



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Forbairt Gheilleagrach,
Ceanncheathrú Chorpáraideach,
Cé na gCeannaithe,
Luimneach

Economic Development,
Limerick City and County Council,
Merchants Quay,
Limerick

EIRCODE V94 EH90

t: +353 (0) 61 556 000
e: forwardplanning@limerick.ie

07th February 2020

To the Cathaoirleach and each Member of the Metropolitan District of Limerick

Re: Proposal to extend the life of the Patrickswell Local Area Plan 2015 – 2021

A Chomhairleoir, a chara,

I enclose herewith a copy of the Chief Executive's Report on the proposal to extend the life of the Patrickswell Local Area Plan 2015 – 2021 for your consideration.

The Elected Members, of the Metropolitan District of Limerick at their February meeting shall consider the Chief Executive's Report and decide by resolution whether to defer the sending of a notice under Section 20 (3)(a)(i) of the Planning and Development Act 2000 (Amended) to make a new Local Area Plan and instead extend the life of the Patrickswell Local Area Plan 2015 – 2021 by a further 5 years.

If you have any queries on the report please contact Karen Burke, A/Senior Executive Planner, on 061-557480.

Mise le Meas,

Vincent Murray

A/Director of Services Economic Development Directorate

Patrickswell Local Area Plan 2015 – 2021

Chief Executive's report submitted to Elected Members in accordance with Section 19 (1)(d) and 19(1)(e) of the Planning and Development Act 2000 (Amended) in relation to the deferral of making a new Local Area Plan

07th February 2020

Forward/Strategic Planning Section,
Economic Development Directorate,
Limerick City and County Council,
Merchants Quay,
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Part 1 – Introduction

1.1 Background

The Patrickswell Local Area Plan (LAP) 2015 – 2021 is the main public statement of planning policies and objectives for the town of Patrickswell. The Plan was adopted by Limerick City and County Council on the 16th March 2015 and came into effect 13th April 2015 and is due to expire in April 2021. There have been no amendments to the plan, since its adoption.

Section 19 (1) (c) of the Planning and Development Act 2000 (Amended) requires that the process of reviewing an existing Local Area Plan should commence not later than 6 years after the adoption of the previous plan. However, the Planning and Development Amendment Act 2010 introduced a new provision whereby a Planning Authority may, if considered appropriate, by resolution extend the life of an existing local area plan for a further period not exceeding 5 years.

1.2 Statutory Procedure

The Planning Authority may, if considered appropriate, by resolution, defer the sending of notices to commence the review of a local area plan. No resolution shall be passed until such time as the members of the Authority notify the Chief Executive of the decision of the Authority to defer the sending or publishing of the notices, giving reasons, and having sought and obtained from the Chief Executive:

- An opinion that the LAP remains consistent with the objectives and the core strategy of the relevant Development Plan, and/or
- An opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices be deferred and the period for which they may be deferred.

If the Elected Members of the Metropolitan District of Limerick accept the Chief Executive's recommendation, that the current Patrickswell Local Area Plan is consistent with the objectives of the Limerick County Development Plan 2010 – 2016 (As Extended) and its core strategy, and are in agreement that the objectives of the plan have not been substantially secured within the life time of the plan, they may determine by resolution, that it would be appropriate to defer the process for making a new plan, for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area plan not later than 2 weeks after the resolution is passed by Elected Members of the Metropolitan District of Limerick.

1.3 Purpose of this report

The purpose of this report is to set out the opinion of the Chief Executive that:

- a) The Patrickswell Local Area Plan (LAP) 2015 – 2021, remains consistent with the objectives and the core strategy of the Limerick County Development Plan 2010 – 2016 (As Extended);
- b) The objectives of the LAP have not been substantially secured to date; and
- c) The sending and publishing of notices to make or review the plan may be deferred and the period for which they may be deferred.

Part 2 - Compliance with the Core Strategy of Limerick County Development Plan 2010 – 2016 (As Extended)

2.1 Introduction

In accordance with the Planning and Development Act 2000 (Amended) a Core Strategy is required to demonstrate how the Development Plan is consistent with the National and Regional Planning Policies, Government Policies and Ministerial Guidelines/Directives. Local Area Plans, in turn, must be consistent with the Development Plan.

The Core Strategy of the Limerick County Development Plan 2010 – 2016 (As Extended) outlines population targets and housing land requirements for County Limerick, which were allocated by the Department of Environment, Community and Local Government at national level, and distributed at regional level by the Mid – West Regional Authority. Based on the population target the core strategy has allocated a specific population target for each settlement, including Patrickswell.

2.2 Settlement Strategy, Population and Zoned Land Requirements

Patrickswell is designated as a Tier 3 settlement (a centre on a transport corridor – the N20) in the settlement hierarchy of the Limerick County Development Plan 2010 – 2016 (as extended). Tier 3 settlements provides a wide range of services for its inhabitants and its hinterland. Policy SSP 8 of the County Development Plan states:

'It is policy of the Council to encourage and facilitate where possible, the sustainable, balanced development of existing settlements along the strategic national roads and rail corridors. In this regard the Council will seek to ensure that sufficient land is zoned within these settlements so that they will act as the primary focus for investment in infrastructure, housing, transport, employment, education, shopping, health facilities and community'.

Objectives SS 01 – 08 of the County Development Plan 2010 – 2016 (as extended) apply; including Objective SS07 which requires the Council to monitor growth patterns and pace of growth in settlements and apply appropriate management measures.

The vision statement for Patrickswell is stated in the 2015 – 2021 Patrickswell Local Area Plan as follows;

It is the long term vision of the Council that Patrickswell functions efficiently as a place where people can and want to live, work, and visit, and which fosters an authentic sense of place.

To achieve this vision, the 2015 – 2021 Local Area Plan seeks that Patrickswell develops in a manner that protects its rich cultural and natural heritage, accommodates a vibrant and balanced community, and provides good employment opportunities and quality local services and amenities. Building on the existing strengths of the settlement, it is imperative that all stakeholders maximise any development opportunities in the town to secure progression and improved quality of life.

During the 2011 – 2016 Census period, Patrickswell experienced a negligible increase in population. The total population of the town in the 2016 Census was recorded as 847 persons, which was an increase of 6 persons on the 2011 Census record of population of 841 persons. Refer to Table 1 below.

Table 1 Total Population of Patrickswell and percentage change per census year 1991 – 2016

Year	Population	Population % change
1991	1,019	
1996	1,022	+0.29
2002	998	-2.34
2006	924	-7.40
2011	841	-8.98
2016	847	+0.7

Source: Central Statistics Office

The population target for Patrickswell set out in the Core Strategy of the Limerick County Development Plan 2010 – 2016 (As Extended) was for an additional 961 people between 2006 and 2022. This equates to 516 additional housing units by 2022. The Patrickswell 2015 – 2021 Local Area Plan considered the population growth in the town between the 2006 – 2011 Census period and the number of new housing units built in the town during this time, when calculating the number of housing units required, and the amount of lands to be zoned as New Residential and Serviced sites to accommodate the envisaged population growth. Based on densities of 22 units per hectare for new residential developments, and 10 units per hectare for serviced sites, 39.57 hectares of land is required to accommodate the 468 residential units required to provide for the projected population growth in the town to 2021.

The table below indicates the additional population, number of units, and zoned land required up to 2022, and pro-rata within the Plan period, to comply with the Core Strategy.

Table 2 – Population Targets and Housing Requirements as per the Core Strategy (County Development Plan 2010 – 2016 (as extended) and Patrickswell Local Area Plan 2015 – 2021

Census population				Core Strategy growth according to Core Strategy of CDP and Patrickswell LAP 2015 – 2021	
	2006 Census	2011 Census	2016 Census	Expected population 2022 according to Core Strategy of the CDP	Expected population 2015 – 2021 according to LAP
Total population	924	841	847	1,885	1,790
Additional housing units required					468
Zoned land required to accommodate additional housing units					39.57ha

2.3 Capacity of existing zoned lands

There are 27.6 hectares zoned as new residential development and serviced sites as Phase 1 in the current Local Area Plan, with a further 10.78 hectares zoned as Phase 2 new residential development and serviced sites. Phase 1 consists of 17.19 hectares of new residential development and 10.41 hectares serviced sites, based on policy of 80% of units comprising of a density of 22 units to the hectare for residential housing, and 20% of units required allocated for low-density serviced sites (10 units to the hectare). Guided by national policy the purpose of the allocation is to provide an element of choice for unit choice.

There have been a number of planning applications for housing developments permitted on lands zoned for new residential development and serviced sites, since the adoption of the Local Area Plan. Refer to Table 4 and 5 below.

Table 4 – Planning applications on New Residential Phase 1 and Serviced Sites Phase 1 lands, since the adoption of the 2015 – 2021 Patrickswell Local Area Plan

Land use	Ref:	Location	Applicant	Description	Area - ha
New Residential – Phase 1	17/100	Barnakyle	Singland Homes Ltd.	9 units	0.42
	19/444	Ballynarahane East	Datcha Construction	16 units	1.18
	18/346	Barnakyle	Diceros Ventures Ltd.	49 units	3.09
	18/200	Ballynarahane East	Datcha Construction	48 units	2
	Part 8 18/8012	Barnakyle	Limerick City & County Council	24 units	1.8
	Part 8 17/8013	Ballynarahane East/ Lisheen Park	Limerick City & County Council	16 units	0.85

	17/1083	Barnakyle	Diceros Ventures Ltd.	49 units	3.5
Serviced sites – Phase 1	18/10	Barnakyle	Garranroe Farm Ltd	28 units	6.05

Table 5 – Residential Zoned lands required, lands zoned accordingly, and lands developed since the adoption of the 2015 – 2021 Local Area Plan

Land Use	Required 2021 (Ha)	Zoned Lands (Ha)		Lands developed since 2015	
		Phase 1	Phase 2	Developed (Ha)	Balance 2021
New Residential	25.53	17.19	6.31	0.85	22.65
Serviced Sites	14.04	10.41	4.47	0	14.88
Total	39.57	27.6	10.78	0.85	37.53

Based on the assessment above, there is sufficient land zoned in the Patrickswell Local Area Plan for residential use (residential development and serviced sites). The current zoning allocations continue to satisfy the core strategy requirements of the Limerick County Development Plan 2010 – 2016 (As Extended).

Part 3 - Update on infrastructure and the non-residential objectives of the Patrickswell Local Area Plan 2015 – 2021

3.1 Enterprise and Employment

In relation to the lands zoned for Enterprise and Employment, 9.99 hectares is zoned for this purpose within the Patrickswell Local Area Plan boundary. The lands are located adjacent close to and adjacent to the Patrickswell Enterprise Centre at Attyflin. There have been no planning applications granted on lands zoned enterprise and employment, since the adoption of the LAP. The objectives of the 2015 – 2021 LAP in relation to enterprise and employment remain relevant to the sustainable development of Patrickswell.

3.2 Retail and commercial and tourism development

The Patrickswell Local Area Plan was prepared in accordance with 2010 'Retail Strategy for the Mid-West Region', which was incorporated into Limerick County Development Plan 2010 – 2016 (As extended). The strategy provides guidance on the need for new retail floor space and location of floor space, in accordance with the principles of sustainable development. The key objective arising from the Retail Strategy is to support the town centre, utilising the sequential approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres.

Since the adoption of the LAP, there has been permission have been granted for minor commercial developments in the mixed use/town centre zone, namely the extension to BoyleSports (Planning reference: 15/653), and interior alterations to the Centra shop (Planning reference: 19/856). Permission was also granted for the retention of a processing and recycling facility for end of life vehicles under planning reference: 16/341. In line with national planning guidance, the objectives of the Local Area Plan relating the town centre, retail, commercial development and tourism remain relevant to Patrickswell.

3.3 Infrastructure, Transport, Waste Water Treatment and Water Supply

Irish Water is the national water utility responsible for water and wastewater service. The Council remains closely involved in local provision as an agent of Irish Water in the operation and maintenance of services in its administrative area. Any proposals for significant development remains subject to pre-connection discussions/agreements with Irish Water. The objectives of the LAP in relation to infrastructure remain relevant to Patrickswell.

Transport in Patrickswell remains a key objective of the Council to support the town as a Tier 3 settlement of significance, with accessibility to the national road network to Limerick City, Dublin, Cork, Tralee on the M20, the N20, and the N21 and close to the N69. Transport connectivity is crucial for Patrickswell to fulfil its role for enterprise and employment, and general quality of life as people commute to school, work, and the town centre.

Since the adoption of the 2015 – 2021 Local Area Plan, Limerick City and County Council, have been progressing the Foynes to Limerick Road Scheme, including Adare By Pass and have lodged an application seeking permission for its development with An Bord Pleanála in December 2019.

In 2016, the Council secured funding under the Town & Village Renewal Scheme for works to advance a Part 8 improvement Scheme for traffic management and public realm on the Main Street. These works were completed in 2018. With matching funding from Council resources, over €110,000 was invested on Main Street of which €94,350 was grant funded.

The Council remains guided by national policy in relation to the transport issues. It continues to be policy of the Council to improve accessibility in Patrickswell and the objectives of the Local Area Plan remain relevant to the future development of the town.

3.4 Flooding

The Local Authority is committed to managing flood risk in accordance with the principles set out in ministerial guidelines “The Planning System and Flood Risk Management, Nov 2009”, and OPW data and advice as stated in the County Development Plan. The Local Authority will continue to apply a precautionary approach based on predictive flood risk. Planning applications in the area at risk of flooding require a comprehensive flood risk assessment to support the application. The objectives in relation to flood risk remain relevant.

3.5 Community and Recreation

The community, supported by the Local Authority, works tirelessly to develop amenities in the town. Money under the community Initiative Fund through the yearly general Municipal Allocation by Elected Members has been invested in the town on a number of occasions since 2015. In 2017, under planning reference: 16/669, permission was granted to Patrickswell Community Council for the development of a community/sports hall, dressing rooms, pitches and associated works at Attyflin on lands zoned community and education. The objectives of the 2015 – 2021 Local Area Plan in relation to community and recreation remain relevant to the town.

3.6 Environment, Built and Archaeological Heritage

The Patrickswell Local Area Plan 2015 – 2021 was subject to Strategic Environmental Assessment (SEA). The Local Area Plan incorporated appropriate land use zoning, policies and objectives to ensure the implementation of the Local Area Plan will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and in compliance with the associated objectives of the Limerick County Development Plan 2010 – 2016 (As Extended). Given the scale of development since the adoption of the LAP it is considered that the extension of duration of the LAP will not result in significant effects on the environment in accordance with the SEA Directive and Regulations and remains in compliance with the objectives of the Limerick County Development Plan 2010 – 2016 (As Extended).

There are 7 Protected Structures within the LAP boundary. There have been no additions to the Record of Protected Structures in the town, since the adoption of the Local Area Plan. In addition to the Record of Protected Structures, the National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. The NIAH provides the basis for the recommendations of the Minister¹ to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). There are 3 structures in Patrickswell town listed on the NIAH. One of these structures, the former presbytery/parochial house (NIAH register: 21901237), is also a Protected Structure (RPS 1526).

There are 9 Recorded Monuments located in the within the LAP. These include a number of enclosures, a holy well, burial ground, a designed landscape feature and a Fulacht Fia. The list of the Record of Monuments and Places is maintained and updated by the Archaeological Survey of Ireland. There have been no new Recorded Monuments identified within the boundary since the adoption of the 2015 – 2021 LAP. The objectives of the 2015 – 2021 LAP for natural, built and archaeological heritage remain applicable to Patrickswell.

¹ Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

3.7 Urban design, derelict and vacant sites

The Patrickswell LAP provides guidance to assist prospective applicants to address aspects of planning and design that the planning authority will be taking into account when assessing applications for future development. Two sites were identified in the town as opportunity sites and preliminary design briefs were outlined in the LAP. These sites are located on backlands north of Main Street, and lands bounded by Main Street and the Barnakyle River. Permission was granted for the retention of a processing and recycling business for end of life vehicles under planning reference: 16/341 on part of the opportunity site north of Main Street.

In 2016, Patrickswell received €94,340 under the Town & Village Renewal Scheme administered by the Department of Rural and Community Development as matching funding for improved public realm works, traffic and pedestrian movement improvements, undergrounding of the services, and public transport infrastructure on Main Street as a Part 8 scheme by the Council under the Planning & Development Act 2000 (Amended).

Limerick City and County Council established a Vacant Sites Register in 2017, as required by the Urban Regeneration and Housing Act 2015. The purpose of the register is to identify vacant lands, which have remained idle, for a period of time, which are suitable for residential development in accordance with the provisions of the Act and which may be subject to a vacant site levy, if they remain vacant. There are currently no vacant sites listed on the Vacant Site Register located in Patrickswell. Similarly, there are currently no sites located in Patrickswell entered by the Council on the Derelict Sites Register, under the Derelict Site Act 1990.

However, vacancy remains an issue in the town. Geo Directory analysis reports a commercial vacancy rate of 7.1% in Patrickswell in Q4 2019 when the national average commercial vacancy rate was 13%. Residential vacancy is recorded on Geo Directory as 5.5% in Q4 of 2019, while the national vacancy rate is recorded as 4.7%. Limerick City and County Council's Forward/Strategic Planning Section carried out a survey of vacancy in the town in January 2020 and recorded a commercial vacancy of 13% and a residential vacancy of 7%.

In 2017, the Repair and Leasing Scheme (RLS) was introduced under Rebuilding Ireland to assist property owners in bringing vacant properties back into use for residential purposes. At a local level the RLS is administered by the Council. No property owner in the town has availed of the RLS. One unit was acquired by the Council in the town for the Buy & Renew Scheme. The Council will continue to consider this option for encouraging the re-use of existing vacant building stock to address housing demand in the town. The objectives of the 2015 – 2021 Local Area Plan in relation to public realm, urban design, infill sites and re-use of brownfield lands, under-used buildings and sites remain relevant.

Part 4 - Conclusion and Recommendation

In order to sustainably strengthen Patrickswell's position as a settlement that functions efficiently, capitalising on infrastructure, and the town's inherent strengths, there are a number of policies and objectives in the 2015 – 2021 Local Area Plan that remain relevant and have not been secured.

In summary, it is the opinion of the Chief Executive that:

- The Patrickswell Local Area Plan 2015 – 2021, is consistent with the objectives and core strategy of the Limerick County Development Plan 2010 – 2016 (As Extended).
- The objectives of the Patrickswell Local Area Plan have not been substantially secured.
- The sending and publishing of notices to review the existing LAP may be deferred for a period of 5 years. Therefore, the lifespan of the Patrickswell Local Area Plan 2015 – 2021 should be extended for a further five years.

Accordingly, it is recommended that the following resolution be approved by the Elected Members of the Metropolitan District of Limerick:

‘Having considered the Chief Executive’s report, the Planning Authority resolves to extend the life of the Patrickswell Local Area Plan 2015 – 2021, by a further 5 years, from today’s date, in accordance with the provisions of Section 19 of the Planning and Development Act 2000 (Amended), which provides for the extension of the valid life of a Local Area Plan’.



Vincent Murray

A/Director of Services - Economic Development Directorate

