

# Volume 2

## Limerick Metropolitan Area Zoning and Tiered Approach to Zoning

June 2021



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## Volume II: Tiered Approach to Zoning

### 1.0 Introduction

This section supports the Draft Limerick Development Plan 2022 – 2028 with respect to the availability of strategic infrastructure to ensure that zoned lands are developable over the lifetime of the plan, in accordance with Appendix 3 of the National Planning Framework (NPF). The NPF sets out a tiered approach for zoning lands as follows:

*Tier 1: Serviced Zoned Land - Lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development; and*

*Tier 2: Serviceable Zoned Land - Lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan”.*

The assessment focuses on the availability of infrastructure identified under the Tier 1 and Tier 2 definitions of the NPF, i.e. road and water services infrastructure, to determine whether lands zoned for residential development are adequately serviced (Tier 1) or serviceable (Tier 2) during the lifetime of the Development Plan. Sites requiring minor infrastructure works (extension of a footpath for example) have been identified as Tier 2 (Serviceable) in accordance with the NPF. Tier 2 designations highlight potential issues or constraints in infrastructure, which are required to be addressed prior to the development of lands. The assessment includes proximity details to public transport, schools and local centres for information purposes only and which does not affect the tiered ranking of the lands.

Further to the NPF’s methodology for a tiered approach to zoning, the Local Authority acknowledges that the provision of social infrastructure is important in the creation of sustainable communities. In consultation with the Department of Education and Skills, the Development Plan ensures that sufficient zoned land is available to cater for the provision of new and expanding schools to serve the population growth targets for Limerick.

### 1.1 Delivery of Infrastructure

The delivery of infrastructure by Irish Water, the Local Authority and other state bodies can often be a lengthy process. The purchasing of land (including CPOs), preliminary designs, appraisals, feasibility studies, site evaluations, environmental reports, detailed design and planning permissions etc. must be secured prior to construction. The delivery of infrastructure can therefore often extend beyond the lifetime of a Development Plan.

The delivery of infrastructure is also dependent on the availability of funding via Central Government, Limerick City and County Council and private developers. The delivery of small-scale infrastructure, such as the provision of footpaths, may be delivered through operational works of a service provider or by a developer through the planning application process.

## 1.2 Infrastructure Requirements

The Forward Planning team have consulted with the various Departments of Limerick City & County Council and Irish Water to facilitate preparation of this Development Plan. These consultations have also informed this Tiered Approach to Zoning, which should be read in tandem with Chapter 6 Sustainable Mobility & Transport and Chapter 7 Infrastructure.

Comments have been included in the infrastructure tables in relation to potential infrastructure required, and where relevant proposed, in order to release lands for development. However, this assessment does not comprise an exhaustive list and it should be noted that requirements for additional works may be identified during the process of preparing and assessing planning applications. The infrastructure tables should therefore not be relied upon for development management purposes. It should also be noted that the site areas do not relate to individual land folios and provide an estimate for calculation purposes only.

While it is noted that the NPF requires a reasonable estimate for the full cost of delivery of the required infrastructure identified, this presents an issue with respect to the availability or knowledge of such costs. However, such information has been included where available.

## 1.3 Tiered Approach to Zoning by Settlement Tier

A Tiered Approach to Zoning is set out in this Volume for settlements that do not have a Local Area Plan. A Tiered Approach to Zoning for settlements with a Local Area Plan will form part of any review of such Plan. The infrastructure tables indicate whether lands are serviced, or serviceable during the lifetime of the Development Plan, outlines the infrastructure required in order to release the lands for development and identifies the tier ranking of the zoned lands. Corresponding maps indicate the sites to which the assessment applies.

### 1.3.1 Settlement Tier 1 – Limerick City & Environs

**Water Services Infrastructure:** At present, there is capacity in the public water supply and wastewater treatment plants to cater for additional demand created during the lifetime of this Development Plan.

The Clareville Water Treatment Plant provides water supply to the City and Environs, which draws water from the River Shannon. The Treatment Plant is operating below its design capacity of 87 million gallons per day.

The Limerick Main Drainage Scheme also has the capacity to cater for future population growth. Foul effluent is treated at the Bunlicky wastewater treatment plant, which is operating below its design capacity of 186,000 population equivalents (P.E.). The River Shannon acts as the receiving waters for this treated wastewater. The Castletroy Wastewater Treatment Plan is also operating within its design capacity of 45,000 P.E.

Adequate storm water drainage and retention facilities are necessary to accommodate surface water runoff from existing and proposed developments. The use of natural drainage systems at surface level through utilisation of existing drains, natural slopes and existing ponds and natural wetland areas should be considered in the first instance. Approaches to manage surface water (Sustainable Urban Drainage Systems (SuDS)) that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity will be required in any planning application.

**Transport Infrastructure:** As set out under the Metropolitan Area Strategic Plan (MASP), the transport investment requirements in the Limerick Shannon Metropolitan Area will be identified and prioritised through the Limerick Shannon Metropolitan Area Strategic Transport Strategy (L-SMATS). The strategy contains a number of transport projects of strategic importance, which will improve public transport provision across the City and Environs, and support objectives for compact growth focussing on the integration of land use and transport. In addition, there are a number of indicative road proposals which will alleviate local congestion. Two major new road projects, including the Limerick Northern Distributor Road and the LIHAF road at Mungret, will unlock the potential of substantial tracks of land for development, while alleviating congestion and contributing to the ease of movements of goods and vehicles through the city.

**Other Infrastructure:** The City and Environs are served by a high capacity electricity system, gas network and fibre broadband.

1.3.2 Tiered Approach to Zoning Tables

The following tables set out the individual sites identified on the accompanying maps, as suitable for the provision of residential development (Table 1) and employment related uses (Table 2) and outline the availability of strategic infrastructure to service these sites. The following should be noted:

- Appendix 3 of the NPF references services as public lighting, footpath and road access, water supply, foul sewer drainage and surface water drainage. These services have therefore been used to rank the lands into Tier 1 (serviced) or Tier 2 (serviceable).
- Where existing infrastructure is located in close proximity to a site and has the potential to provide services, or where upgrades / extensions to a service is required, these sites have been indicated as serviceable (Tier 2) in accordance with the NPF definition.
- Where a site is located in the city centre or has been justified for zoning in accordance with the Plan Making Justification Test of the Flood Risk Management Guidelines for Planning Authorities (2009), the issue of flood risk may require a Site Specific Flood Risk Assessment and Hydraulic Modelling with site specific flood mitigation design or works etc. requiring significant investment on the part of the developer, on a case by case basis. Lands identified as being at risk of flooding are therefore ranked as Tier 2.
- The assessment includes proximity details to public transport, schools and local centres for information purposes only and does not affect the tiered ranking of the lands.
- For the purpose of this assessment in Limerick City and Environs, an infill site is defined as a site surrounded by existing development on at least three sides.

1) Limerick City and Environs lands identified for potential Residential development:

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Located within 1.5km walk	●	Located within 1.5-3km walk	●	Located over 3km+ walk	●
Short term – 5 year delivery	S	Medium term – 10 year delivery	M	Long Term – 20 year delivery	L

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
1	New Residential	2.408	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-Permission for 415 units expired -Vacant Site Register	1
2	New Residential	2.395	35+	✓	!	●	!	✓	✓	✓	✗	✗	●	Developer	-Road widening required	2
3	New Residential	2.013	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission expired for 70 units	1
4	New Residential	1.712	45+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-Permission for 92 units	1
5	New Residential	2.72	35+	✓	✓	●	✓	!	!	!	✗	✗	●	M €150m	-Services will be provided with LNDR/ Extension of services provided with development via existing	2
6	Local Centre <sup>3</sup>	0.651	35+	✓	✓	●	✓	!	!	!	✗	✗	●	M €150m	-Services will be provided with LNDR/ Extension of services provided with development via existing	2

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Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
7	New Residential	11.8	35+	✓	✓	●	✓	!	!	!	✗	✗	●	M €150m	-Services will be provided with LNDP/ Extension of services provided with development via existing	2
8	New Residential	2.772	35+	✓	✓	●	✓	!	!	!	✗	✗	●	M €150m	-Services will be provided with LNDP/ Extension of services provided with development via existing	2
6	Local Centre															
9	Existing Residential	1.07	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
10	Existing Residential	1.991	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
11	Existing Residential	0.269	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
12	Mixed Use	9.4	45+	!	!	●	!	!	!	!	✗	✗	●	M €150m	-Regeneration Area -Services will be provided with LNDP/ Extension of services provided with development via existing -Tender Awarded (108 units)	2
13	Existing Residential	0.899	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
14	Existing Residential	2.014	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
15	New Residential	3.003	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
16	Existing Residential	0.436	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
17	Existing Residential	0.136	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
18	Existing Residential	1.216	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
19	Existing Residential	0.74	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area -Part 8 for 27 units	1
20	Mixed Use	0.641	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
21	New Residential	0.172	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 31 units	1
22	City Centre	3.561	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-MASP supported Cleaves Riverside Campus -Limerick Flood Relief Scheme	2



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Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
															-Site flood design/ mitigation works	
23	New Residential	0.148	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
24	New Residential	0.248	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
25	Existing Residential	0.125	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
26	New Residential	2.196	35+	✓	✓	●	!	✓	✓	✓	✗	✗	●	S €1.5m	-Mill Road requires upgrading – Part 8 permitted	2
27	New Residential	0.586	45+/35+	✓	✓	●	!	✓	✓	✓	✗	✗	●	S €1.5m	-Mill Road requires upgrading – Part 8 permitted	2
28	New Residential	1.88	45+	✓	✓	●	!	✓	✓	✓	✗	✗	●	S €1.5m	-Mill Road requires upgrading – Part 8 permitted	2
29	New Residential	0.475	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
30	New Residential	1.061	45+/35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
31	New Residential	4.27	45+/35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Masterplan by developer recommended	1
32	New Residential	2.57	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
33	New Residential	1.33	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-Masterplan by developer recommended	1
34	New Residential	0.454	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Part 8 for 27 units permitted	1
35	City Centre	0.198	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
36	City Centre	0.09	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
37	City Centre	0.036	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
38	City Centre	0.094	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
39	City Centre	0.132	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Limerick Flood Relief Scheme -Site flood mitigation/design required	2
40	City Centre	0.106	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
41	City Centre	0.061	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Part 8 for 12 units -Limerick Flood Relief Scheme -Site flood mitigation/ design required	2
42	New Residential	4.191	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-SHD application 442 units	1

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Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
43	New Residential	0.632	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
44	New Residential	0.452	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
45	New Residential	0.912	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
46	New Residential	0.373	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
47	New Residential	0.936	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
48	New Residential	0.922	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 17 units	1
49	New Residential	1.133	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
50	New Residential	0.704	45+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-Permission for 4 units	1
51	Existing Residential	0.272	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 8 units	1
52	New Residential	1.089	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
53	New Residential	2.401	45+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-New school within 1.5km to commence construction in 2021	1
54	New Residential	1.435	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
55	New Residential	1.435	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
56	New Residential	4.644	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
57	New Residential	12.36	45+/35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
58	New Residential	4.146	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-SHD application 200 units	1
59	New Residential	0.668	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
60	Existing Residential	0.072	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
61	New Residential	1.133	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Vacant Site Register	1

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
62	New Residential	2.467	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-SHD application 137 units	1
63	Existing Residential	1.582	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 48 units expired -Vacant Site Register	1
64	New Residential	0.467	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
65	New Residential	14.59	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●	Developer	-Permission for 382 units -Vacant Site Register -Water Services to be provided by developer	1
66	New Residential	1.18	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Vacant Site Register	1
67	New Residential	0.191	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
68	New Residential	2.104	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 15 units expired	1
69	New Residential	2.638	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
70	New Residential	8.746	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
71	New Residential	8.56	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●	M/ L €Unknown	-Indicative Link Road in this area, not required for site access	1
72	New Residential	3.167	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
73	Mixed Use <sup>1</sup>	16.05	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Road and services installed by developer -New school within 1.5km to commence construction in 2021	1
74	Existing Residential	0.274	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
75	New Residential	0.543	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
76	New Residential	0.227	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
77	Mixed Use <sup>2</sup>	6.603	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1

<sup>1</sup> A maximum of 30% of this Mixed Use site area shall be considered for Residential use

<sup>2</sup> A maximum of 48% of this Mixed Use site area shall be considered for Residential use

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
78	New Residential	0.727	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
79	New Residential	0.919	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
80	New Residential	2.384	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
81	Existing Residential	0.077	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
82	New Residential	0.156	45+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Limerick Flood Relief Scheme -Site flood mitigation/design required	2
83	City Centre	0.165	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Limerick Flood Relief Scheme -Site flood mitigation/design required	2
84	City Centre	0.124	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Limerick Flood Relief Scheme -Site flood mitigation/ design required	2
85	City Centre	0.043	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Permission for 20 units -Limerick Flood Relief Scheme -Site flood mitigation/ design required	2
86	City Centre	1.538	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●		-MASP supported Opera Site development commenced	1
87	City Centre	0.676	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Limerick Flood Relief Scheme -Site flood mitigation/design required	2
88	City Centre	0.136	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
89	City Centre	0.089	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Limerick Flood Relief Scheme -Site flood mitigation/design required	2
90	City Centre	0.311	100+	✓	✓	●	✓	✓	✓	✓	✓	✓	●	M €50m	-Permission for 42 units -Limerick Flood Relief Scheme	2
91	City Centre	1.38	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
92	City Centre	0.079	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
93	City Centre	0.056	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
94	City Centre	0.204	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 24 units	1
95	City Centre	0.104	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
96	City Centre	0.156	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
97	City Centre	0.061	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
98	City Centre	0.087	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
99	City Centre	0.065	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
100	City Centre	0.363	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
101	City Centre	0.157	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
102	City Centre	0.129	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
103	City Centre	0.086	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
104	City Centre	0.074	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
105	City Centre	0.21	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
106	Existing Residential	0.14	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Tender awarded for Social Housing (36 units)	1
107	City Centre	68.48	100+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-LDA Colbert Station Quarter	1
108	New Residential	0.297	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
109	New Residential	0.167	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
110	New Residential	0.26	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Part 8 for 14 units	1
111	New Residential	0.126	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
112	New Residential	0.703	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
113	New Residential	1.346	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
114	Existing Residential	0.207	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
115	Local Centre <sup>3</sup>	0.66097	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
116	New Residential	1.688	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-Permission Granted – 53 units	1
117	Existing Residential	0.952	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
118	Existing Residential	0.133	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
119	Existing Residential	0.181	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
120	Existing Residential	0.506	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
121	Existing Residential	1.074	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
122	Existing Residential	0.755	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
123	Existing Residential	0.563	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
124	Existing Residential	0.757	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
125	Existing Residential	0.139	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
126	Existing Residential	1.413	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
127	Existing Residential	0.412	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
128	Existing Residential	0.508	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
129	New Residential	4.75	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
130	New Residential	2.208	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1

<sup>3</sup> A maximum of 25% of this Local Centre site area shall be considered for Residential use

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
131	Existing Residential	0.144	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
132	New Residential	0.252	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area	1
133	New Residential	0.567	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Regeneration Area -Part 8 for 17 units	1
134	Existing Residential	0.706	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-SHD Application 100 units	1
135	New Residential	4.841	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Permission for 31 units	1
136	Existing Residential	0.607	45+/ 35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
137	Existing Residential	0.182	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
138	New Residential	8.558	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-SHD Pre-Planning 322 units	1
139	New Residential	2.42	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		-Potential for connections through existing estate	1
140	New Residential	2.14	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Permission Expired – 97 units	1
141	New Residential	0.285	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
142	New Residential	3.138	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Permission Expired – 50 units	1
143	New Residential	0.516	35+	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
144	New Residential	4.12	35+	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission Expired – 28 units	1
145	Existing Residential	1.475	35+	✓	!	●	!	✓	✓	✓	✗	✓	●	Developer	-Limited road capacity -Footpath required	2
146	Existing Residential	1.122	35+	!	!	●	✓	✓	✓	✓	✗	✗	●	Developer	-Lighting and footpath extensions required	2
147	Existing Residential	0.977	35+	!	!	●	!	✓	✓	✓	✗	✓	●	Developer	-Limited road capacity -Footpath required	2
148	New Residential	31.95	35+	!	!	●	!	!	!	!	✗	✗	●	S €50	-MASP identified Mungret Masterplan – Application lodged for 253 units -Mungret Link Road will provide all services	2

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
149	New Residential	1.476	35+	!	!	●	!	!	!	!	×	×	●	S €50	-MASP identified Mungret Masterplan -Mungret Link Road will provide all services	2
150	New Residential	0.632	35+	✓	✓	●	✓	✓	✓	✓	×	×	●		-MASP identified Mungret Masterplan	1
151	Local Centre <sup>3</sup>	1.03	35+	✓	✓	●	✓	✓	✓	✓	×	✓	●		-MASP identified Mungret Masterplan	1
152	New Residential	5.334	35+	!	!	●	!	!	!	!	×	×	●	S €50	-MASP identified Mungret Masterplan – Application lodged for 253 units -Link Road will provide all services	2
153	Existing Residential	0.939	35+	✓	✓	●	✓	✓	✓	✓	×	✓	●		-MASP identified Mungret Masterplan	1
154	New Residential	2.502	35+	!	!	●	!	!	!	!	×	×	●		-MASP identified Mungret Masterplan -Phase 1 Link Road constructed	2
155	New Residential	14.39	45+/35+	!	!	●	!	!	!	!	×	×	●	S €50	-MASP identified Mungret Masterplan -Proposed Mungret Link Road	2
156	New Residential	3.971	45+/35+	✓	✓	●	✓	✓	✓	✓	×	×	●		-Permission Granted – Nursing Home	1
157	New Residential	2.521	35+	✓	✓	●	✓	✓	✓	✓	×	×	●		-Permission Granted – 201 units -MASP identified Mungret Masterplan	1
158	Existing Residential	0.743	45+	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
159	New Residential	0.34	45+	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
160	Existing Residential	0.584	45+	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
161	Local Centre <sup>3</sup>	0.576	45+	✓	✓	●	✓	✓	✓	✓	×	✓	●			1



2) Limerick City and Environs lands identified for potential Employment related development:

Legend					
Serviced/ Yes	✓	Serviceable/ Investment required	!	Not required/ No	✗
Located within 1.5km walk	●	Located within 1.5-3km walk	●	Located over 3km+ walk	●
Short term – 5 year delivery	S	Medium term – 10 year delivery	M	Long Term – 20 year delivery	L

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
1	Enterprise & Employment	0.603	N/A	!	✓	●	✓	!	!	✓	✗	✗	●	M €150m	-Regeneration Area -MASP supported Northside Business Campus -Water main requires upgrading -Services to be provided with LNDR	2
2	Enterprise & Employment	10.8	N/A	!	!	●	!	!	!	!	✗	✗	●	M €150m	-Regeneration Area -MASP supported Northside Business Campus -Water main requires upgrading -Services to be provided with LNDR	2
3	Mixed Use	9.43	45+/35+	!	!	●	!	!	!	!	✗	✗	●	M €150m	-Regeneration Area -MASP supported Northside Business Campus -Water main requires upgrading -Services to be provided with LNDR	2
4	Enterprise & Employment	12.79	N/A	!	!	●	!	!	!	!	✗	✗	●	M €150m	-Regeneration Area -MASP supported Northside Business Campus -Services to be provided with LNDR	2
5	Mixed Use	2.150	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●		-Regeneration Area	1
6	Mixed Use	0.641	N/A	✓	✓	●	✓	✓	✓	✓	✗					
7	Enterprise & Employment	2.787	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
8	High Tech/ Manuf.	8.296	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1

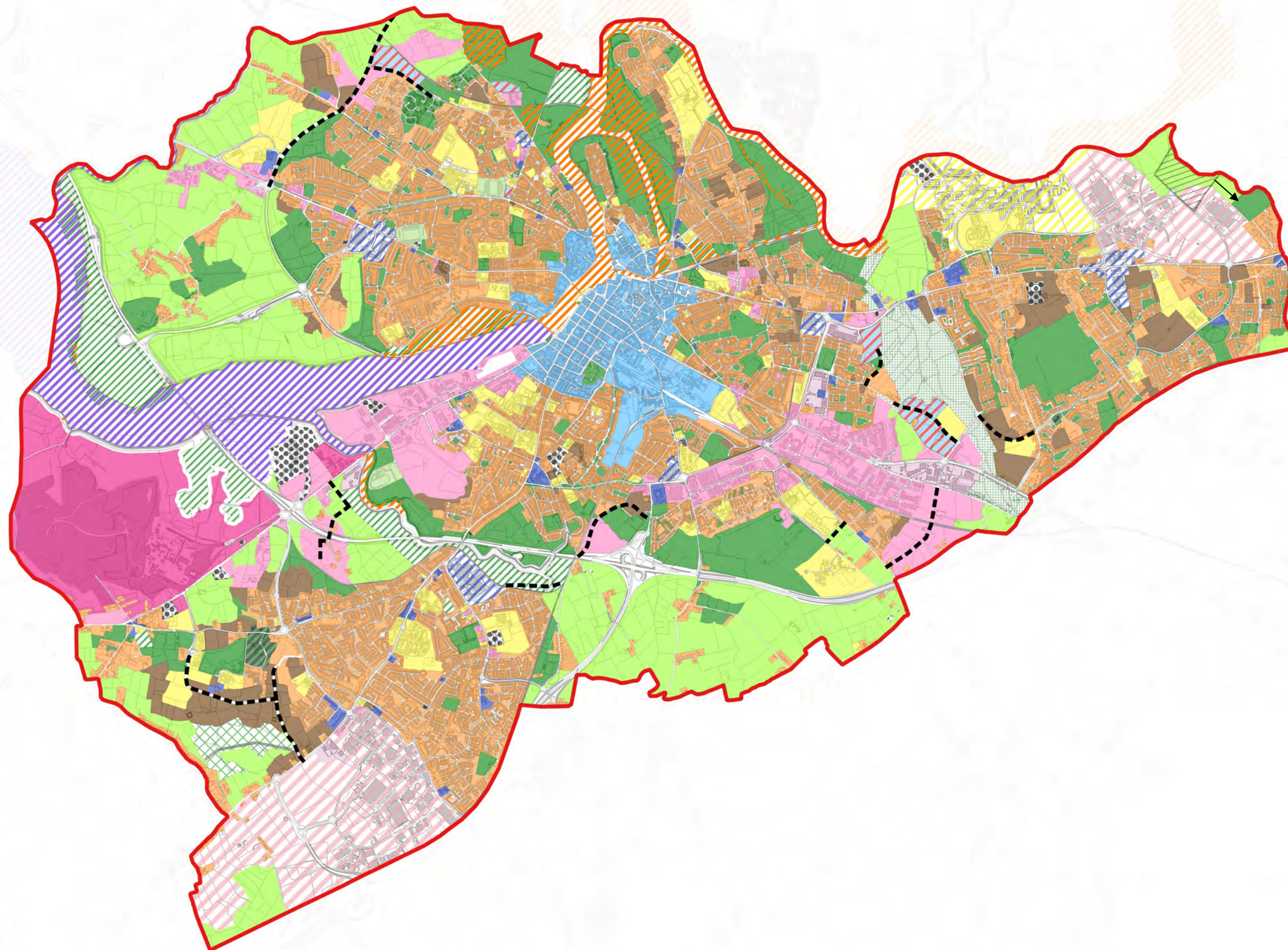
Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
9	Mixed Use	6.603	45+	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
10	Enterprise & Employ.	3.188	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
11	Enterprise & Employ.	16.05	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
12	Enterprise & Employ.	2.019	N/A	✓	✓	●	✓	✓	✓	✓	✓	✗	●		-Objective for Site Specific Flood Risk Assessment	2
13	Enterprise & Employ.	18.16	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
14	Enterprise & Employment	24.22	N/A	!	!	●	✓	✓	✓	✓	✗	✗	●	Developer	-Extension of existing services required	2
15	Enterprise & Employ.	1.99	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
16	Enterprise & Employ.	0.789	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
17	Enterprise & Employ.	0.417	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
18	Enterprise & Employ.	1.306	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
19	Enterprise & Employ.	10.01	N/A	✓	✓	●	✓	✓	✓	✓	✓	✗	●		-Objective to plan site sequentially outside flood zone, to be used for ancillary open space	2
20	Enterprise & Employ.	33.47	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●		-Objective for Site Specific Flood Risk Assessment	2
21	Enterprise & Employ.	0.505	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●		-Objective for Site Specific Flood Risk Assessment	2
22	Enterprise & Employ.	1.907	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●		-Objective for Site Specific Flood Risk Assessment	2
23	Industry	5.229	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	S/M M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Limerick Flood Relief Scheme	1
24	Industry	7.292	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	S/M M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Limerick Flood Relief Scheme	1
25	Enterprise & Employment	5.944	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Limerick Flood Relief Scheme	1
26	Enterprise & Employment	4.34	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Limerick Flood Relief Scheme	1

Site No.	Zoning	Area (ha.)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brown-field	Proximity to Schools	Time Line/ Cost	Comments if applicable	Tier
27	Enterprise & Employment	0.748	N/A	✓	✓	●	!	✓	✓	✓	✓	✓	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Access available but Indicative Link Road -Limerick Flood Relief Scheme	2
28	Enterprise & Employ.	2.033	N/A	✓	✓	●	!	✓	✓	✓	✓	✗	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Access available but Indicative Link Road -Limerick Flood Relief Scheme	2
29	Enterprise & Employ.	1.012	N/A	✓	✓	●	!	✓	✓	✓	✓	✗	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Access available but Indicative Link Road -Limerick Flood Relief Scheme	2
30	Enterprise & Employ.	3.47	N/A	✓	!	●	✓	✓	✓	✓	✓	✗	●	M €50m	-Limerick Flood Relief Scheme	2
31	Enterprise & Employ.	10.85	N/A	✓	!	●	!	✓	✓	✓	✓	✗	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Indicative Link Road -Limerick Flood Relief Scheme	2
32	Enterprise & Employment	4.445	N/A	✓	!	●	✓	✓	✓	✓	✓	✗	●	S €10m M €50m	-Primary bus route and cycle lanes proposed for Dock Road (LSMATS) -Limerick Flood Relief Scheme	2
33	Industry	1.647	N/A	!	!	●	✓	✓	✓	✓	✗	✗	●	Developer	-Lighting and footpath extensions required	2
34	Enterprise & Employment	4.518	N/A	!	!	●	✓	✓	✓	✓	✗	✓	●	Developer	-Lighting, footpath extensions and pedestrian crossing of N69 required -Road infrastructure upgrades including traffic calming required -Access via minor road	2
35	High Tech/ Manuf.	46.68	N/A	!	!	●	✓	!	!	✓	✗	✗	●	Developer	-Extension of existing services required	2
36	High Tech/ Manuf.	48.25	N/A	✓	✓	●	✓	✓	✓	✓	✓	✗	●	Developer	-Ancillary uses / Attenuation areas in flood zone -Specific Objective for Flood Risk Assessment	2
37	High Tech/ Manuf.	9.54	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
38	High Tech/ Manuf.	33.12	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1



**Draft Limerick  
Development Plan  
2022 -2028**

**Limerick City & Environs Zoning Map**



**LEGEND**

- Existing Residential
- New Residential
- Education & Community Facilities
- University
- City Centre
- Local Centre
- District Centre
- Mixed Use
- Industrial
- High Tech / Manufacturing Campus
- Enterprise & Employment
- Retail, Warehousing
- Agriculture
- Sports Arena
- Open Space & Recreation
- Special Control Area
- Semi Natural Open Space
- pNHA
- Groody Valley Green Wedge
- Utilities
- SPA
- SAC
- City & Environs Boundary
- Indicative Link Roads
- LNDR Indicative Link Corridor
- Indicative Link

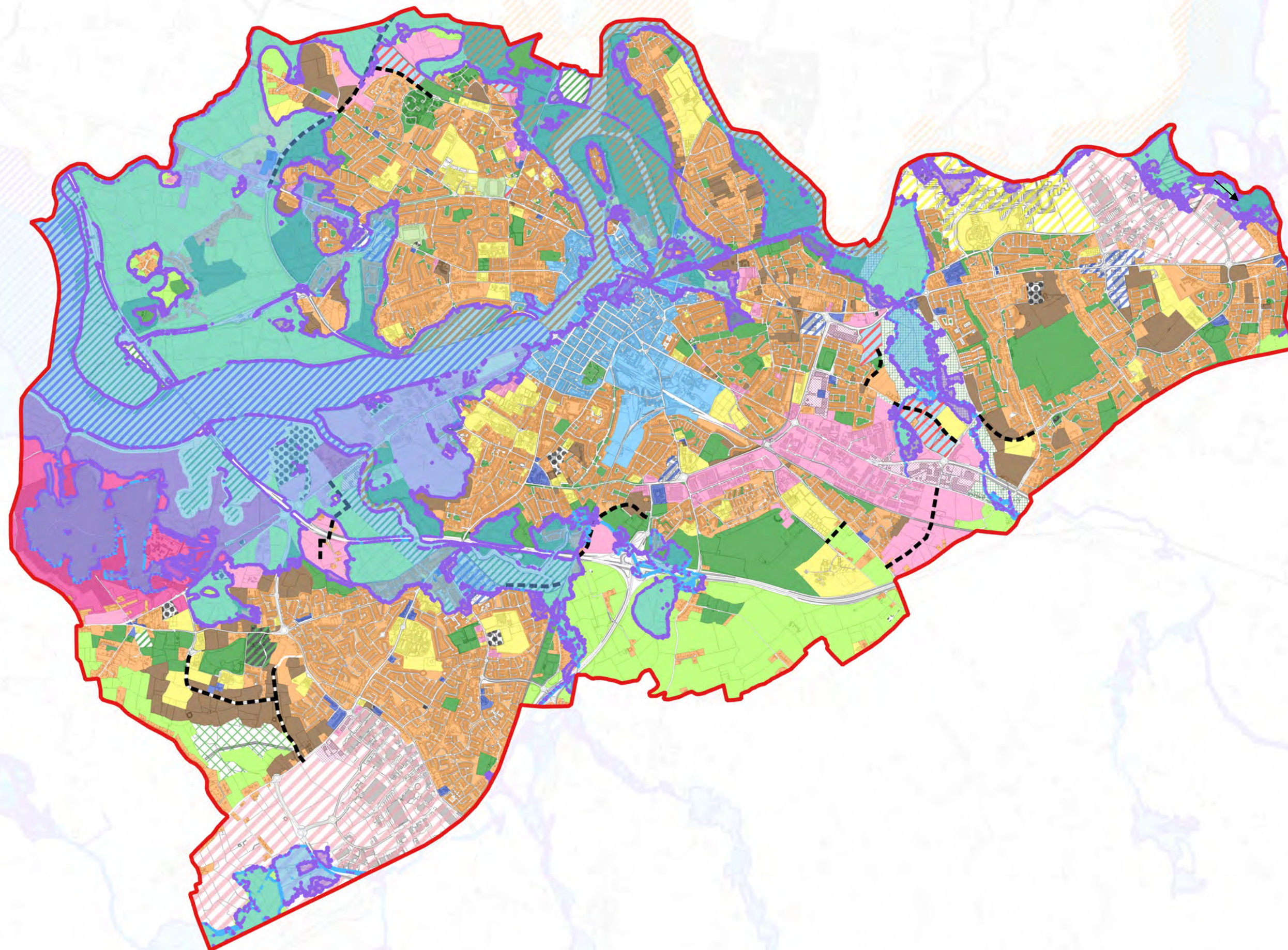
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**Draft Limerick  
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2022 -2028**

**Limerick City & Environs Flood Map**



**LEGEND**

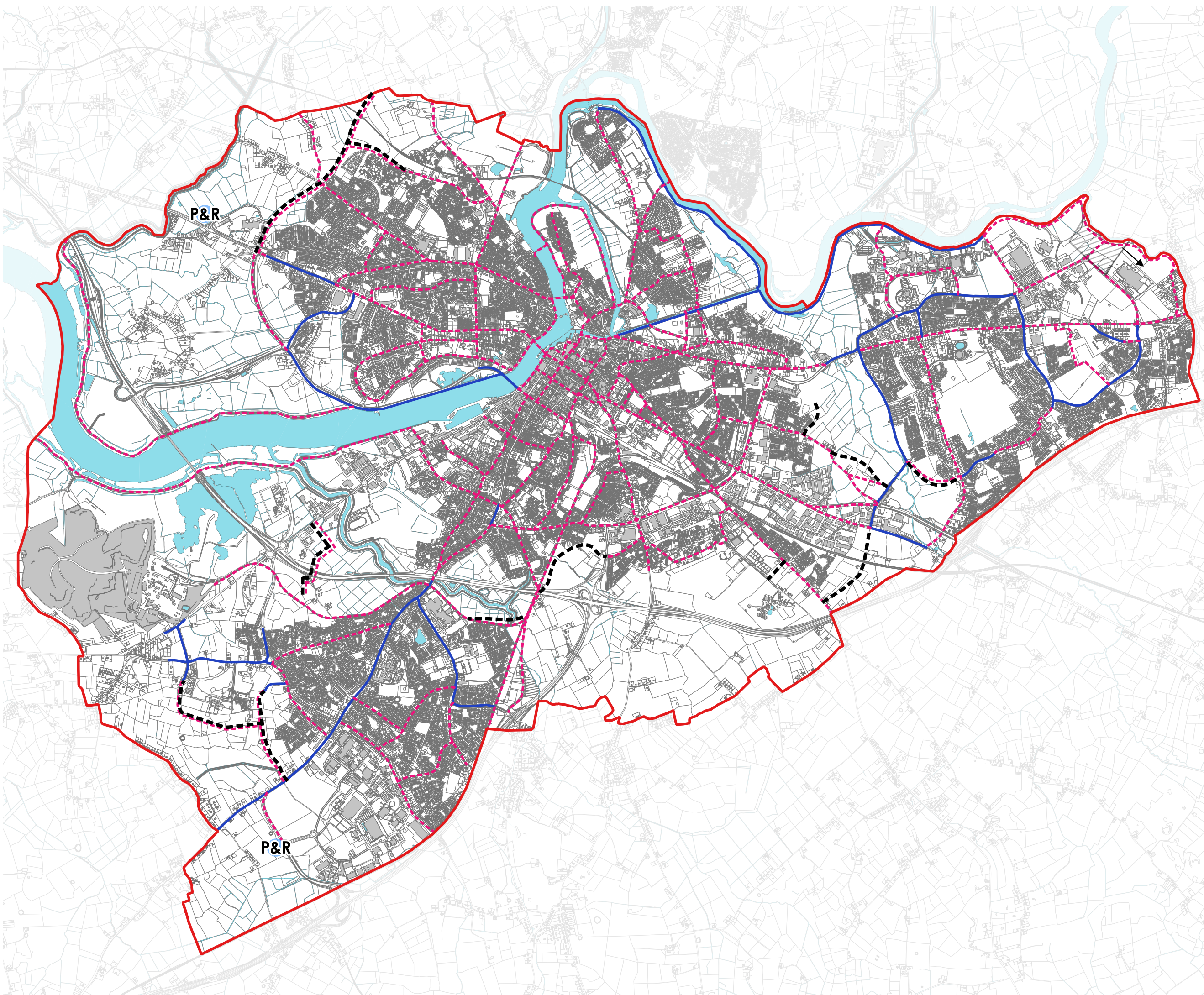
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- University
- City Centre
- Local Centre
- District Centre
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- Industrial
- High Tech / Manufacturing Campus
- Enterprise & Employment
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- pNHA
- Groody Valley Green Wedge
- Utilities
- SAC
- SPA
- Flood Zone A
- Flood Zone B
- City & Environs Boundary
- Indicative Link Roads
- LNDRC Indicative Link Corridor
- Indicative Link

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

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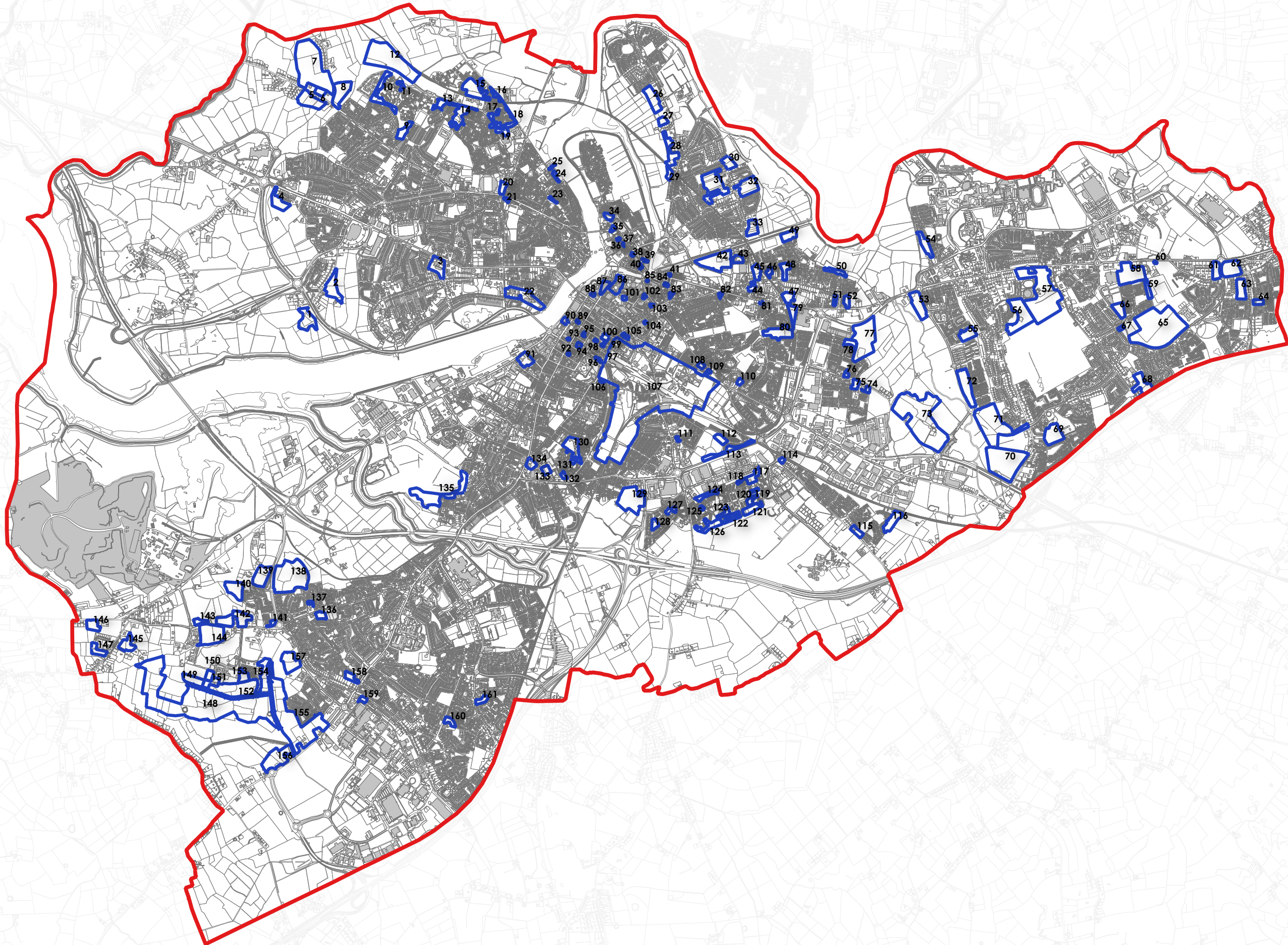
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-  Proposed Cycle way/  
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-  City & Environs Boundary
-  LNDR Indicative Link  
Corridor
-  Indicative Park &  
Ride Locations
-  Indicative Link

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**Draft Limerick  
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2022 -2028**

**Tiered Approach to Zoning  
Residential Availability**



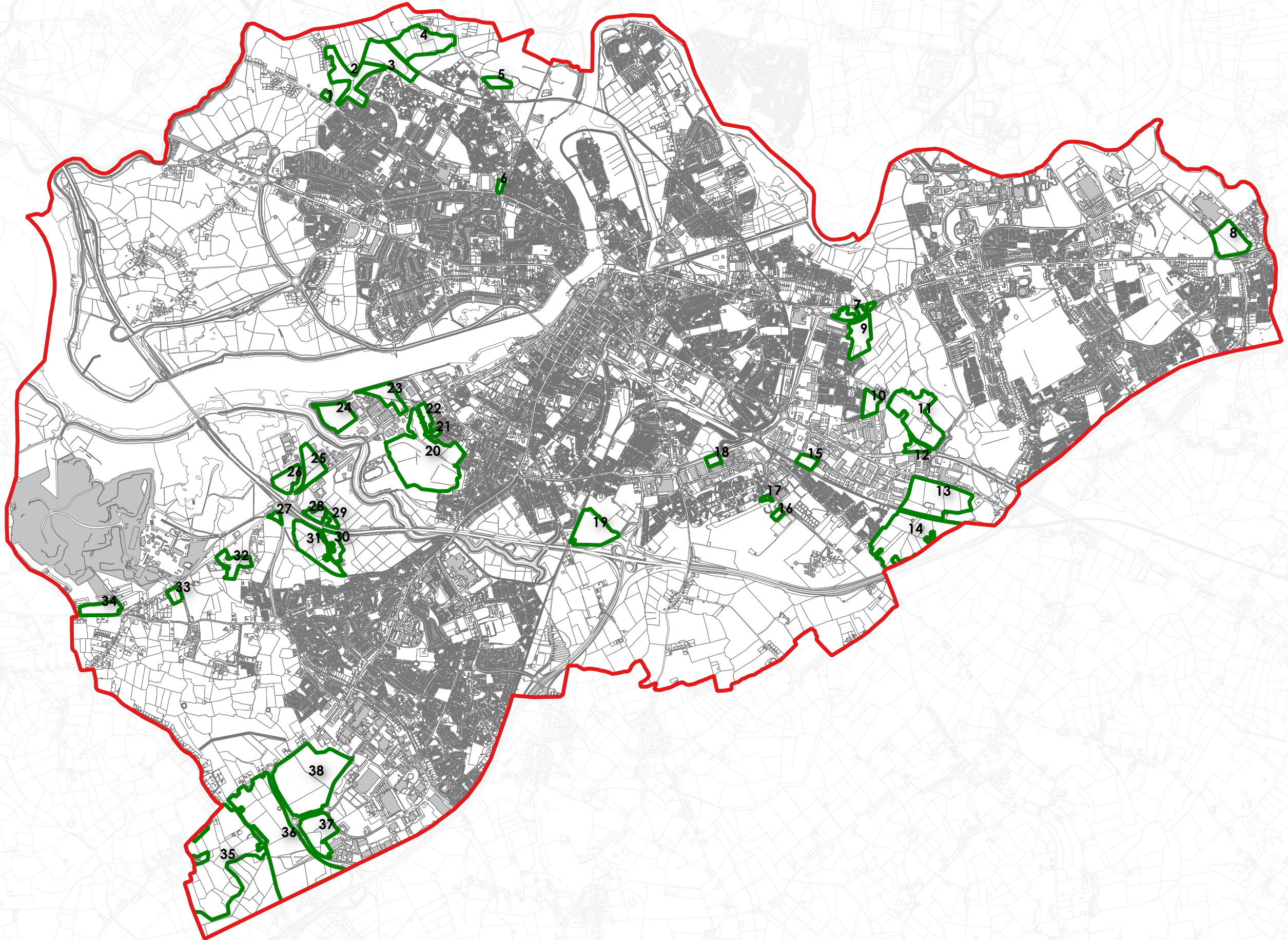
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Tiered Approach to Zoning  
Employment Lands Availability



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