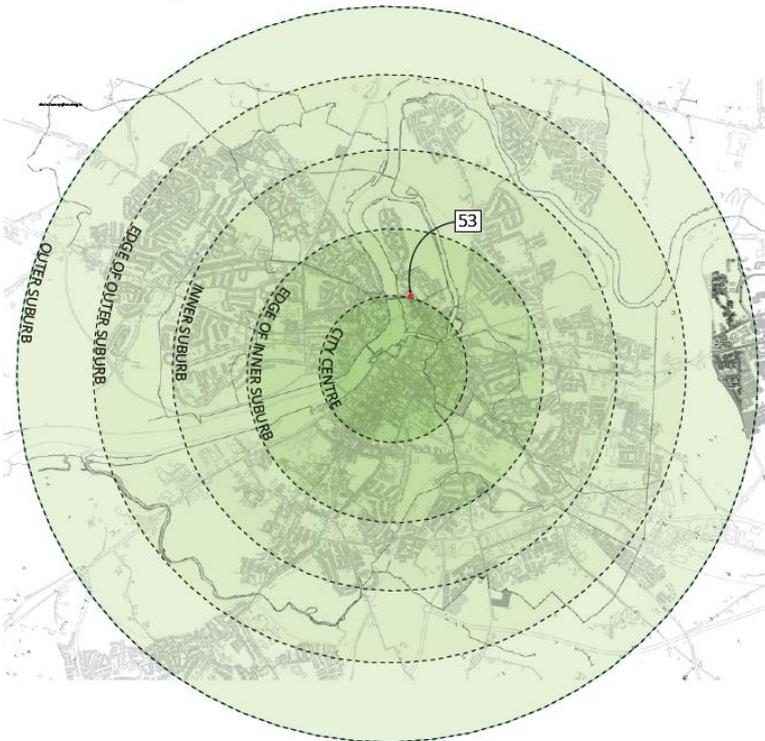


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view of site

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an edge of inner-suburb, within 600m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following Zoning - 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.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.

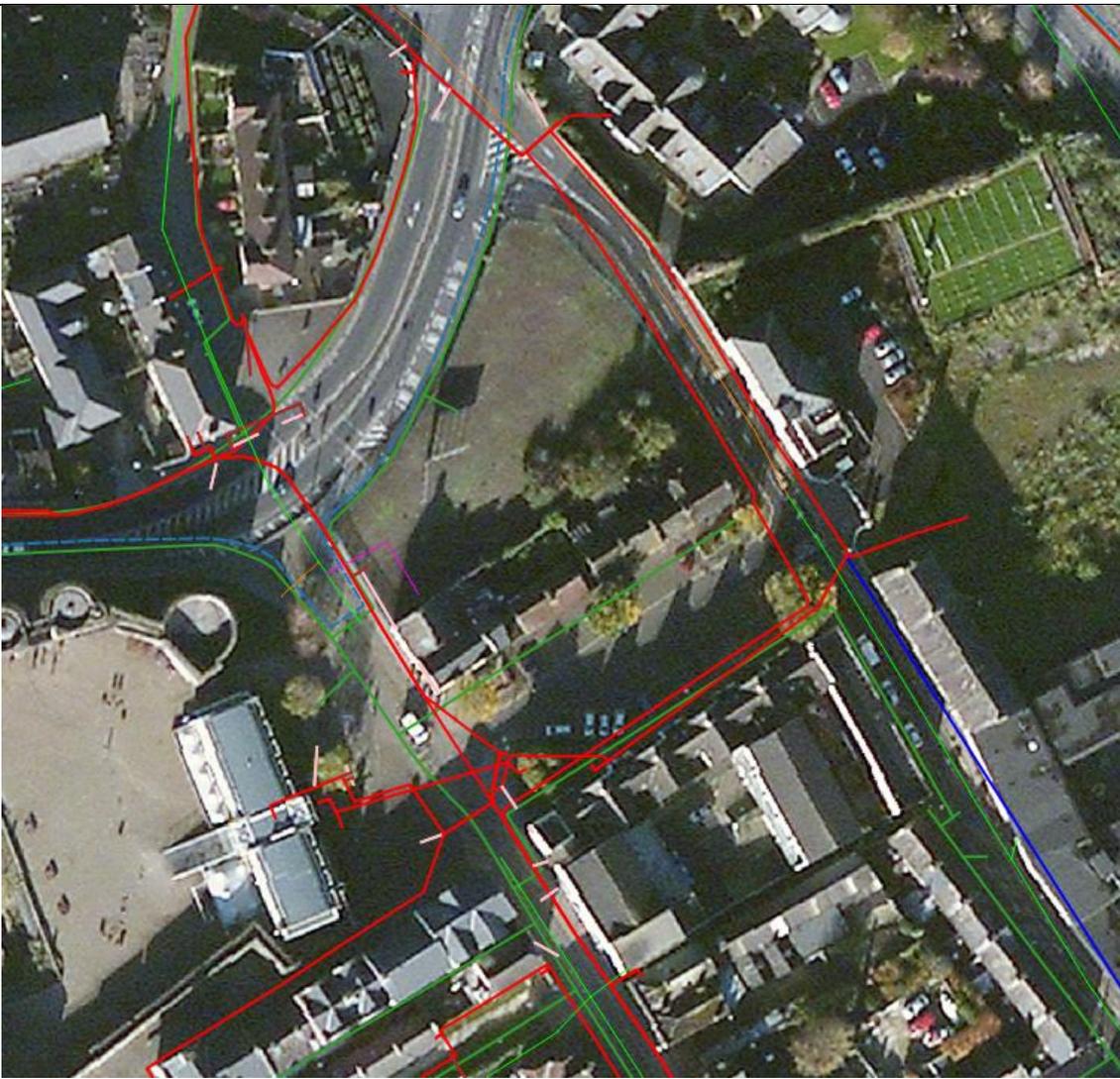


Figure 4: Services

Current access to the site

Access to the site can be facilitated along Barrack Street to the east of the site.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Site opposite (known as the Orchard site) is approaching Part 8 Planning for 26 elderly housing units.
- Numerous refurbishment projects underway immediately adjacent to the site on Nicholas Street.

7. Impediments (if any) to development of site.

No known impediments at this time. However, constraints/impediments may emerge with further archaeological investigations of the site.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

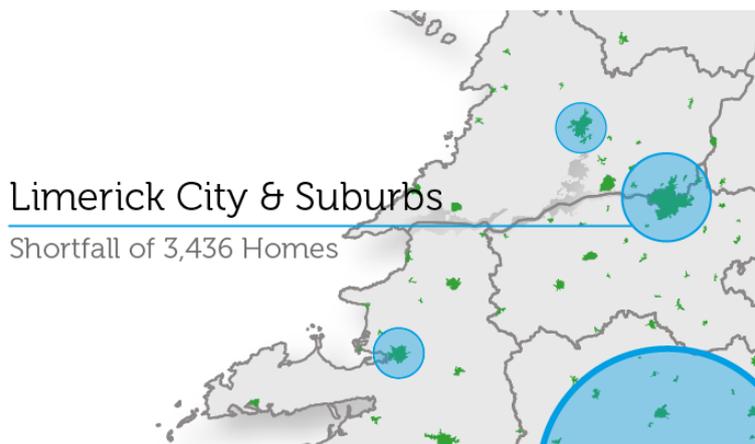


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is designated for mixed-tenure. An Expression of Interest will be sought from the private/AHB sector in Q3 2018. It is intended that any disposal of the site will be via a development agreement.

10. Maintenance cost of site for previous year

Provide details of maintenance cost for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as for immediate development.

2. Site

Name and address of site:

Nicholas Street – Fireplace site

Map Reference: 6

PRAI folio number:

LK35089F/1/200

GIS co-ordinates:

52.668746, -8.623059

Size of site in h/a:

0.06 ha - Key location in an inner city residential neighbourhood. Site is of archaeological significance. Suited to a civic/residential use. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 1200m² to 1800m². However, given the location of the site, a focal building with a suitable slenderness ratio and in keeping with the existing character of the area should be promoted subject to planning controls.

3. Aerial view of site



Figure 1: Annotated aerial view of site

4. Site location map

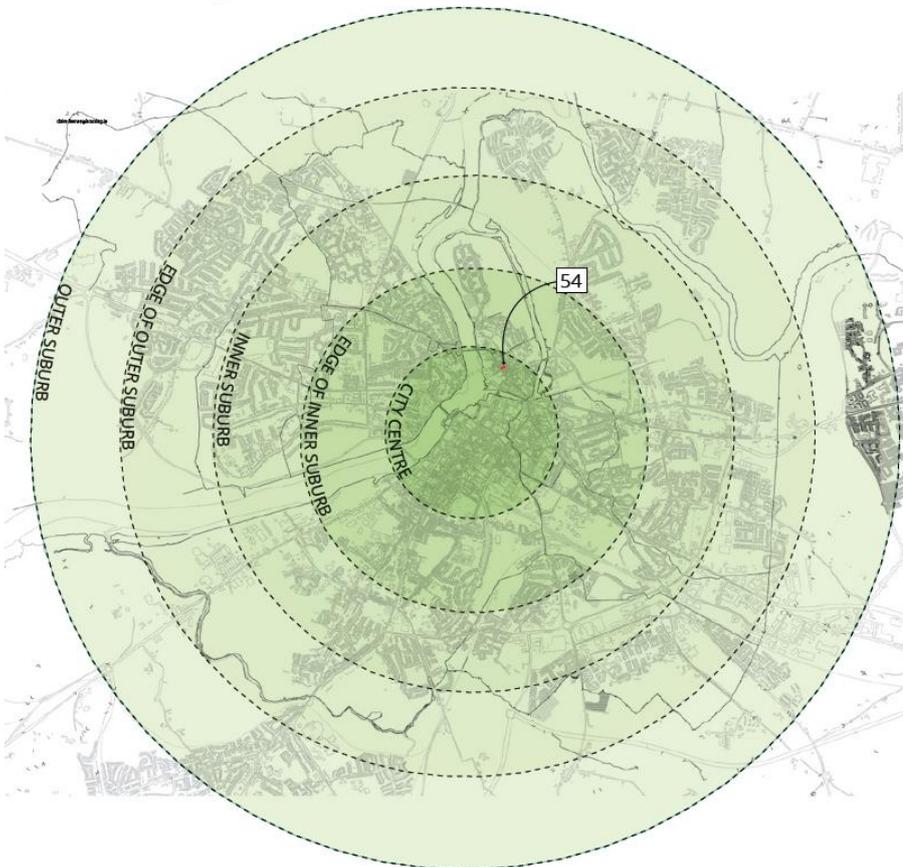


Figure 2: Site Location Map of Childer's Road site with extent of LCCC ownership highlighted in yellow

5. Other photos and maps of site as appropriate.



Figure 3: Detail of medieval fireplace within the site.

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an edge of inner-suburb, within 400m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following Zoning - 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.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Access to the site can be facilitated along Nicholas Street.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Site opposite (known as the Orchard site) is approaching Part 8 Planning for 26 elderly housing units.
- Numerous refurbishment projects underway immediately adjacent to the site on Nicholas Street.

7. Impediments (if any) to development of site.

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

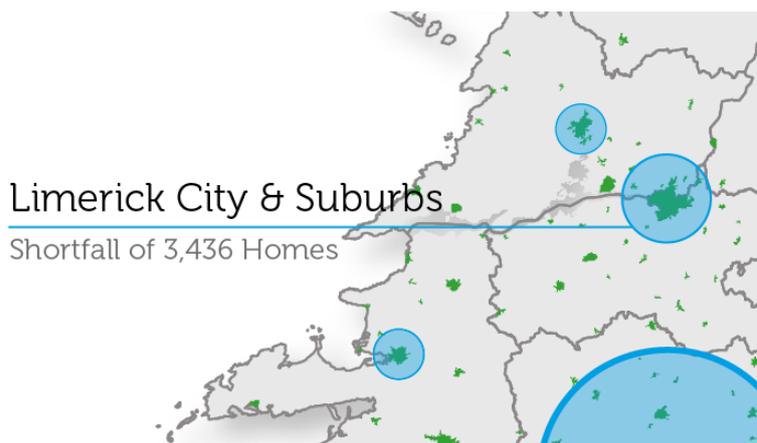


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is of strategic importance to the city. A series of stabilisation works are underway at present to protect a Medieval fireplace on the site and other elements of archaeological and architectural significance. A Design Competition will be progressed in Q1 2019 when the stabilisation works are completed to invite ideas for how the site could be activated.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Island Road

Map Reference: 7

PRAI folio number:

LK54089F/ LK50410F

GIS co-ordinates:

52.667715, -8.620188

Size of site in h/a:

0.09 ha - Key location in an inner city residential neighbourhood.

Assuming a density of 35 to 50 uph yields 3-5 units

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

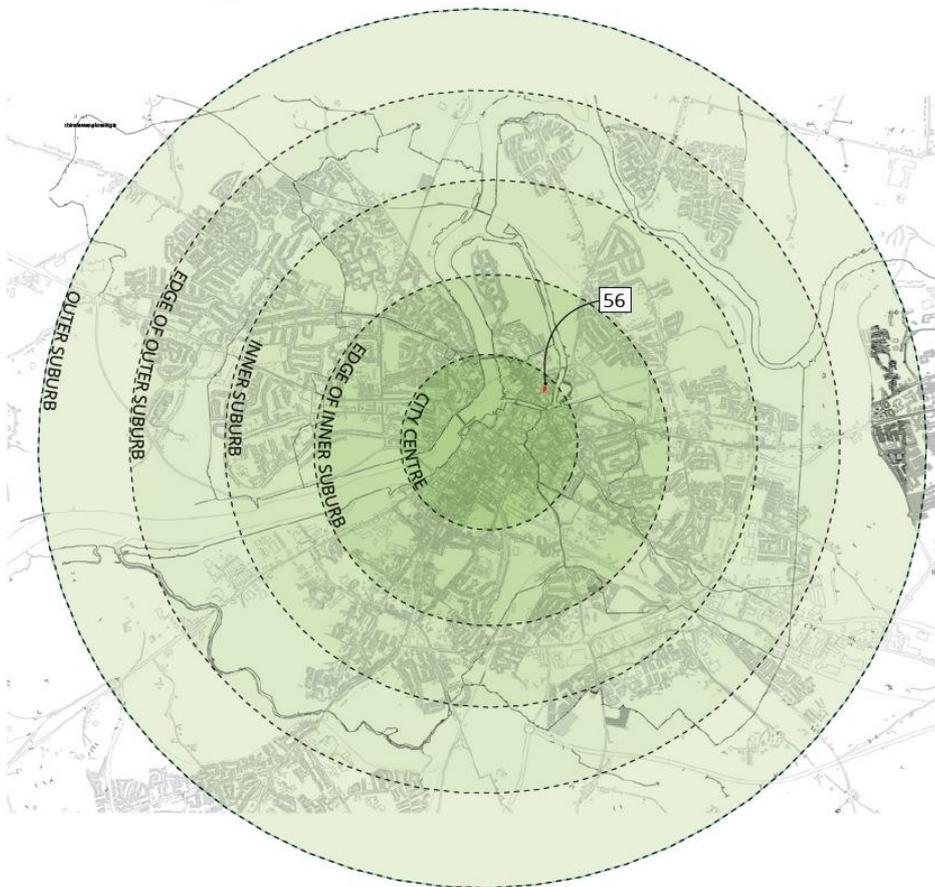


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in the city-centre, within 400m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following zoning - 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.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.

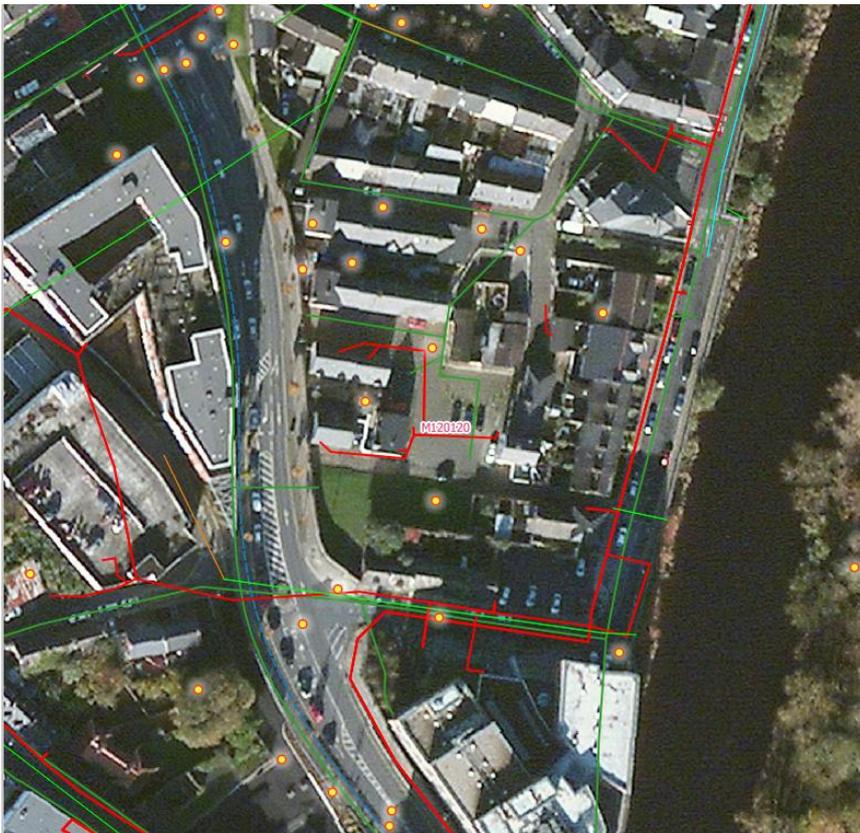


Figure 4: Services

Current access to the site

Access to the site can be facilitated along Abbey Lane.

Describe any adjacent development or proposed development

Adjacent developments (within 500m) are as follows:

- Site opposite (known as the Orchard site) is approaching Part 8 Planning for 26 elderly housing units.
- Numerous refurbishment projects underway immediately adjacent to the site on Nicholas Street.
- Sheep Street – 8 new social housing units approaching construction stage.

7. Impediments (if any) to development of site.

The site contains a National Monument, which will require any design approach for the proposed infill scheme to be sensitive at this location. Opportunity to provide a positive frontage to Island Road.



Figure 5: Site with National Monument highlighted by a blue dot

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

Limerick City & Suburbs

Shortfall of 3,436 Homes

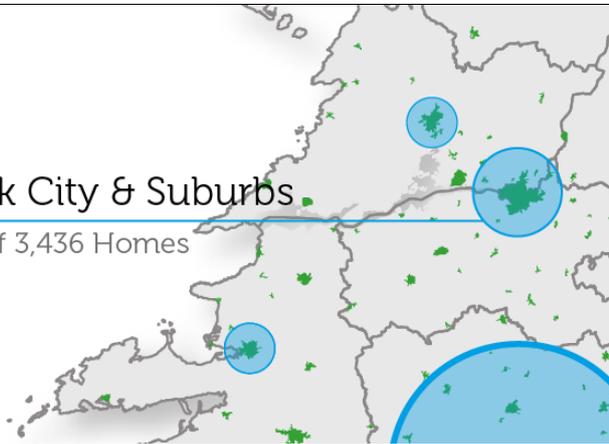


Figure 6: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

A capital appraisal will be prepared for this site. Estimated DHPLG approval: Q1 2018.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Mary Street

Map Reference: 8

PRAI folio number:

LK45987F/LK54171F

GIS co-ordinates:

52.667094, -8.620446

Size of site in h/a:

1.2 ha. Potential site for mixed use including residential. Assume city-centre density (75uph) and half of the site for residential use. Gaelscoil are intending to move from their current location at Mary Street

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

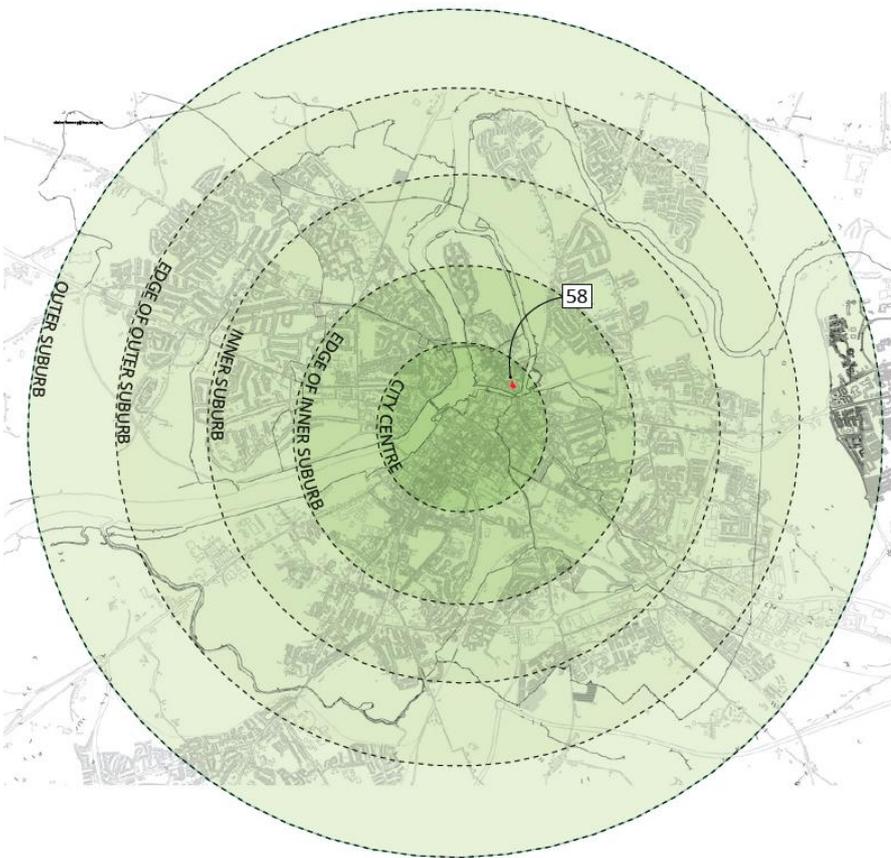


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in the city-centre, within 400m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following zoning - 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).

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.

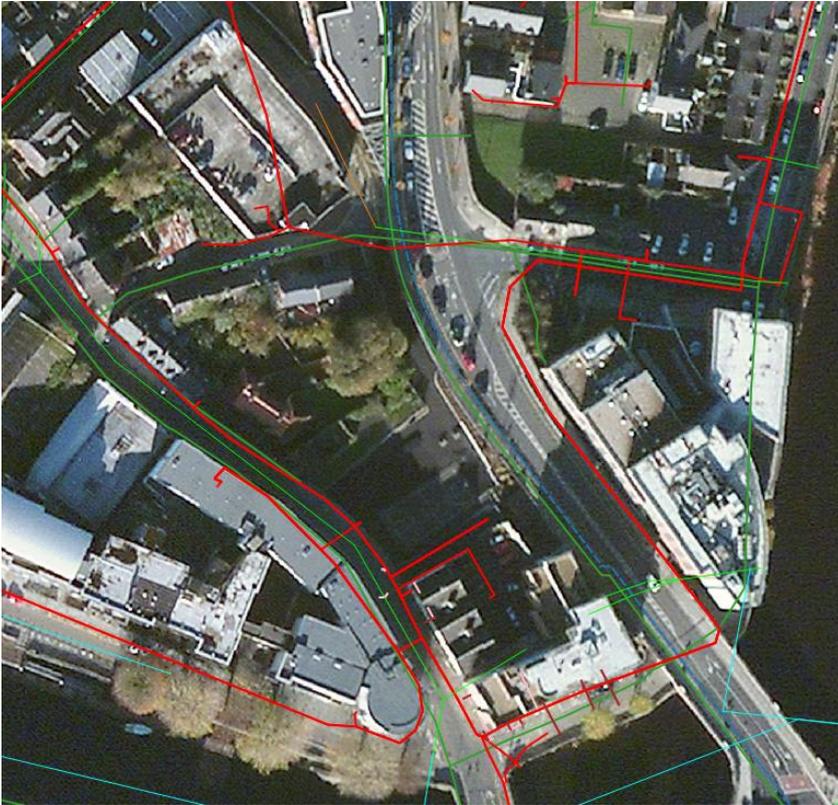


Figure 4: Services

Current access to the site

Access to the site can be facilitated along Mary Street.

Describe any adjacent development or proposed development

Adjacent developments (within 500m) are as follows:

- Site opposite (known as the Orchard site) is approaching Part 8 Planning for 26 elderly housing units.
- Numerous refurbishment projects underway immediately adjacent to the site on Nicholas Street.
- Sheep Street – 8 new social housing units approaching construction stage.

7. Impediments (if any) to development of site.

The site is currently in use as a playground for the Gaelscoil secondary school at St. Harry's Mall. A new school is scheduled to be built to accommodate the Gaelscoil at a site close by at Clare Street which was acquired in 2015 for this purpose. Until such time as the school is complete, a disposal of the site will be considered. Likely to take place in 2019, therefore the activation of this site is a medium term project.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

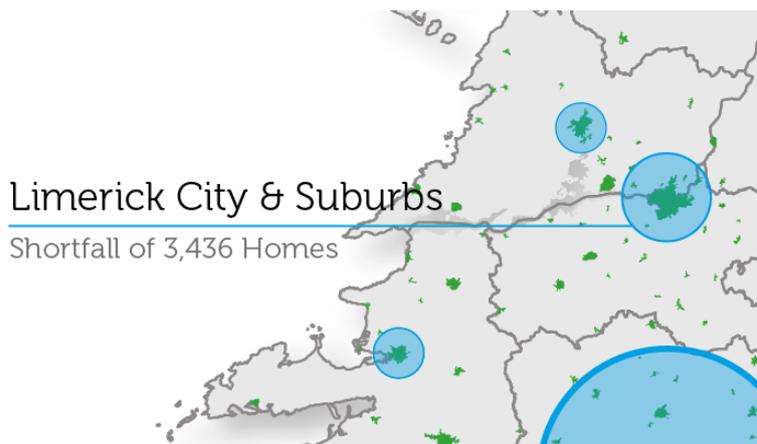


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

Given that this site is a medium-term project, LCCC can progress a masterplanning exercise and viability check of the site to inform the conditions of the development agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site

Corner site at Parnell Street/Sexton Street

Map Reference: 9

PRAI folio number

LK3883F/1/747

GIS co-ordinates

52.660707, -8.623959

Size of site in h/a

0.05 ha - Key location in an inner city residential neighbourhood. Site is located in a prominent location and suited to a mix of units. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 1000m² to 1500m². 50% given over to residential use yields a floorspace of 500m² to 750m². Excluding provision for circulation (c.30%) the total number of units potentially yields in the region of 4 to 6 apartments.

3. Aerial view of site



Figure 1: Annotated aerial view of site

4. Site location map

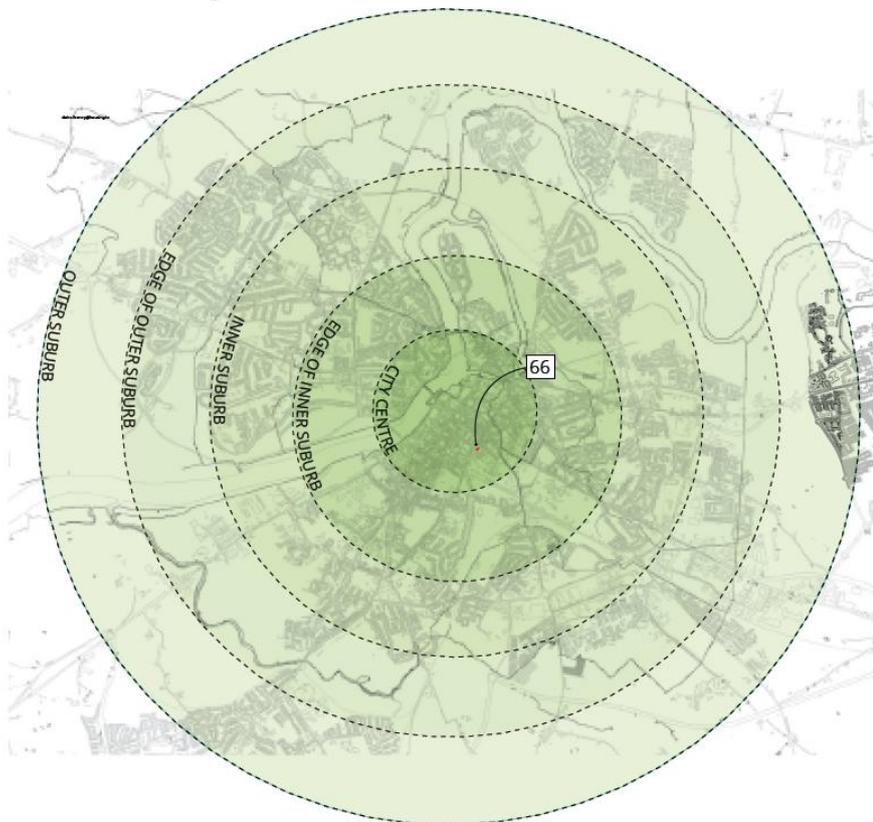


Figure 2: Site location within the context of the city



Figure 3: Site Location Map

5. Other photos and maps of site as appropriate



Figure 4: Streetview

6. General description of site with details of adjacent sites if applicable.

Location

The site is located within Limerick city centre.

Current Zoning

Site contains the following Zoning 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).

Services

Infrastructural Constraints: The site is serviced with ESB and Gas Networks. There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.

Current access to the site

Access to the site is along Parnell Street and Wickham Street.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Lord Edward Street, an elderly development of 79 units and mixed-use scheme is under construction and due for completion in Q4 2017.
- Hyde Road scheme, a refurbishment project of 20 units is currently under construction and due for completion by Q4 2017.
- Parnell Street Upgrade (first phase) is complete with a final phase at sketch design stage.

7. Impediments (if any) to development of site

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

Limerick City & Suburbs

Shortfall of 3,436 Homes

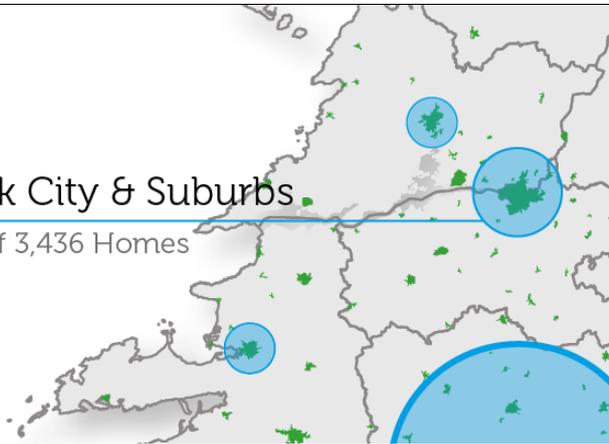


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need

The development of this site is a short-term project (0-3 years). The site would suit a multi-unit apartment scheme and a ground floor commercial/retail use to add active frontage to this key city-centre site. Given the strategic corner location of this site, an scheme of 4-5 storeys is proposed accentuate the focal character of this site. An Expression of Interest will be sought from the private/AHB in Q2 2018. It is intended that any disposal of the site will be via a development agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

Infill site at Lower Carey's Road

Map Reference: 10

PRAI folio number:

Council-owned. There was previously housing on this site.

GIS co-ordinates:

52.656185, -8.622952

Size of site in h/a:

0.14 ha - Key location in an inner city residential neighbourhood. Assume a density of 50uph would yield a development potential of 7 units minimum.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

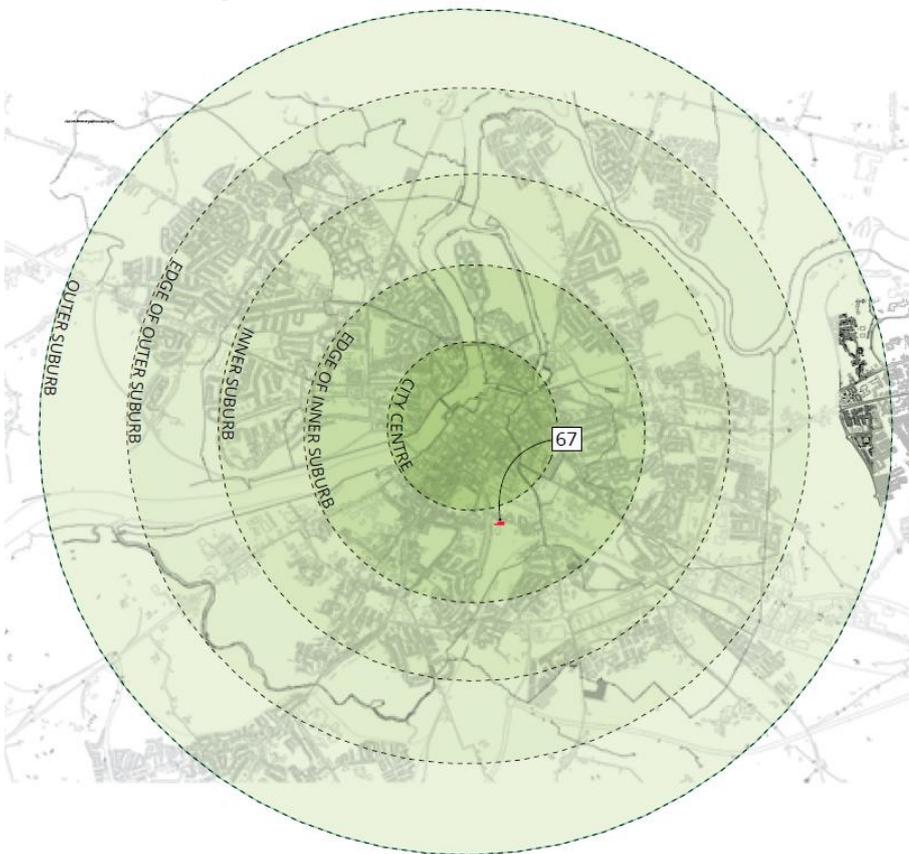


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in the edge-of-inner-suburb, within 600m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Objective ZO.2 (A) Residential: To provide for residential development and associated uses.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks. In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlicky Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Access to the site can be facilitated Lower Carey's Road.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- 'Guinness' site, a site within LCCC's control being progressed as part of LCCC's Public Land Activation Programme for mixed tenure housing;
- Lord Edward Street, an elderly development of 79 units and mixed-use scheme is under construction and due for completion in Q4 2017;
- Hyde Road scheme, a refurbishment project of 20 units is currently under construction and due for completion by Q4 2017;
- Parnell Street Upgrade (first phase) is complete with a final phase at sketch design stage;
- Waller's Well Phase 1 scheme;
- Waller's Well Phase 2 approved for 15 units and design development underway.

7. Impediments (if any) to development of site.

There are no known impediments on the site.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

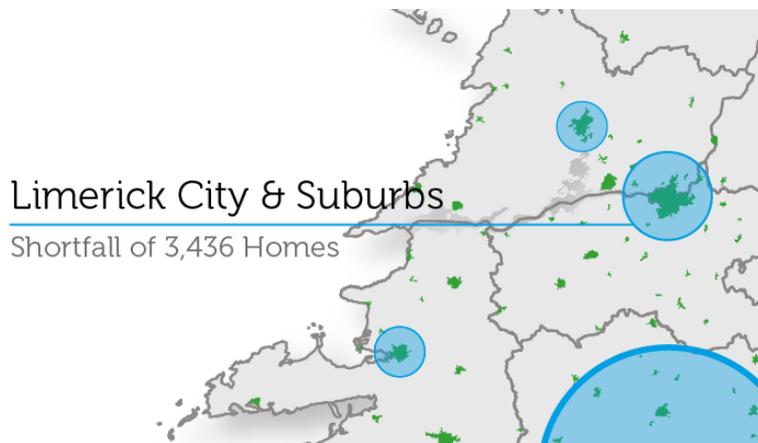


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

A Capital Appraisal for SHIP funding is underway with DHPLG approval expected in Q4 2017. The site would suit a multi-unit scheme of 3 to 4 storeys, subject to proper planning controls being adhered to.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Parnell Street site

Map Reference: 11

PRAI folio number:

LK33206F/LK34499F

GIS co-ordinates:

52.659644, -8.624863

Size of site in h/a:

1468m²/0.14 ha - May merit consideration of residential use as part of a mixed-use development.

Site is located in a prominent location and suited to a mix of uses. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 2936m² to 4404m². Site is located in a prominent location and suited to a mix of uses. Assuming a plot ratio of 2.0 - 3.0 yields a potential floorspace of 2936m² to 4404m². 50% given over to residential use yields a floorspace of 1468m² to 2202m². Excluding provision for circulation (c.30%) the total number of units potentially yields in the region of 16 to 25 apartments. Given its location, an increased floor area would be justified subject to adherence to planning controls.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

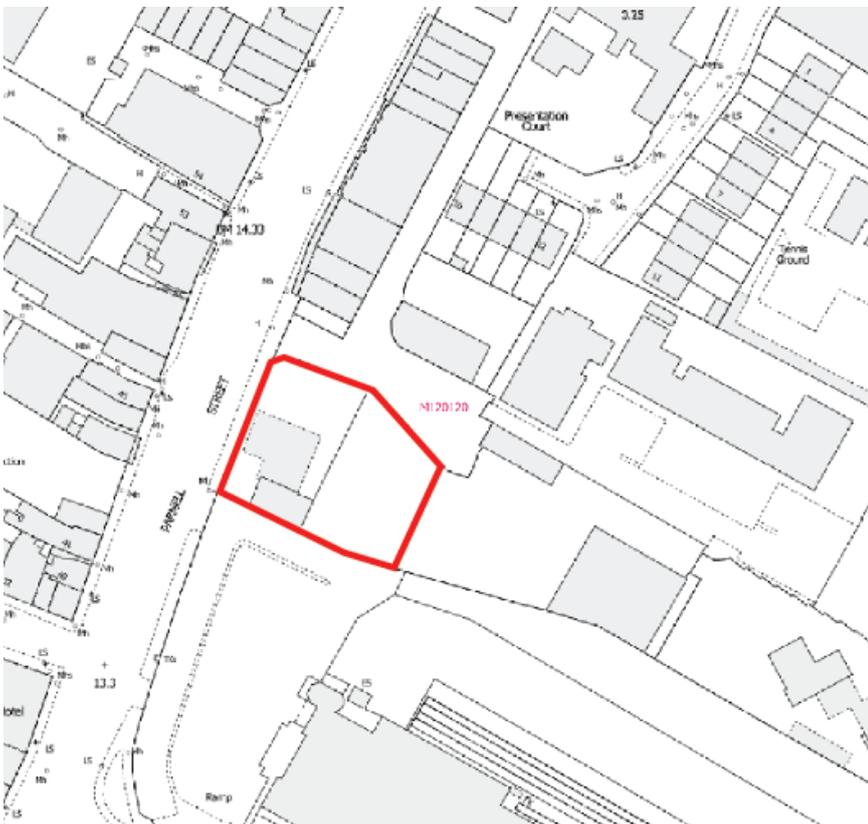


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Aerial View

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in the city-centre directly adjacent to the train station.

Current Zoning:

Site contains the following Zoning 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.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.

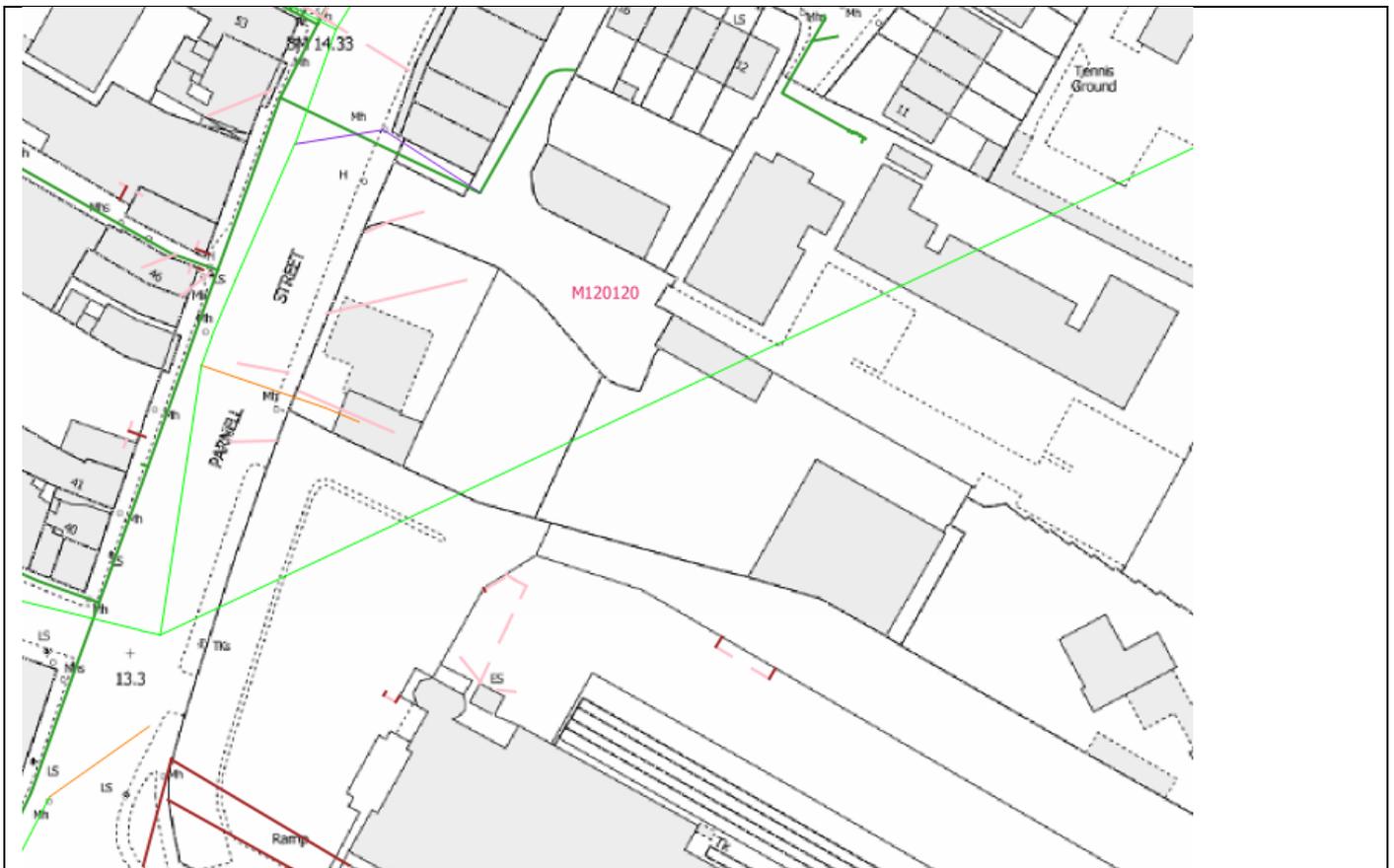


Figure 4: Aerial View

Current access to the site

Access to the site can be facilitated along Parnell Street.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- 'Guinness' site, a site within LCCC's control being progressed as part of LCCC's Public Land Activation Programme for mixed tenure housing.
- Lord Edward Street, an elderly development of 79 units and mixed-use scheme is under construction and due for completion in Q4 2017.
- Hyde Road scheme, a refurbishment project of 20 units is currently under construction and due for completion by Q4 2017.
- Parnell Street Upgrade (first phase) is complete with a final phase at sketch design stage.
- Waller's Well Phase 1 scheme is complete.
- Waller's Well Phase 2 approved for 15 units and design development underway.

7. Impediments (if any) to development of site.

LCCC have freehold title of this site. The site currently is short-term leased to the Train Station but it is intended in the medium to long term to activate this site for a high profile mixed-use development.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

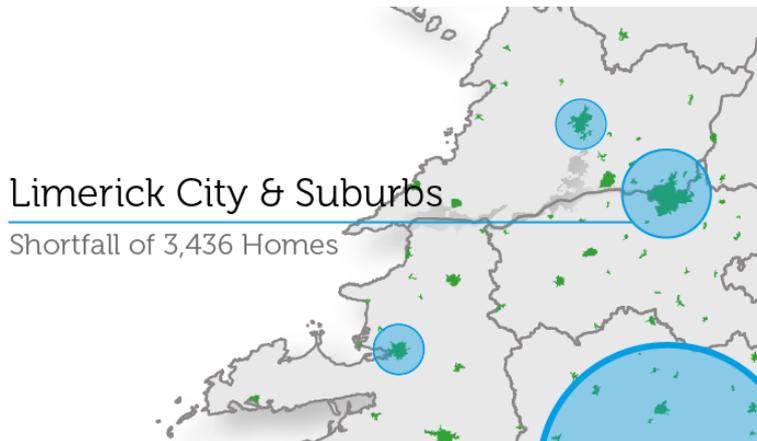


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

Mechanism to be investigated further.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

Site adjacent to Speaker's Corner

Map Reference: 12

PRAI folio number:

LK26096

GIS co-ordinates:

52.656185, -8.622952

Size of site in h/a:

0.14 ha - Key location in an inner city residential neighbourhood. Assume a density of 50uph would yield a development potential of 7 units minimum.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

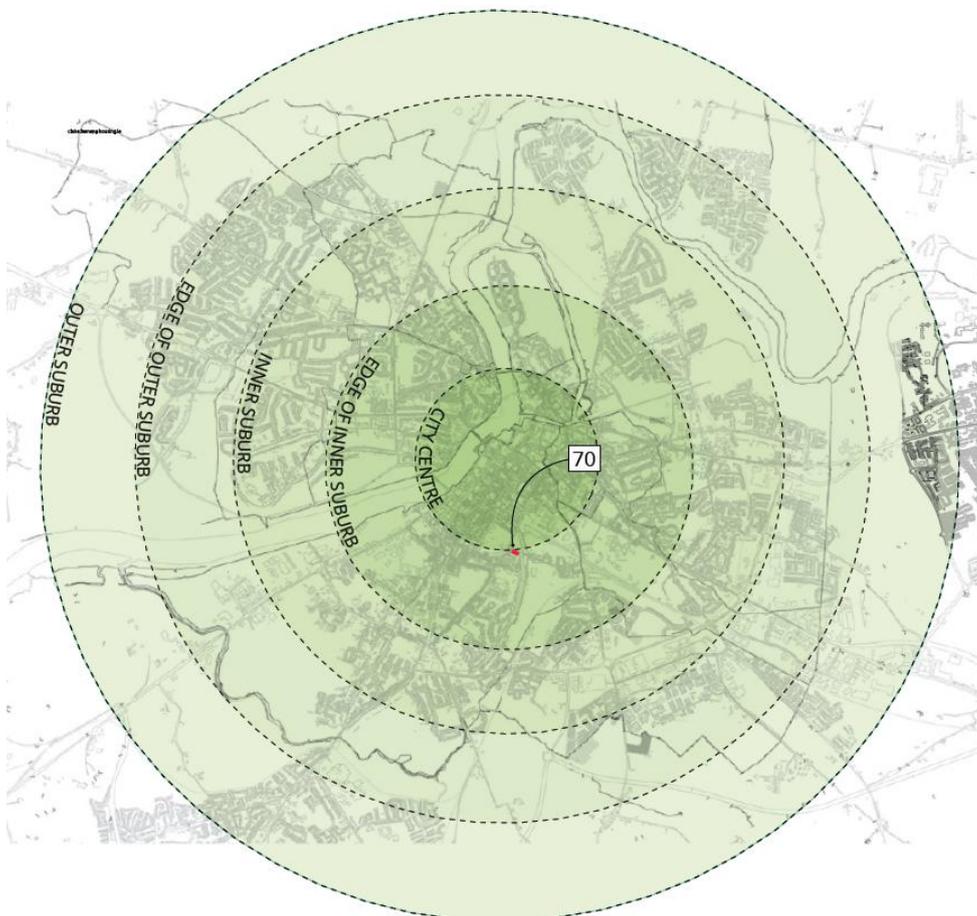


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 2: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in the edge-of-inner-suburb, within 600m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Objective ZO.2 (A) Residential:

To provide for residential development and associated uses.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks. In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.

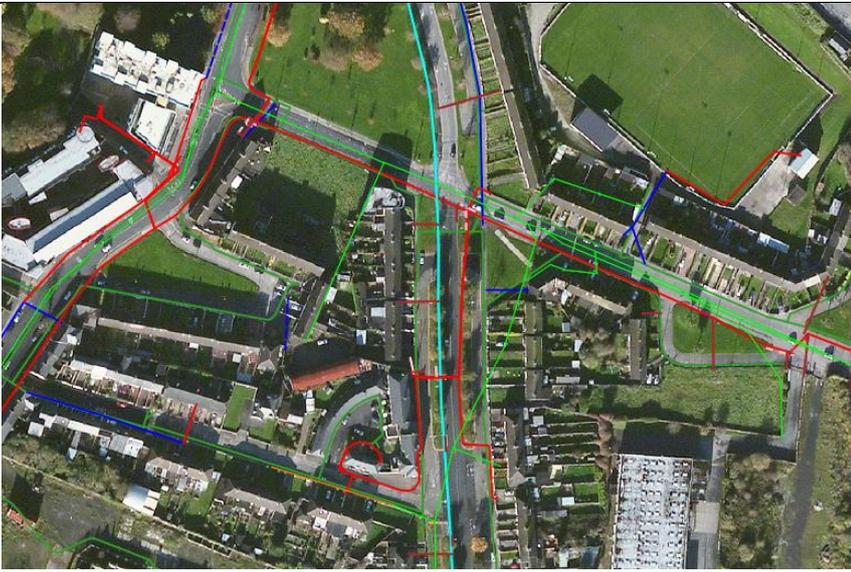


Figure 3: Services

Current access to the site

Access to the site can be facilitated Lower Carey's Road.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- 'Guinness' site, a site within LCCC's control being progressed as part of LCCC's Public Land Activation Programme for mixed tenure housing.
- Lower Carey's Road Infill site: New build social housing scheme proposed for approximately 5 units.
- Lord Edward Street, an elderly development of 79 units and mixed-use scheme is under construction and due for completion in Q4 2017.
- Hyde Road scheme, a refurbishment project of 20 units is currently under construction and due for completion by Q4 2017.
- Parnell Street Upgrade (first phase) is complete with a final phase at sketch design stage.
- Waller's Well Phase 1 scheme is complete.
- Waller's Well Phase 2 approved for 15 units and design development underway.

7. Impediments (if any) to development of site.

There are no known impediments on the site.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

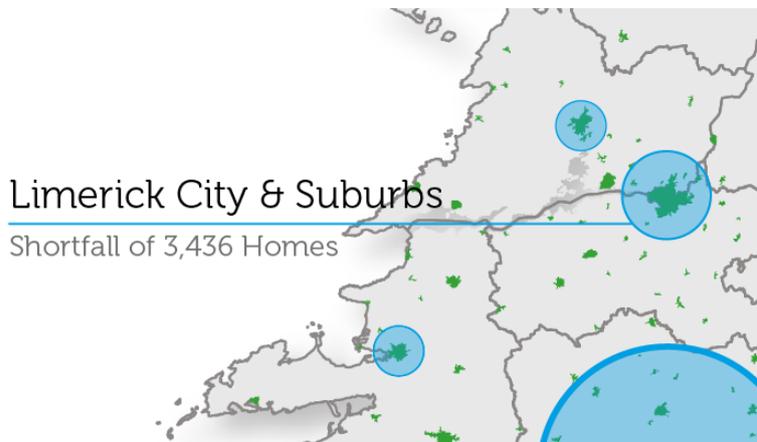


Figure 4: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18.

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is designated for mixed-tenure with the potential for a ground floor commercial/retail use. An Expression of Interest will be sought from the private/AHB sector in Q2 2018. It is intended that any disposal of the site will be via a development agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development. Given settled nature of receiving neighbourhood this site would suit a private downsizing or elderly housing scheme.

2. Site

Name and address of site:

Guinness site

Map Reference: 13

PRAI folio number:

LK8099L/1/A25C4

GIS co-ordinates:

52.655965, -8.622318

Size of site in h/a:

0.8ha - Key location in an inner city residential neighbourhood with a density of 50uph to 80uph can yield a housing quantum of 40 to 64 units.

3. Aerial view of site



Figure 1: Annotated aerial view

4. Site location map

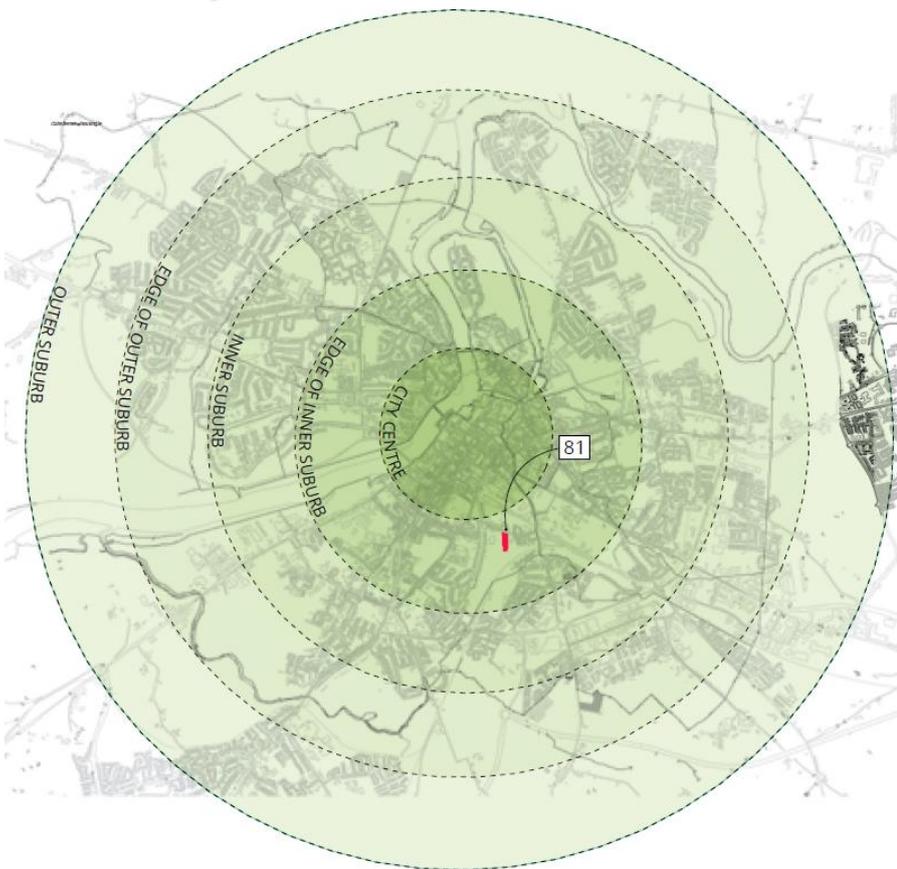


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, at the edge of an inner-suburb, within 1200m of the city-centre (Arthur's Quay Shopping Centre). The site is immediately located beside Colbert Train Station and People's Park.

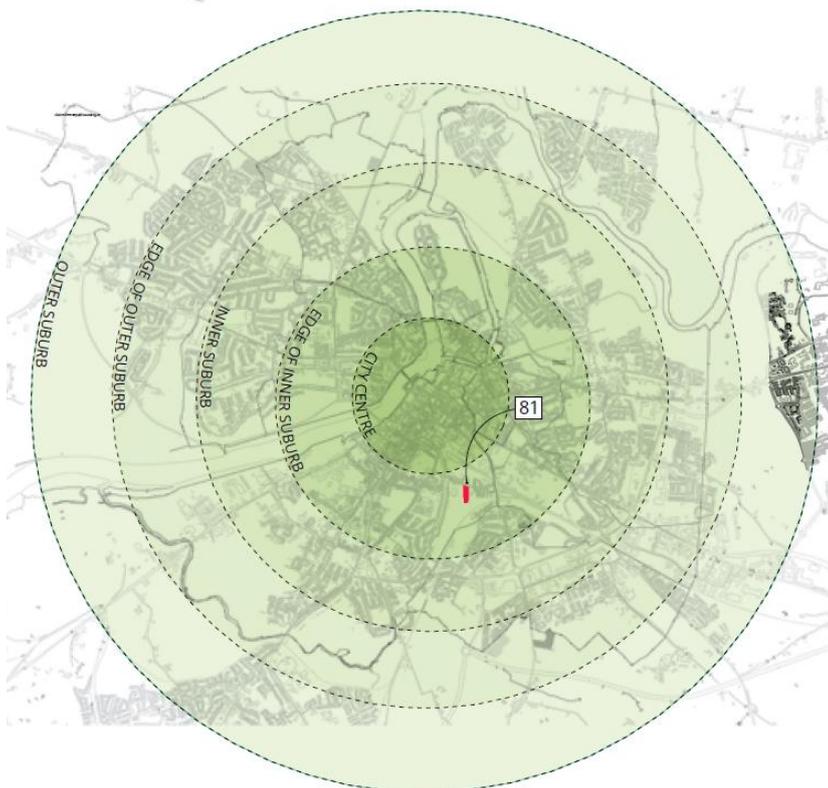


Figure 4: Site Location

Current Zoning:

Site contains the following Zoning 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.

Services:

Infrastructural Constraints: There are no known existing infrastructural constraints that prevent the developability of the site in the immediate-short term. The site is well serviced by ESB and Gas Networks (please refer to Figure 1 bellow). There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 5: Services

Current access to the site

Local access to the site is through an existing residential area from Upper Carey's Road.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- A site immediately to the west of the site within LCCC's control being progressed for an infill social housing scheme.
- Lord Edward Street, an elderly development of 79 units and mixed-use scheme is under construction and due for completion in Q4 2017.
- Hyde Road scheme, a refurbishment project of 20 units is currently under construction and due for completion by Q4 2017.
- Parnell Street Upgrade (first phase) is complete with a final phase at sketch design stage.

- Waller's Well Phase 1 scheme is complete.
- Waller's Well Phase 2 approved for 15 units and design development underway.

7. Impediments (if any) to development of site.

LCCC are progressing obtaining freehold title from CIE. This is a priority city-centre site for activation as it has remained underutilised for a number of years.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

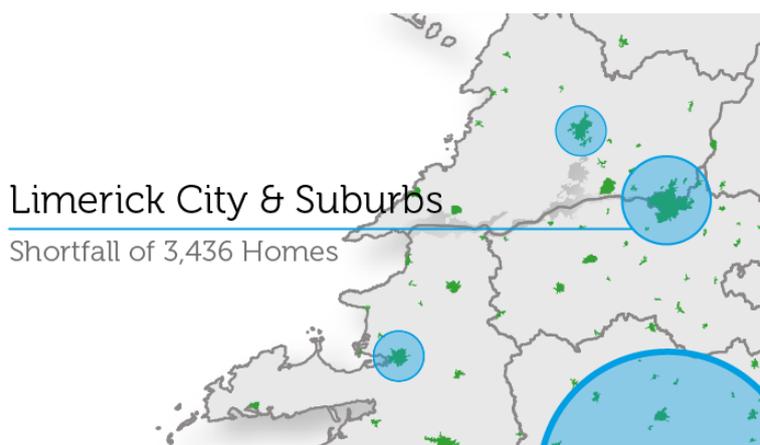


Figure 6: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need

Due Diligence in relation to title progressing Q4 2017. Site enabling works to remove vegetation to commence Q4 2017. This site is designated for mixed-tenure. An Expression of Interest will be sought from the private/AHB sector in Q1 2018. It is intended that any disposal of the site will be via a development agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance

No other matters of significance are noted at this time.



Comhairle Cathrach
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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

Vance's Lands, Limerick city

Map Reference: 14

PRAI folio number:

LK30929F/1/143

GIS co-ordinates:

52.644642, -8.651683

Size of site in h/a:

The area of Vance's lands measures approximately 9.4 hectares. Excluding the areas zoned for public open space and under a flood extent the net developable area suitably zoned residential measures approximately 3 hectares. A portion of this 3 hectares (1ha) has DHPLG approval for 37 social housing units. The remaining 2 ha is suited to piloting an affordable housing model.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in blue

4. Site location map

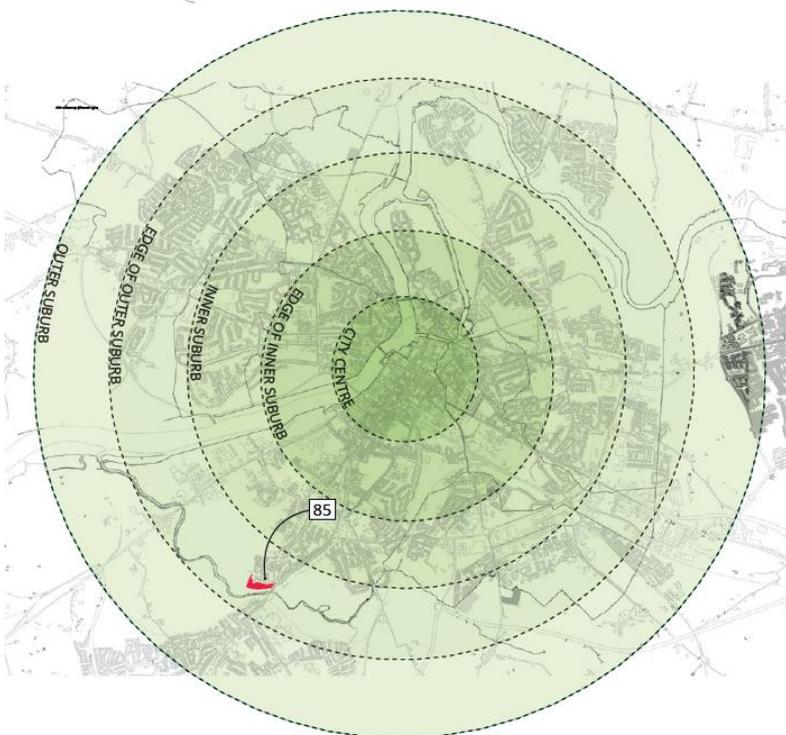


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

Vance's lands, is located at the edge of Greenpark (a LIHAF funded scheme) and the South Circular Road in the inner suburbs of Limerick City, approximately 2 kilometres from O'Connell Street. This site is located within the pedshed 400m – 800m (5-minute to 10 minute walk) of the following facilities:

- Mary Immaculate College – third level institution
- Ashdown Neighbourhood Centre
- Crescent District Centre – shopping centre with a range of convenience retail uses
- Laurel Hill Secondary School
- Portland Park – area of active and passive recreation

In addition, in terms of public transport facilities, the site is located within 400m of 3 bus stops along Ballinacurra Road.

Current Zoning:

The majority of the subject site is located within a residential land use zoning designation (Zoning Objective 2A Residential) under the current development plan (as extended). A portion of the site to the south immediately adjacent to the Ballynaclogh River is zoned 'Public Open Space'. The proposed scheme will maximize the sites positive attributes and land use zoning and to deliver the best configuration for housing on the site.

Services:

- Infrastructural Constraints: All existing main services such as water, sewage, gas, Eircom and electricity are available within adjacent roadways. Proposed connections can be made. A HV ESB line exists on part of site and may need to be ducted or relocated. There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

The scheme will benefit from a strategic link access funded as part of the Greenpark LIHAF. An indicative layout is proposed providing for a strong urban edge along Vance's Lands in addition to providing maximum overlooking and passive surveillance to the public realm. The scheme is designed to maximize connectivity to the adjoining Greenpark LIHAF site with 3 connection points.

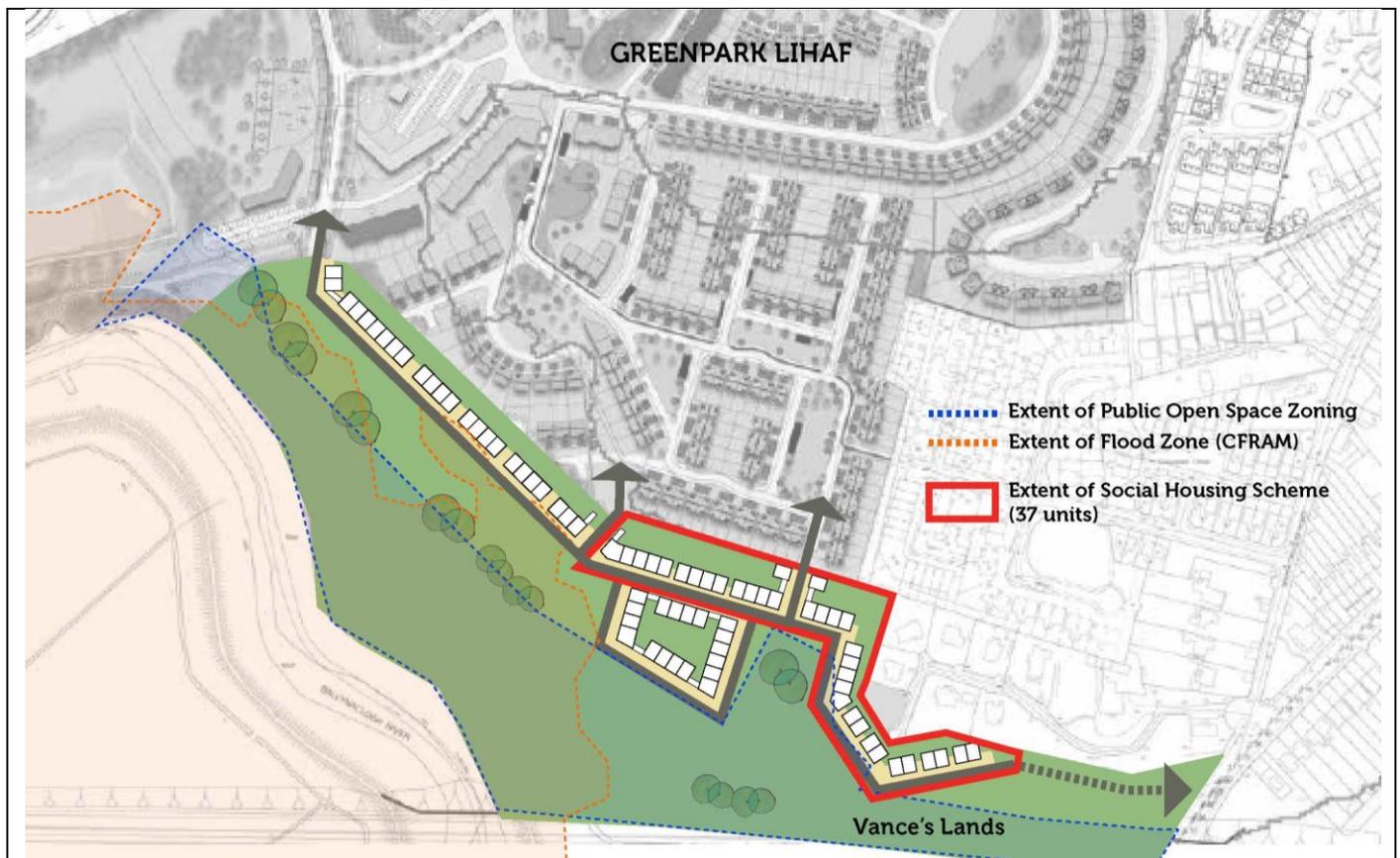


Figure 5: Indicative Site Layout with 37 unit social housing scheme delineated in red line which has recently gained DHPLG approval. The remaining units will be considered for private and affordable private to ensure a suitable tenure mix.

Describe any adjacent development or proposed development

Vance's Lands is owned by Limerick City and County Council and is located adjacent to a strategic landbank owned by the Limerick Race Company. The landbank has been recently successful in securing LIHAF funding to unlock strategic infrastructure required to deliver social, affordable and private housing units by 2021. This landbank remains undeveloped, comprising of a 44 hectare site. Works under the LIHAF fund include the upgrading of roads infrastructure to support the development of approximately 400 units by 2021 with the potential for 700 homes to be delivered on the identified lands long term. The total length of the new link road funded under LIHAF will be 1,000 metres and a connection to this strategic link can be provided to Vance's Lands to open up its development potential.

7. Impediments (if any) to development of site.

A small portion of the site is located within a CFRAM flood extent and therefore would not be suitable for residential use. It is proposed that this area could form part of the public open space provision within the new scheme. The area zoned residential and not within the floodzone proposed for housing may be subject to a Justification Test as required under 'The Planning System and Flood Risk Management' Guidelines (2009).

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

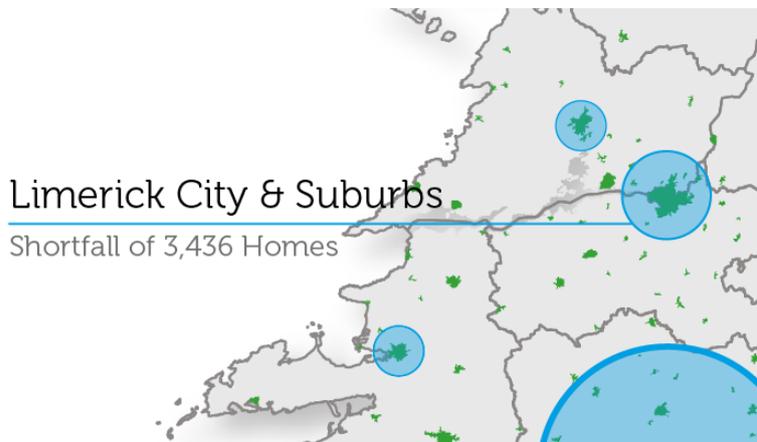


Figure 7: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is designated for mixed-tenure and can accommodate a potential of 100 units. 37 units within the site have recently received DHPLG approval for social housing. The remainder of the site will be developed for private and affordable housing. An Expression of Interest will be sought from the private/AHB sector in Q2 2018. It is intended that any disposal of the site will be via a development agreement with a masterplan and percentage of affordable units, a key condition of this agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



Comhairle Cathrach
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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

South Circular Road, Limerick city

Map Reference: 15

PRAI folio number:

LK5523L/1/14

GIS co-ordinates:

52.654961, -8.636710

Size of site in h/a:

276m² - Development potential of 2 to 3 units at this location.

3. Aerial view of site



Figure 1: Aerial view

4. Site location map



Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view of site

6. General description of site with details of adjacent sites if applicable.

Location

The site at South Circular Road is located approximately 1.4 kilometres from Arthur's Quay Shopping Centre in Limerick city-centre. This site is located within the pedshed 400m – 800m (5-minute to 10 minute walk) of the following facilities:

- Mary Immaculate College – third level institution
- Ashdown Neighbourhood Centre
- Crescent District Centre – shopping centre with a range of convenience retail uses
- Laurel Hill Secondary School
- Portland Park – area of active and passive recreation

Current Zoning:

The subject site is located within a residential land use zoning designation (Zoning Objective 2A Residential) under the current development plan (as extended).

Services:

- Infrastructural Constraints: All existing main services such as water, sewage, gas, Eircom and electricity are available within adjacent roadways. Proposed connections can be made. There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.

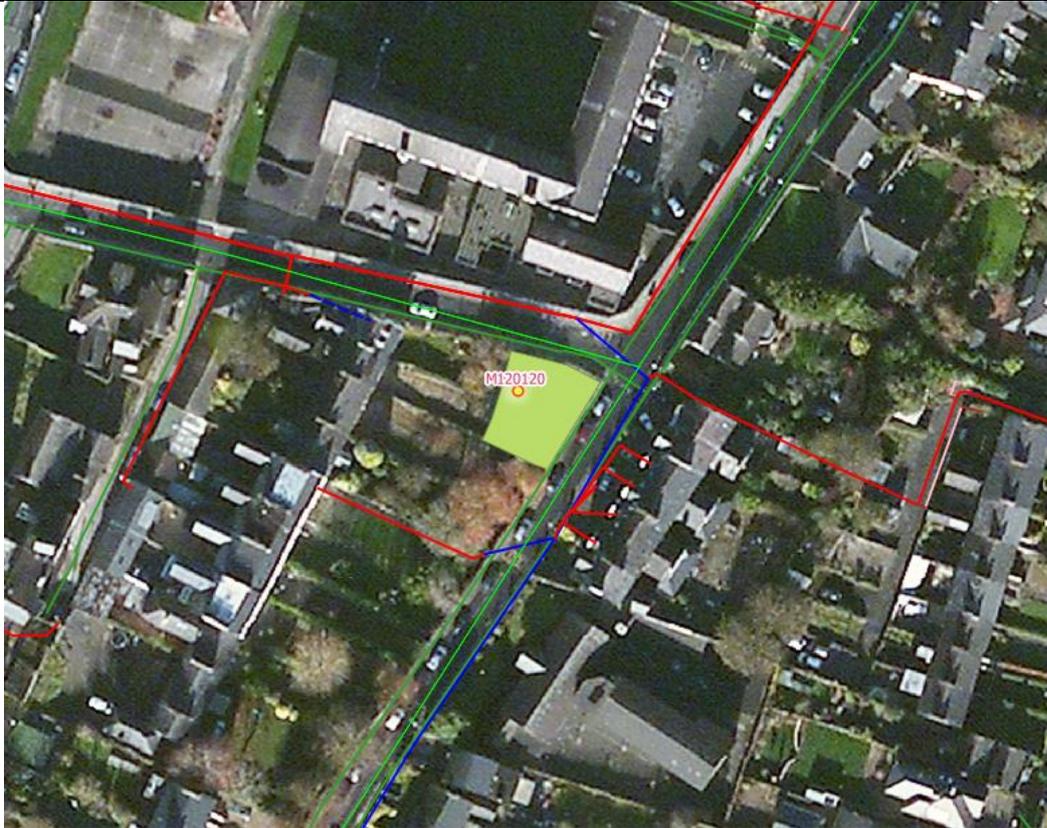


Figure 4: Services

Current access to the site

The scheme will be accessed via Laurel Hill Avenue

Describe any adjacent development or proposed development

The site is located within an Architectural Conservation Area. Any proposed new residential scheme on this plot must therefore be of the highest architectural quality.

7. Impediments (if any) to development of site.

LCCC own this site under a 999 year lease. The freehold would previously been held by William Newson. Therefore the site would be suitable for a small elderly housing scheme in social-rented tenure.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

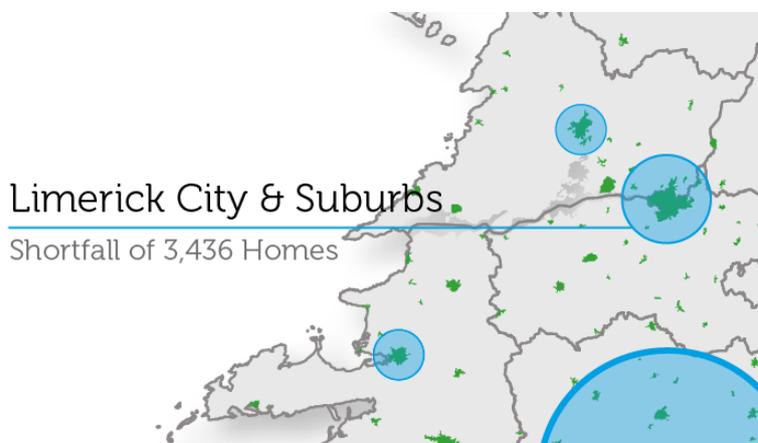


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

A capital appraisal for a small elderly housing scheme will be progressed in Q4 2017 for DHPLG funding approval.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Glenagross Park, Moyross

Map Reference: 16

PRAI folio number:

LK24524N/2/9

GIS co-ordinates:

52.682909, -8.645329

Size of site in h/a:

2.6 ha - Assume a density of 35uph to 50uph and that 75% of the site remains as public open space. This would have a yield potential of 22 to 33 units.

3. Aerial view of site



Figure 1: Aerial view of site

4. Site location map

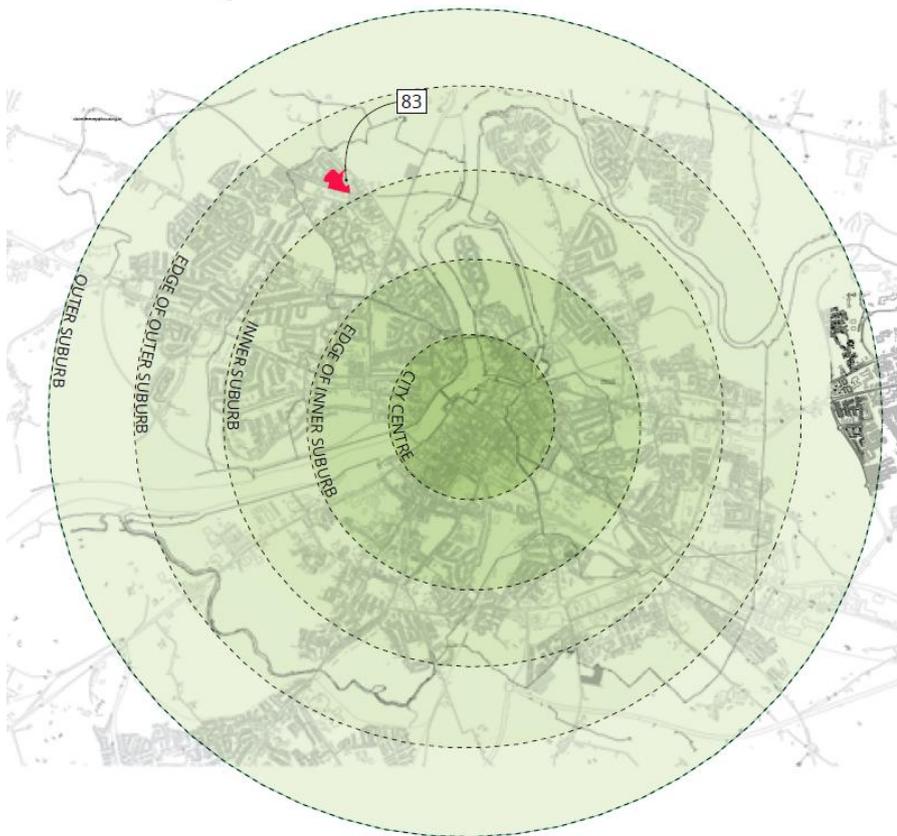


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Street view

6. General description of site with details of adjacent sites if applicable.

Location:

The site is located within Moyross statutory regeneration area, approximately 400m from Watch House Cross District Centre.

Current Zoning:

Site contains the following Zoning Objective 2A Residential.

Services:

There are no known existing infrastructural constraints that prevent the developability of the site in the immediate-short term. The site is well serviced by ESB and Gas Networks. There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Local access to the site is from Sarsfield Gardens to the south in addition to the Knockalisheen Road to the east.

Describe any adjacent development or proposed development

Adjacent completed schemes include:

- Cliona Park Phase 1 – 34 units completed in 2013
- Cliona Park Phase 2 – 10 units completed in 2017

Adjacent proposed developments (within 800m) are as follows:

- 45a and 46a Cliona Park - 2 units -
- 50 units at Cosgrave Park - 50 units
- Dalgaish Park - 40 units
- Cliona Park phase 3 - 18 units
- Cliona Park/College Ave. - 42 units

7. Impediments (if any) to development of site.

Set out matters that would materially affect use of lands e.g. flooding, legal impediments, infrastructural deficits etc. and set out what proposals if any are being recommended to address such impediments

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

Limerick City & Suburbs

Shortfall of 3,436 Homes

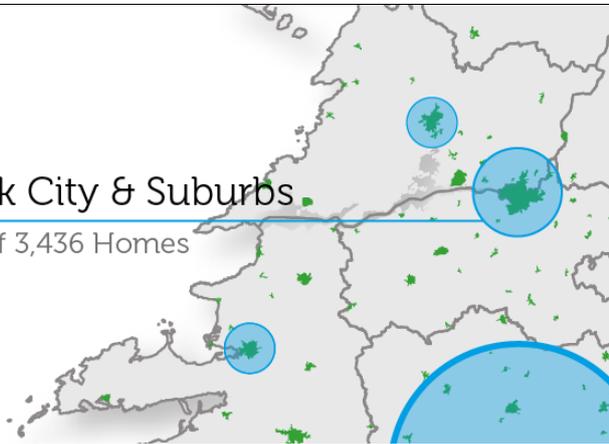


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

The development of this site is a long-term project as Moyross is currently undergoing a regeneration programme. All sites for replacement housing need have been identified. In the long-term, and subject to demand, the site would suit a new build tenant purchase scheme (if still in existence) or a private downsizing scheme in an effort to diversify the tenure in the area.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Limerick City
& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Land between Pineview and Cratloe, Moyross

Map Reference: 17

PRAI folio number:

LK3474F/LK3473F /LK23333F

GIS co-ordinates:

52.680794, -8.656286

Size of site in h/a:

3.6 ha - Assume a density of 35uph to 50uph and that 75% of the site remains as public open space. This would have a yield potential of 31 to 45 units.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

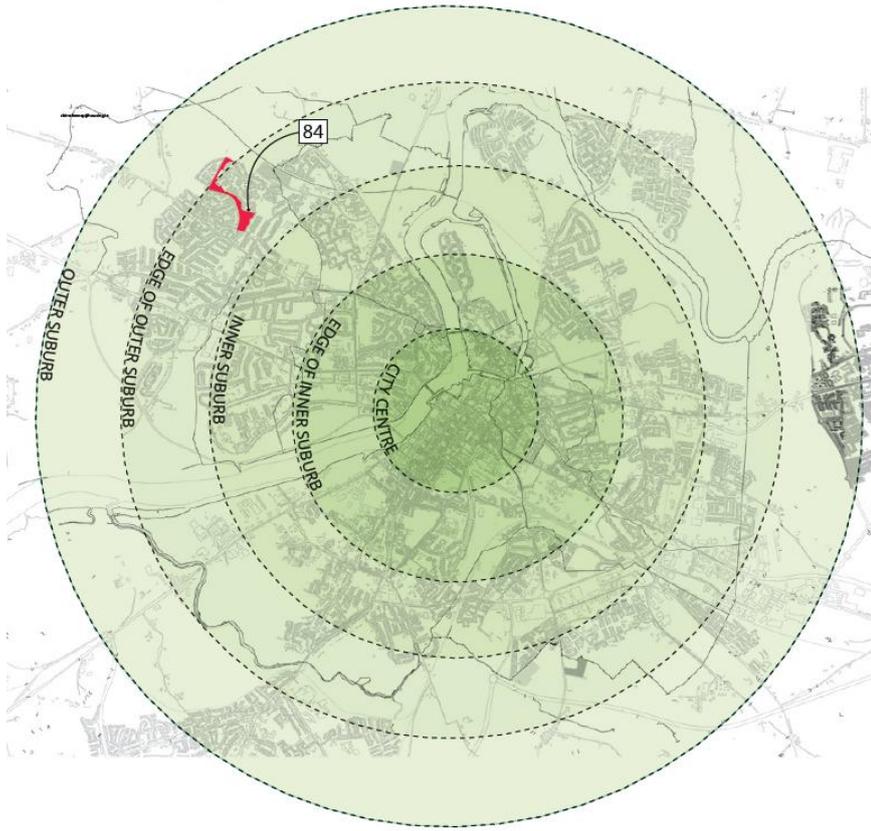


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.

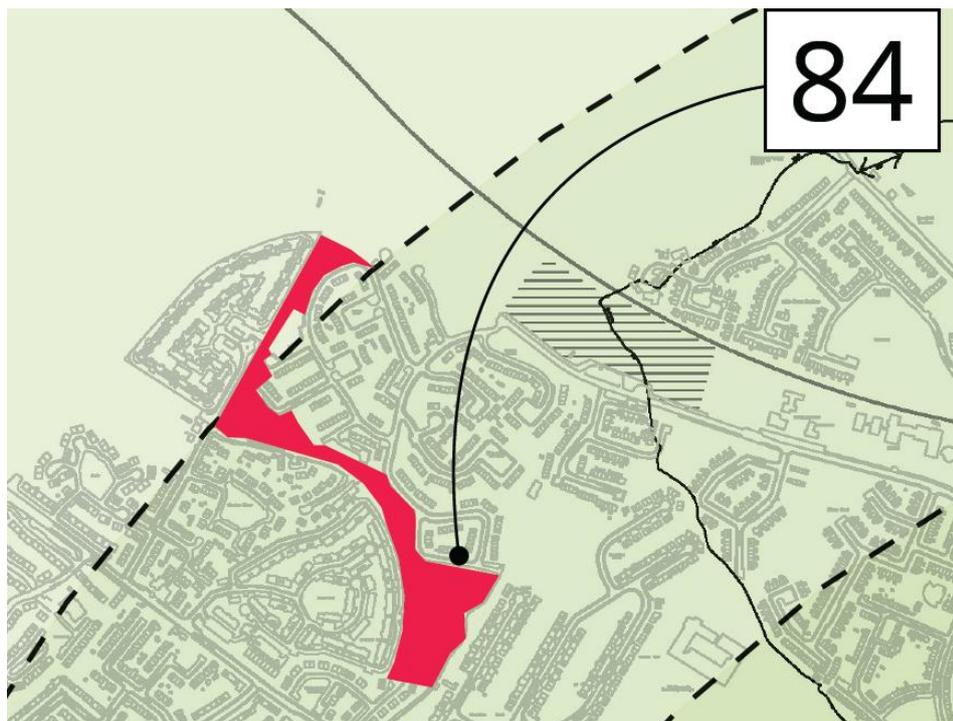


Figure 3: Site Location Map (zoom in)

6. General description of site with details of adjacent sites if applicable.

Location:

The site is located within Moyross statutory regeneration area.

Current Zoning:

Site contains the following Zoning Objective 2A Residential

Services:

Infrastructural Constraints: There are no known existing infrastructural constraints that prevent the developability of the site. The site is well serviced by ESB and Gas Networks. There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Local access to the site is from Pineview Gardens. There is a potential to provide additional links to Caherdavin.

Describe any adjacent development or proposed development

Adjacent completed schemes include:

Cliona Park Phase 1 – 34 units completed in 2013

Cliona Park Phase 2 – 10 units completed in 2017

Adjacent proposed developments (within 800m) are as follows:

- 45a and 46a Cliona Park - 2 units -
- 50 units at Cosgrave Park - 50 units
- Dalgaish Park - 40 units
- Cliona Park phase 3 - 18 units
- Cliona Park/College Ave. - 42 units

7. Impediments (if any) to development of site.

Location of overhead 38kv powerline (refer to black line traversing the site in Figure 4).
Significant abnormal costs related to relocation of services of this nature.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

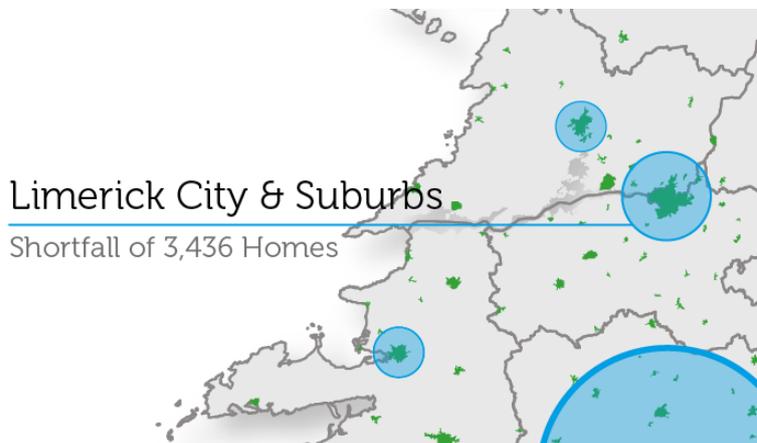


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

Signal how sites will be brought to development stage at the earliest opportunity. Provide indications of when and what is being considered in terms of the development of the land. Provide an indicative timeline for possible development of site. Give details of proposed delivery/funding mechanisms (non-exhaustive list of possible options set out in Section 2 of Circular APH 2/2017).

The development of this site is a long-term project. The site would suit a new build tenant purchase scheme or a private downsizing scheme in an effort to diversify the tenure in the area. Additional connectivity between Moyross and Caherdavin is also required in advance of developing this scheme.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance

No other matters of significance are noted at this time.



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& County Council

Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Clarina Park

Map Reference: 18

PRAI folio number:

LK13738N

GIS co-ordinates:

52.651532, -8.630444

Size of site in h/a:

2 ha - Key edge-of-inner- inner suburb site within a statutory regeneration area. 2.0 ha site with a density level of 35 - 50 units per hectare will yield 70-100 units. Site is suitable for mixed-tenure.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

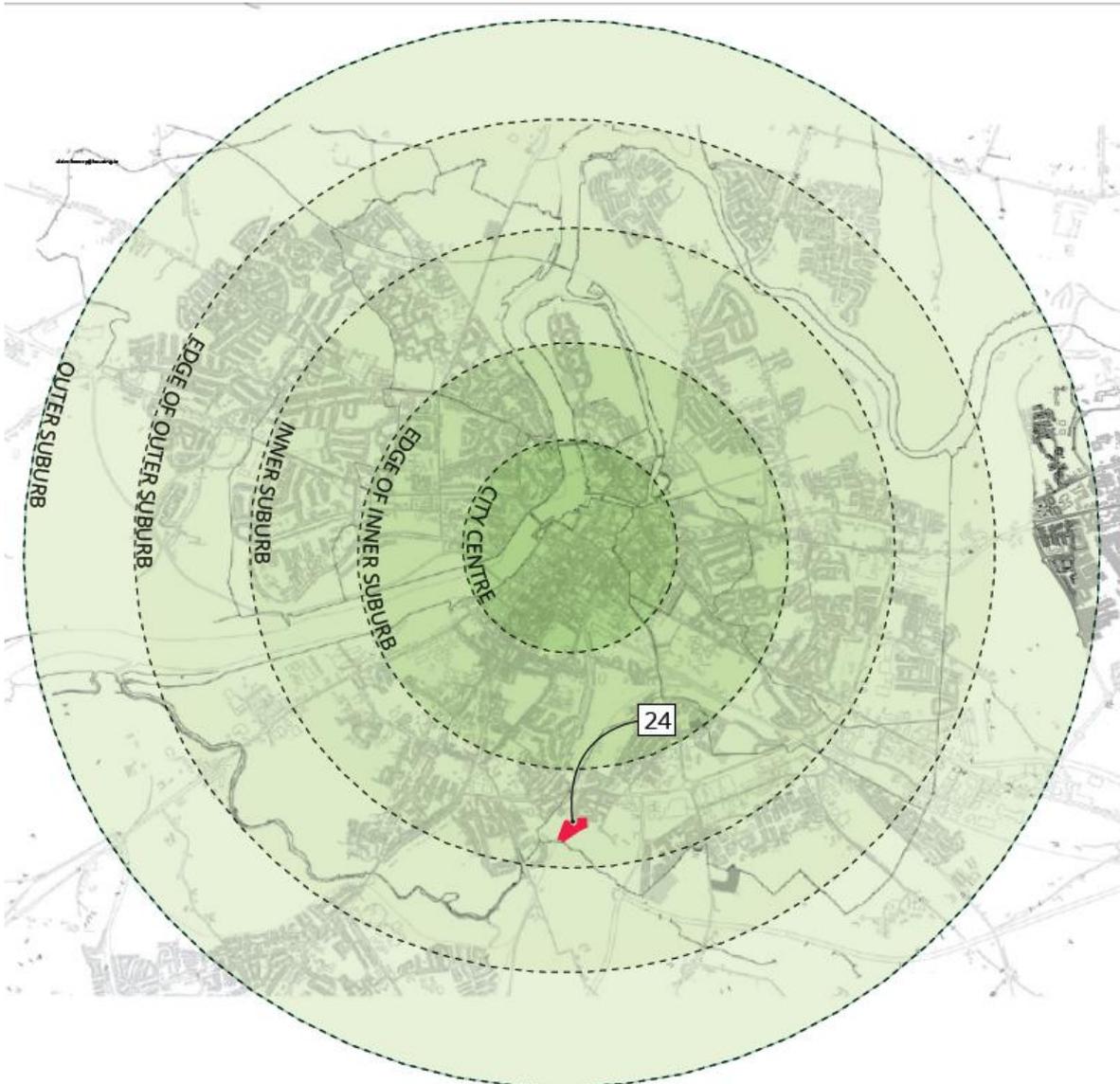


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Aerial View

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an edge of inner-suburb, within 1800m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following Zoning Objective ZO.2 (A) Residential: To provide for residential development and associated uses.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks. In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.

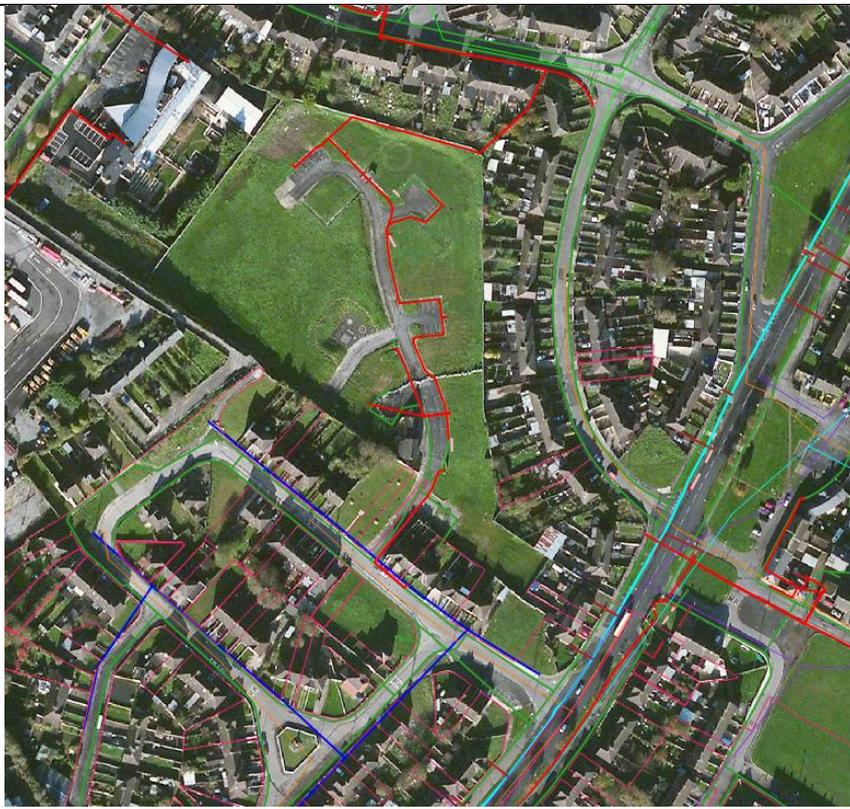


Figure 4: Services

Current access to the site

The activation of this site is dependant on provision of two new local streets to the north and east of the site connecting to Byrne Avenue and Lenihan Avenue. This will open up the connectivity of the Ballinacurra Weston regeneration area which is a key objective of the LRFIP. The delivery of these link routes is in the medium-term as a number of acquisitions and demolitions need to take place.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Lord Edward Street: 79 social housing units under construction. Due for completion Q4 2017.
- Lord Edward Street: Primary Healthcare Centre is under construction.

7. Impediments (if any) to development of site.

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

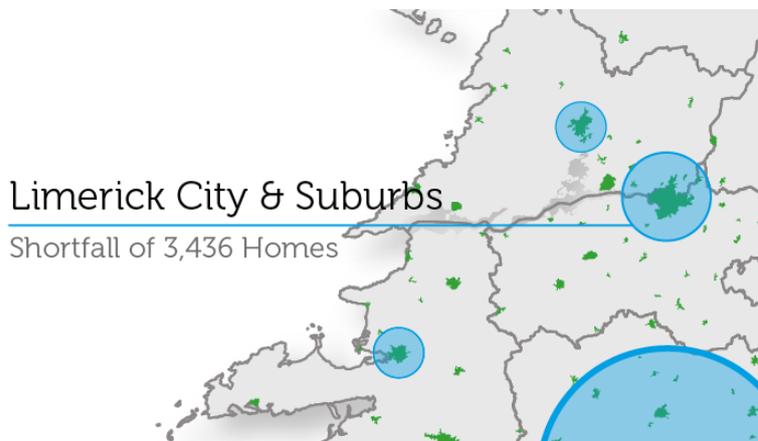


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

The site is designated for mixed-tenure in line with the objectives of the Limerick Regeneration Framework Implementation Plan. The 2 link routes required in advance of activating this site are dependant on a number of acquisitions and demolitions taking place. This will take at least 3 years and is therefore classified as a long term land activation scheme.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



Comhairle Cathrach
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Limerick City
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Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified for immediate development.

2. Site

Name and address of site:

Toppin's Field

Map Reference: 19

PRAI folio number:

LK1367F/LK14948N

GIS co-ordinates:

52.646499, -8.620395

Size of site in h/a:

6.3 ha - Key inner suburb site adjacent to a settled residential neighbourhood in Rathbane.

6.3ha site with a density level of 35 - 50 units per hectare will yield 220-315 units. Site is suitable for mixed-tenure.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

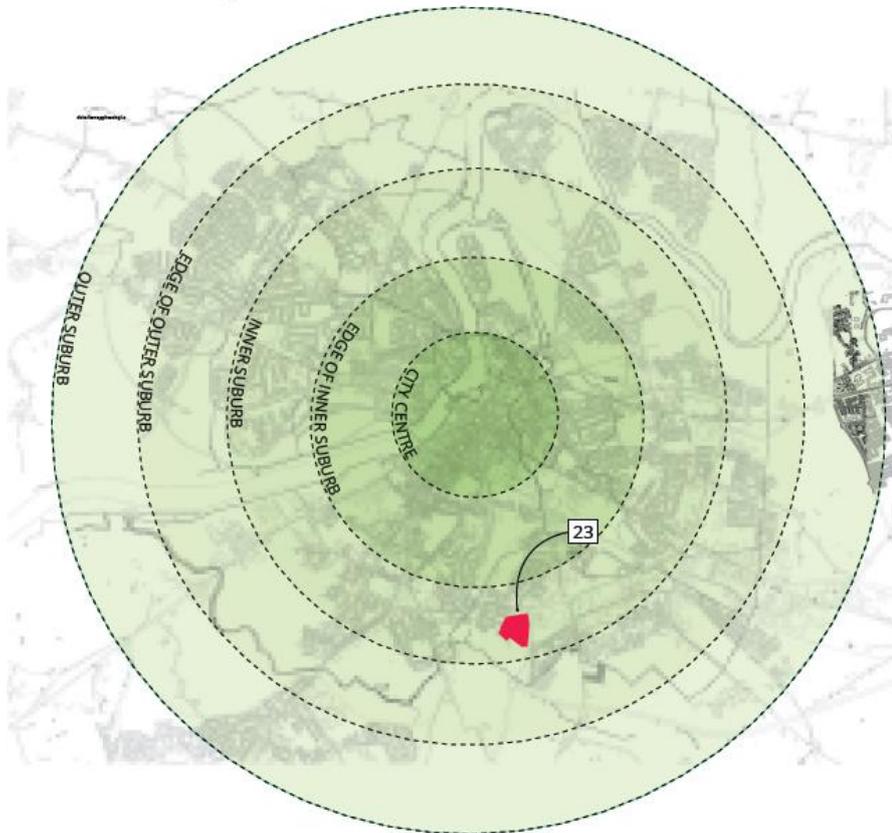


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Aerial View

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an inner-suburb, within 1800m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following Zoning Objective - ZO.2 (A) Residential: To provide for residential development and associated uses.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks. An overhead medium voltage ESB line traverses a portion of the site (green line). In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Access to the site is proposed at Sycamore Avenue to the north which will be upgraded and signalised onto Childer's Road. In terms of strategic access to the site, the Rosbrien Interchange (M7) in the southwest corner of Southill, in its current design, only allows for vehicular traffic coming from the west to access the Southill area. Inbound access from the south (M20) and/or east (M7) to Southill is recognized as a crucial objective of the regeneration programme. This will have a positive effect on the economic potential (faster and more reliable work journeys, productivity gains, increased potential for clustering of activities) of strategic sites within Southill in addition to improved connectivity to the City. A connection is proposed which will assist in de-isolating Southill from its wider physical context. LCCC are investigating a route option south of Toppin's Field to open up significant land-banks for residential and employment use and the acquisition of the lands would allow for the delivery of tenure diversification within the Southill statutory regeneration area.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Child and Family Centre at adjacent site: Construction underway
- Churchfield Phase 1, Southill: 42 social housing units under construction

7. Impediments (if any) to development of site.

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

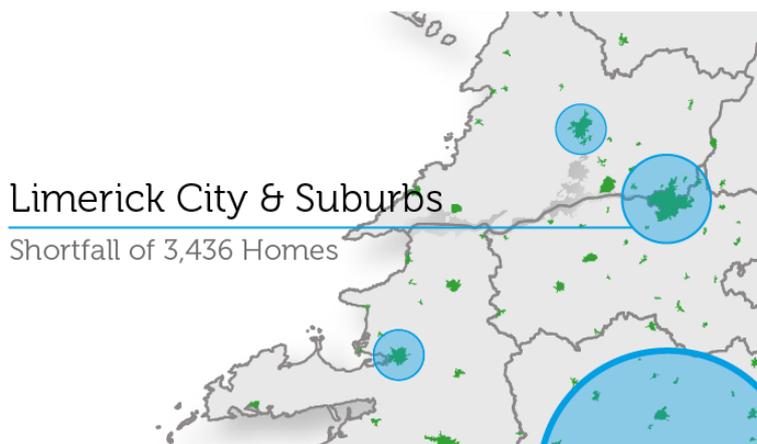


Figure 6: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is designated for mixed-tenure in line with the objectives of the Limerick Regeneration Framework Implementation Plan. LCCC will have a framework for Masterplanners and

Economic Viability Assessors in place by November 2017. The Framework will be live for 4 years. The function of the Economic Viability assessment is to ensure the maximum viability of affordable housing on the site, in addition to private and social tenure. This site will be brought forward to Masterplanning stage in Q2 2018 and an Expression of Interest sought from the private/AHB sector in Q3 2018. It is intended that any disposal of the site will be via a development agreement with the masterplan and percentage of affordable units, a key condition of this agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as for immediate development.

2. Site

Name and address of site:

Rathbane

Map Reference: 20

PRAI folio number:

LK15574N/ LK46080F

GIS co-ordinates:

52.645989, -8.626863

Size of site in h/a:

1.5 ha - Key inner suburb site adjacent to a settled residential neighbourhood in Rathbane.

1.5ha site with a density level of 35 - 50 units per hectare will yield 52-75 units. Site is suitable for mixed-tenure.

3. Aerial view of site



Figure 1: Annotated aerial view of site with LCCC lands shown in red

4. Site location map

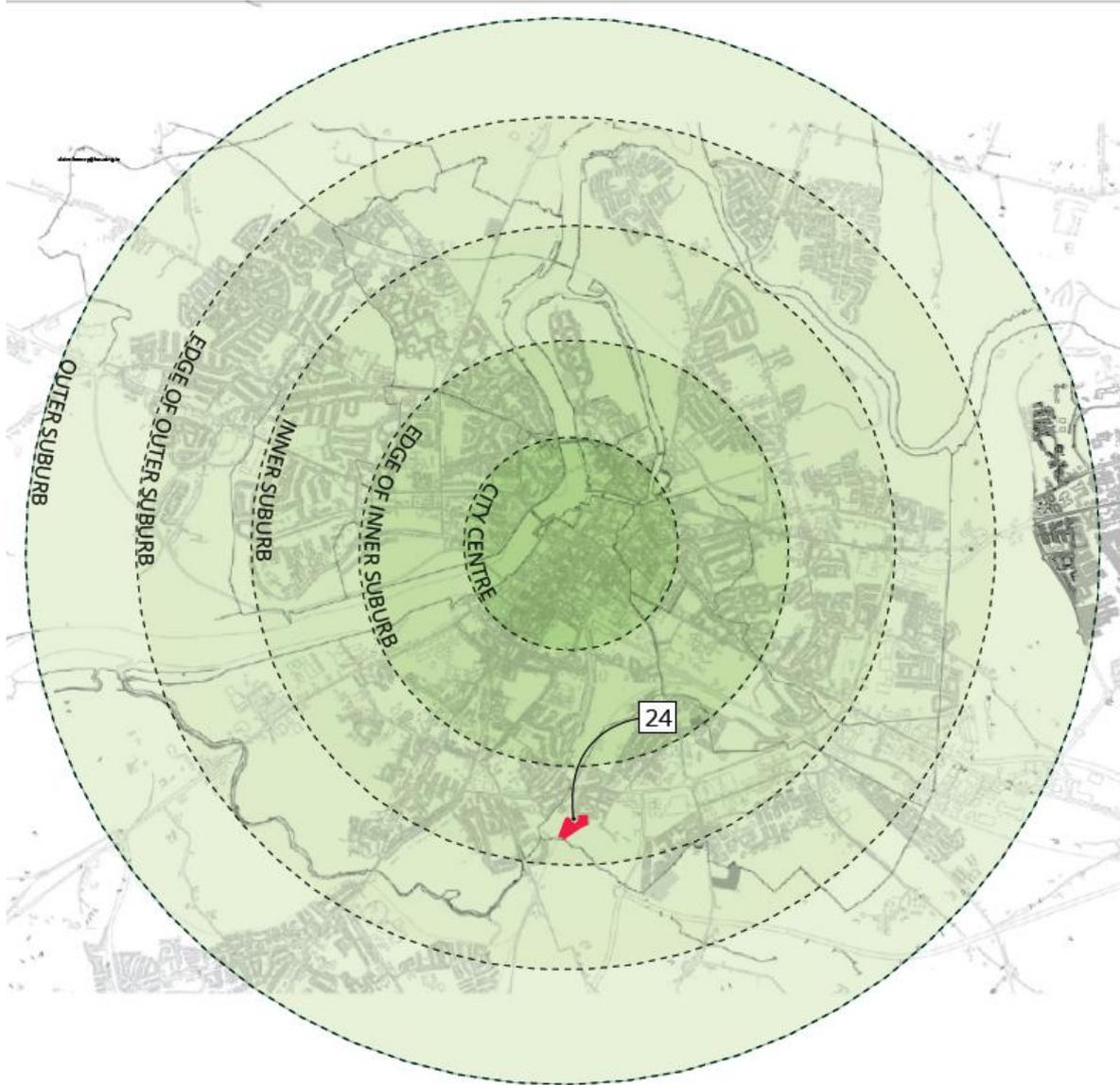


Figure 2: Site Location Map

5. Other photos and maps of site as appropriate.



Figure 3: Site Location Map

6. General description of site with details of adjacent sites if applicable.

Location:

The site is well located, in an inner-suburb, within 1800m of the city-centre (Arthur's Quay Shopping Centre).

Current Zoning:

Site contains the following Zoning Objective - ZO.2 (A) Residential: To provide for residential development and associated uses.

Services:

Infrastructural Constraints: The site is well serviced by ESB and Gas Networks. In general, for Limerick city, there is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunlikly Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Access to the site is proposed at Sycamore Avenue to the north which will be upgraded and signalised onto Childer's Road. In terms of strategic access to the site, the Rosbrien Interchange (M7) in the southwest corner of Southill, in its current design, only allows for vehicular traffic coming from the west to access the Southill area. Inbound access from the south (M20) and/or east (M7) to Southill is recognized as a crucial objective of the regeneration programme. This will have a positive effect on the economic potential (faster and more reliable work journeys, productivity gains, increased potential for clustering of activities) of strategic sites within Southill in addition to improved connectivity to the City. A connection is proposed which will assist in de-isolating Southill from its wider physical context. LCCC are investigating a route option south of Toppin's Field to open up significant land-banks for residential and employment use and the acquisition of the lands would allow for the delivery of tenure diversification within the Southill statutory regeneration area.

Describe any adjacent development or proposed development

Adjacent developments (within 800m) are as follows:

- Child and Family Centre at adjacent site: Construction underway
- Churchfield Phase 1, Southill: 42 social housing units under construction

7. Impediments (if any) to development of site.

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

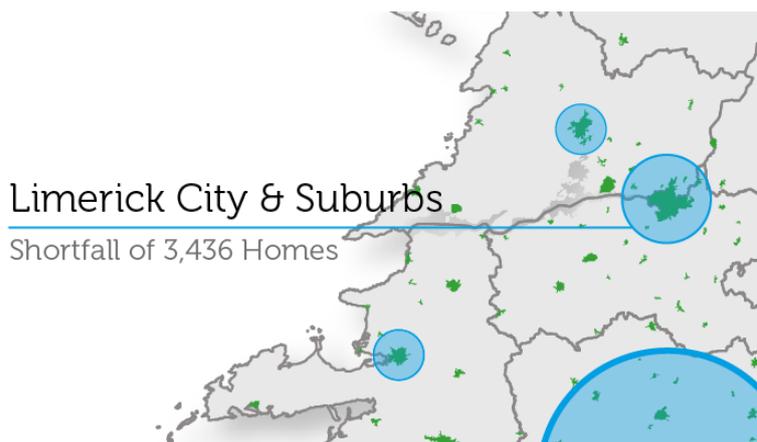


Figure 6: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

This site is designated for mixed-tenure in line with the objectives of the Limerick Regeneration Framework Implementation Plan. LCCC will have a framework for Masterplanners and Economic Viability Assessors in place by November 2017. The function of the Economic Viability assessment is to ensure the maximum viability of affordable housing on the site, in addition to private and social tenure. This site will be brought forward to Masterplanning stage in Q2 2018 and an Expression of Interest sought from the private/AHB sector in Q3 2018. It is intended that any disposal of the site will be via a development agreement with the masterplan and percentage of affordable units, a key condition of this agreement.

A portion of the site can be progressed for social housing approval under the SHIP funding programme in Q4 2017 with a view to being a downsizing scheme for residents in the area (private or public downsizing) or being designated as a new build tenant incremental purchase scheme, subject to discussions with the DHPLG.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.



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Chapter 2 – Lands within the Limerick City Metropolitan Area

1. Classification of Site

As per descriptions in Section 2.2 of Circular APH 2/2017, the site is classified as a secondary site.

2. Site

Name and address of site:

Land at Coonagh, Moyross

Map Reference: 21

PRAI folio number:

Council-owned

GIS co-ordinates:

52.685381, -8.657032

Size of site in h/a:

14 ha - Assume a density of 35uph to 50uph would have a yield potential of 490 to 700 units.

3. Aerial view of site



Figure 1: Annotated aerial view of site

4. Site location map

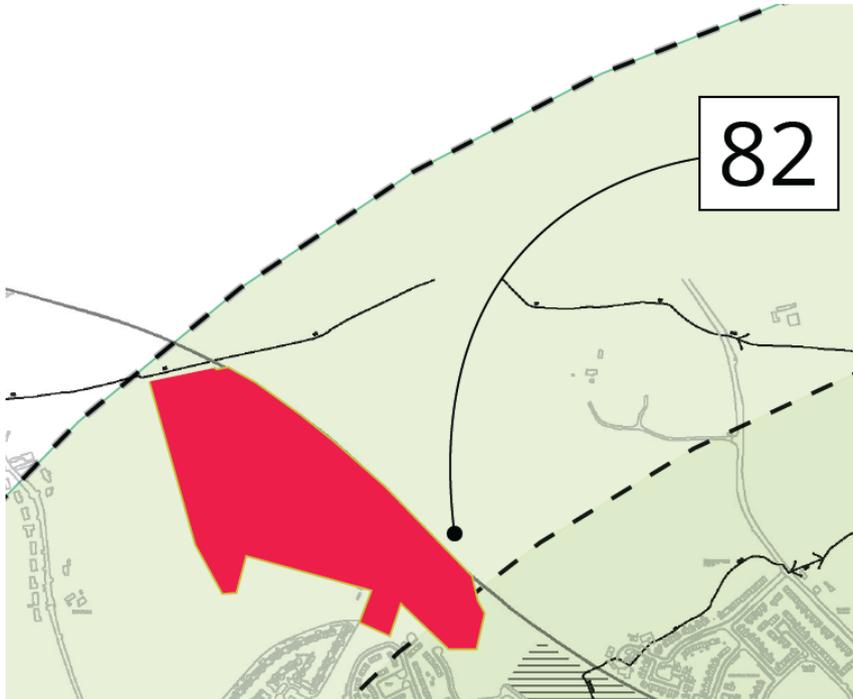


Figure 2: Site Location Map

5. **Other photos and maps of site as appropriate.**



Figure 3: Aerial photograph of site

6. **General description of site with details of adjacent sites if applicable.**

Location:

The site is located within Moyross statutory regeneration area.

Current Zoning:

Site contains the following Zoning Objective - 2A Residential. A small portion of the site is zoned Objective 7 Agriculture.

Services:

The site is unserviced but located directly adjacent to ESB and Gas Networks A high voltage overhead line traverses the site in a north-south direction. There is adequate water supply. In terms of wastewater, there is adequate wastewater in Bunliky Wastewater Treatment Plant.



Figure 4: Services

Current access to the site

Dependant on western link from Moyross Avenue to Coonagh-Knockalisheen Distributor Road. Tenders for the advanced groundworks on this route has commenced. However, the development of housing is long term (6 years +) until such time as this link is complete.

Describe any adjacent development or proposed development

Adjacent completed schemes include:

Cliona Park Phase 1 – 34 units completed in 2013

Cliona Park Phase 2 – 10 units completed in 2017

Adjacent proposed developments (within 800m) are as follows:

- In July 2017, An Bord Pleanala granted Limerick Institute of Technology full planning permission for construction of a new engineering-focussed campus at Coonagh on the Northside of the city
- 45a and 46a Cliona Park - 2 units
- 50 units at Cosgrave Park - 50 units
- Dalgaish Park - 40 units
- Cliona Park phase 3 - 18 units
- Cliona Park/College Ave. - 42 units

7. Impediments (if any) to development of site.

No known impediments at this time.

8. Demand for housing in the area.

Social Housing Demand

The LCCC Housing Waiting List figure as at August 2017 stands at 3260 applicants. Approximately 80% of the housing waiting list demand is from the Limerick City area. Therefore there is substantial social housing demand in the city.

Housing Demand - National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

Limerick city and Suburbs in general – there is a demand for a further 3,436 homes in Limerick city and suburbs to 2018.

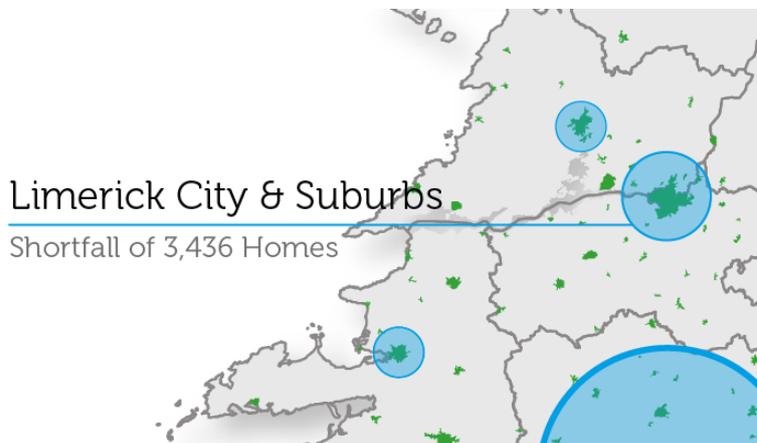


Figure 5: Housing Demand from the National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18

9. Actions (if any) to be undertaken in respect in the coming year to advance site development to meet housing need.

The development of this site is a long-term project (6 years +). Dependant on western link from Moyross Avenue to Coonagh-Knockalisheen Distributor Road. The site would suit private housing in an effort to diversify the tenure in the area. An Expression of Interest will be sought from the private/AHB sector when the link route is completed. It is intended that any disposal of the site will be via a development agreement with a masterplan and percentage of affordable units, a key condition of this agreement.

10. Maintenance cost of site for previous year

No maintenance costs are noted at this time.

11. Any other matter of significance.

No other matters of significance are noted at this time.