



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Forbairt Gheilleagrach,
Ceanncheathrú Chorparáideach,
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To: The Mayor and Each Member of Limerick City & County Council.

Master Planning Framework for lands around Colbert Station with the Land Development Agency and other Parties – Memorandum of Understanding

A Chomhairleoir, a chara,

Limerick City and County Council (LCCC), the Land Development Agency (LDA), and other stakeholders have agreed to work together on a master planning framework to explore how a strategic land bank in excess of 60 hectares under state ownership can be re-imagined and re-developed to create a new 21st Century urban neighbourhood near Limerick's city centre train and bus station, Colbert Station.

The re-development project will be master-planned in line with best international principles of sustainable transport-oriented development to provide for a new urban living district including housing, work, cultural and play areas, along with public services such as health and educational facilities. To progress this Master Plan the parties have agreed to sign a Memorandum of Understanding (MoU) to deliver their shared goals and vision for the site.

The Parties

The parties to the Memorandum of Understanding (MoU) are;

- The Land Development (LDA)
- Limerick City and County Council (LCCC)

The LDA and LCCC will be referred to collectively in the Memorandum of Understanding (MoU) as the Sponsors and the other partner to the MOU will include:

- Córas Iompair Éireann (CIÉ),
- The Department of Education and Skills (DES),
- Limerick 2030, and
- The Health Service Executive (HSE)

Other parties may become party to the Memorandum due to the relevancy of the project to a broader group of stakeholders, including land owning bodies within the subject area.

Background and purpose of the Memorandum of Understanding

The National Planning Framework (NPF), as approved by the Government as national policy, calls for the compact development and regeneration of Ireland's key urban areas suitable for housing, jobs, amenities and services.

The Sponsors have identified the Colbert Station area as a priority for regeneration and development and the need to present a vision and coherent implementation strategy through master-planning of the area.

The Sponsors believe their respective strengths and mandates can combine to deliver this master planning exercise. LCCC in its role as planning authority and with its extensive local corporate knowledge integrates especially well with the LDA's mandate to advise the Government on the optimal use of State lands. Forthcoming legislative mandates the LDA to draw up and assist public bodies in creating master plans for public and other lands.

The Partner Bodies as identified above, by becoming party to the Memorandum of Understanding (MoU), have agreed to support the master planning exercise by collaborating as land owners with LCCC and the LDA, with all parties respecting the need to preserve and enhance any necessary operational requirements, which in any case are core to the success of the project.

The Partner Bodies have a direct interest in or use of the lands which are comprised in the proposed master plan area for the delivery of their respective missions. The Partner Bodies are critical to the success of the master plan area due to their positions as landowners, operators of critical enabling infrastructure and as providers of critical services, employment and amenities.

Proposed Master Plan Area

The subject area of the Memorandum of Understanding (MoU) refers to the lands adjacent to Colbert Station, which have been identified by LCCC and LDA as a key potential regeneration and development area, and other lands agreed from time to time by the signatories as the master planning exercise progresses. The general study area is shown on the attached map and the exact boundary of the masterplan framework will be confirmed during the study.

The Aim of the Masterplan Framework

- Deliver the objectives of the National Planning Framework including compact growth and regeneration of Ireland's key urban areas;
- Provide a vision for the Colbert Station area through the production of a master plan;
- To preserve and enhance any existing services and amenities in the area, with particular regard to transport infrastructure, health, education and leisure space.
- Enhance the quality and delivery of housing and development projects, and diversify the range of housing stock in Limerick;
- To support the economic development of the Limerick area by attracting employers and other occupiers;
- Create an implementation strategy for the Colbert Station master plan, to include an assessment and analysis of critical enabling infrastructure and amenity needs, including costs;
- Create a cost / benefit analysis relating to enabling infrastructure and amenity needs;
- Present any necessary proposal(s) to relevant funding sources in relation to enabling infrastructure and amenity needs;

- Draw up a business plan to promote the successful delivery of the area including the promotion and branding of the area for marketing to investors, developers, employers, office occupiers and other supporting actors; and
- Create a framework for the effective management of the activities described above.
- To inform future development plans for Limerick City and County Council.

Shared Principles and Approaches

The Sponsors and Partner Bodies, in accordance with their mandates, will work to enhance the mutual understanding of all parties' needs for the area given current and future required uses and how the current uses could be adjusted for the future to achieve broader societal objectives such as housing, employment, health, education and also wider social and cultural services for the broader Mid-West region. All parties agree to collaborate on the development of a planning framework for the construction of a diverse range of housing and other development at the proposed site and other sites identified by parties in the future, subject to the necessary corporate approvals of the individual parties.

Public Consultation

It is agreed that extensive public consultation is key to inform the development of the proposed site and to allow the public and interested parties to inform and shape the vision for the site and to generate local support for the project. The Sponsors will carry out extensive public consultation to best practice standards with elected members, interested parties and the general public.

Duration of Memorandum of Understanding

The Memorandum of Understanding (MoU) will take effect from the date of its signature and shall continue until terminated by mutual agreement of the parties.

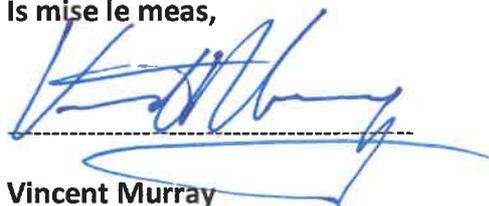
Framework for Governance and Implementation

Governance arrangements will be agreed by all parties to progress the project and will involve a steering board, with representatives from each of the signatories, to be chaired by a representative of the Sponsors as agreed between them.

The LDA have committed, in principle, initial funding of up to €1 million for costs related to the master planning exercise for the proposed area subject to the completion of a satisfactory scoping exercise.

All participants to the Memorandum of Understanding (MoU) have agreed to cooperate to achieve their shared goals and agree to collaborate in good faith in the best interests of the project.

Is mise le meas,



Vincent Murray
A/Director of Services
Economic Development

Colbert Station

