

**MINUTES OF PROCEEDINGS AT SPECIAL MEETING OF THE METROPOLITAN DISTRICT OF LIMERICK HELD IN THE COUNCIL CHAMBER, DOORADOYLE, LIMERICK, ON FRIDAY, 4<sup>TH</sup> SEPTEMBER, 2020 AT 9.30 A.M.**

**PRESENT IN THE CHAIR:** Councillor Sarah Kiely, Cathaoirleach.

**MEMBERS PRESENT:**

Councillors Butler, Collins, Hartigan, Kilcoyne, Murphy, Novak Uí Chonchúir, O’Dea, O’Hanlon, O’Sullivan, Sheahan, Slattery and Talukder.

Apologies for their inability to attend were received from Councillors Leddin and Secas.

**OFFICIALS IN ATTENDANCE:**

Director, Service Operations (Mr. K. Lehane), Meetings Administrator (Mr. J. Clune), A/Administrative Officer, Corporate Services (Mr. P. Williams), A/Senior Planner (Mr. S. Duclot) and Area Planner (Ms. R. O’Donnell).

**1. Strategic Housing Development (SHD) Application to An Bord Pleanála at Newcastle, Castletroy, Limerick**

The Cathaoirleach welcomed everyone to the Special Meeting stating it was being held to consider and discuss the Strategic Housing Development (SHD) Application to An Bord Pleanála, at Newcastle, Castletroy, Limerick.

Mr. S. Duclot, A/Senior Planner, was present to deliver a presentation on the proposed development at Newcastle, Castletroy. Mr. Duclot reminded those present that, as the development contained more than 100 housing units, the planning application goes straight to An Bord Pleanála.

Members then raised various concerns they had in relation to the proposed development at Newcastle, Castletroy, which included:

- Existing access road: The existing road serving the adjacent primary school and Munster GAA offices is not adequate as it stands currently, without an extra 200 housing units using the same access road.
- Access: to have one access point for the adjacent school and Munster GAA offices and for the proposed development is not sufficient - the proposed development requires its own access road.
- Traffic system: to access the proposed development, one must drive down to the Annacotty roundabout and return on the development side of the road. Concerns were expressed that this is not an adequate way for the future residents to enter their estate if coming from the Limerick City side. The large increase in traffic that the development would bring to an already congested area was also a cause for concern.
- Pedestrian Crossing: A pedestrian crossing would be required for the primary school if this development proceeds.
- Social Housing: The current plans group 16 of the social houses together, and concerns were raised that this will stigmatise the tenants of the social housing and that, instead,

they social housing units should be dispersed amongst the development.

- Density: concerns were raised over the number of units proposed to be built within the 4.64 hectare site.
- Bicycle parking: concerns were raised over the lack of bicycle parking spaces in the proposed development.
- Lack of open space: concerns were raised over the lack of open space apparent on the drawings of the proposed development.
- Consultation with adjoining residents: It was said that there was no consultation with adjoining residents about this development, and the planning application was submitted during the holiday period and so may have gone unnoticed by adjoining residents.
- Road Safety Statement: The shared use of the road infrastructure in the proposed development /on the Dublin Road was a cause for concern. The additional 300 cars that would be added from the proposed development is a safety concern for walkers and cyclists within the development and for cyclists on the Dublin Road. It was asked where the cycle lanes would be placed within the development.
- Tree Survey: concerns were raised over what trees should be retained.
- Landscape Plan: The Landscape plan refers to native species but this contradicts the planting plan which refers to non-native species. More detail was asked for in relation to this matter.
- The schools in the vicinity are already at capacity, they cannot expand as they are landlocked. Concerns were raised as to where the children in the new development would attend school. An Bord Pleanála are not aware of this matter and the proposed development needs to be scaled back as a result.
- Lack of open green space: concerns were raised at the lack of green open space for children to play in.
- BER rating: concerns were raised at the lack of BER detail of the proposed housing units.

Mr. S Duclot then addressed some of the concerns above, stating that:

- The developers were not required to consult with adjoining residents and that they completed all statutory planning obligations.
- There are 243 bicycle spaces in total, 126 of which are allocated to apartments, 42 bicycle stands, and 75 bicycle parking stands for visitors.
- All housing units will have a BER of A2 or A3.
- Density per hectare is within the regulations.
- The usable open space requirement of 15% is met.

Further, Mr. Duclot reminded those present that Limerick City and County Council were not the deciding authority, and that the purpose of his presence was to outline the proposed development to Members. Mr. Duclot stated that all amendments and observations will be taken on board and form part of the Chief Executive's report to An Bord Pleanála as required by Section 5(a)(iii) of the Planning and Development (Housing) and Residential Tenancies Act 2016. On foot of a request from Councillor Sheahan, Mr. Duclot advised that the Chief Executive's report for An Bord Pleanála would be distributed to all members of the Metropolitan district.

This concluded the Meeting.

**Signed:** \_\_\_\_\_  
**CATHAOIRLEACH**

**Dated:** \_\_\_\_\_