

# LIMERICK DEVELOPMENT PLAN 2022-2028

**Special Council meeting to  
consider the Chief Executive  
report on submissions received  
during the public consultation  
period on the Draft Limerick  
Development Plan  
2022 – 2028**

**Amendments Received from  
Elected Members**

**18<sup>th</sup> February 2022**

# Consideration of the Chief Executives report (dated 26<sup>th</sup> November 2021) in accordance with section 12 (5) of the Planning and Development Act 2000 (as amended)

Briefing no.	Date	Topic
1	10 <sup>th</sup> January 2022	Submissions from the Office of the Planning Regulator, Southern Regional Assembly and General Mixed Issues Theme.
2	18 <sup>th</sup> January 2022	City and Environs Theme, Economic Development Theme, Population and General Settlement Theme and Retail Theme.
3	25 <sup>th</sup> January 2022	Record of Protected Structures Theme and Tourism, Arts and Culture Theme, Community and Education Theme and Environment Theme.
4	28 <sup>th</sup> January 2022	Development Plan Preparation Period
5	31 <sup>st</sup> January 2022	Rural Housing and Settlement Theme, Transport Theme, Infrastructure Theme and Climate Action and Flooding Theme.
6	4 <sup>th</sup> February 2022	Rural Housing Policy
7	10 <sup>th</sup> February 2022	Discuss Amendments received and to address any outstanding issues/concerns.

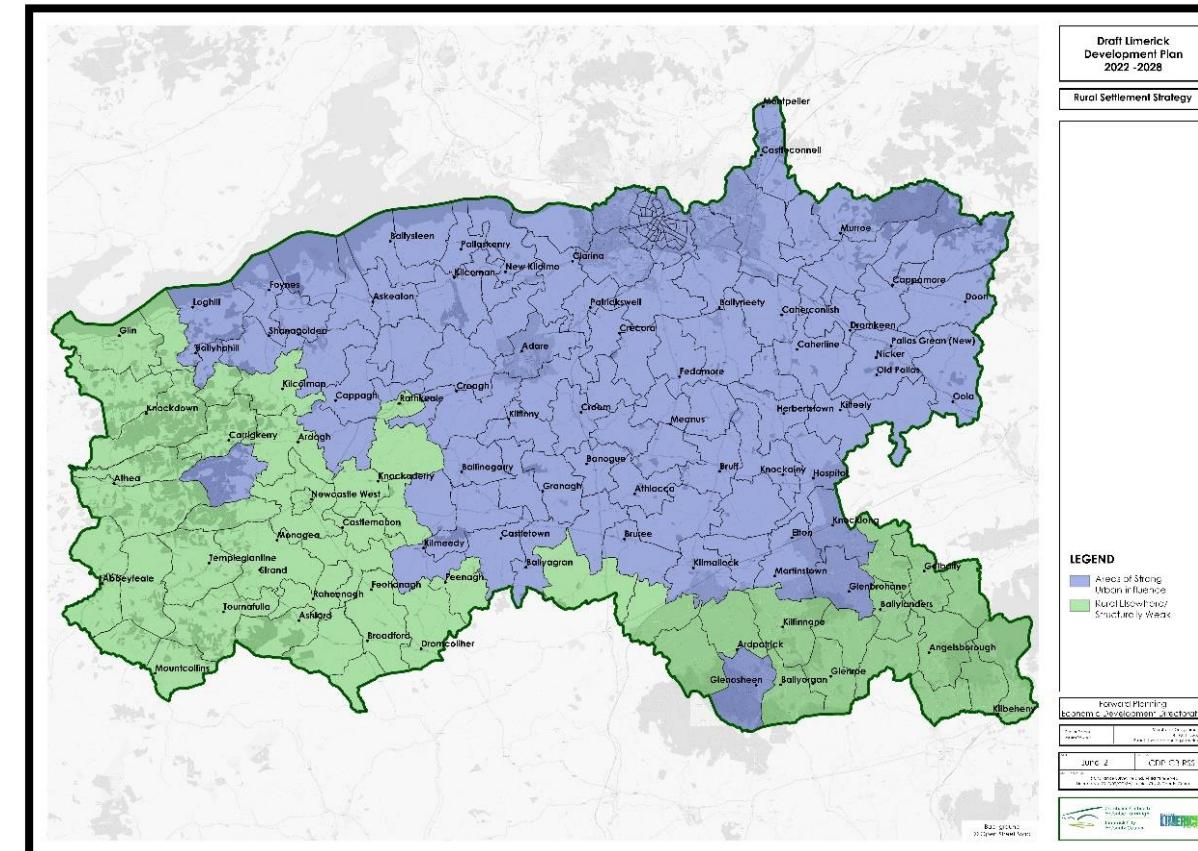
- Standing orders amended at Special Council meeting on 11<sup>th</sup> February 2022 to allow motions to be submitted until close of business 14<sup>th</sup> February
- 57 amendments proposed by Elected Members

Amendment submitted by Cllr. Liam Galvin and Cllr. John Sheahan - Rural Settlement Strategy Map

We propose that this Council revert to the **Rural Settlement Strategy Map** which was put on public display at Draft Plan stage.

## Reasons:

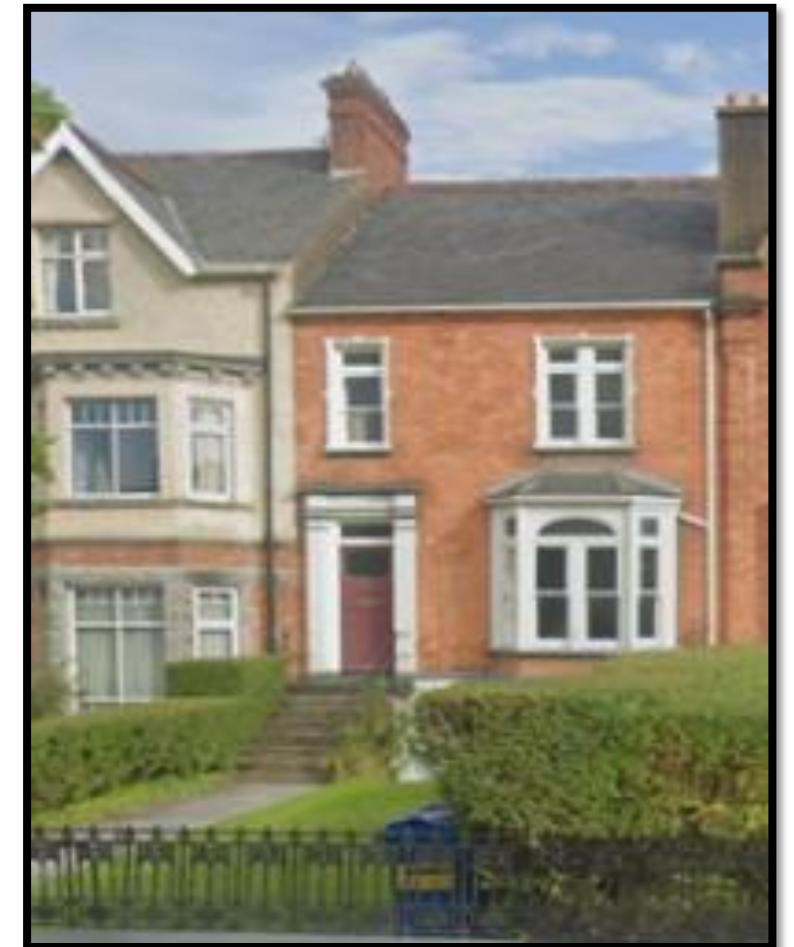
- In preparing the Draft Limerick Development Plan, Limerick City and County Council complied with the requirements of the National Planning Framework in determining the extent of ‘Area Under Strong Urban Influence’. This required an analysis of commuting population for work purposes to Limerick City. The analysis identified all Electoral Divisions, where greater than 15% of the population commuted to Limerick City for work purposes. Furthermore, the NPF states that it is important to differentiate on the one hand, between rural areas located within the commuter catchment of the five cities (in this case Limerick city) and our largest towns and centres of employment and, on the other hand, rural areas located outside these catchments. Limerick has no large towns or centres of employment as defined in appendix 4 of the NPF. The OPR broadened the scope of the criteria in their submission to the Draft Plan, which is not acceptable.
- Many towns and villages in County Limerick have inadequate capacity in terms of wastewater and/or water supply. Accordingly, until such time as adequate capacity is delivered by Irish Water, growth will be difficult to deliver in these settlements, therefore an alternative is required to accommodate the growth in population.
- In the interest of supporting rural schools, rural sporting clubs and rural communities throughout Limerick.



## Amendment submitted by Cllr. Liam Galvin - Removal of RPS No. 4057 from the Record of Protected Structure

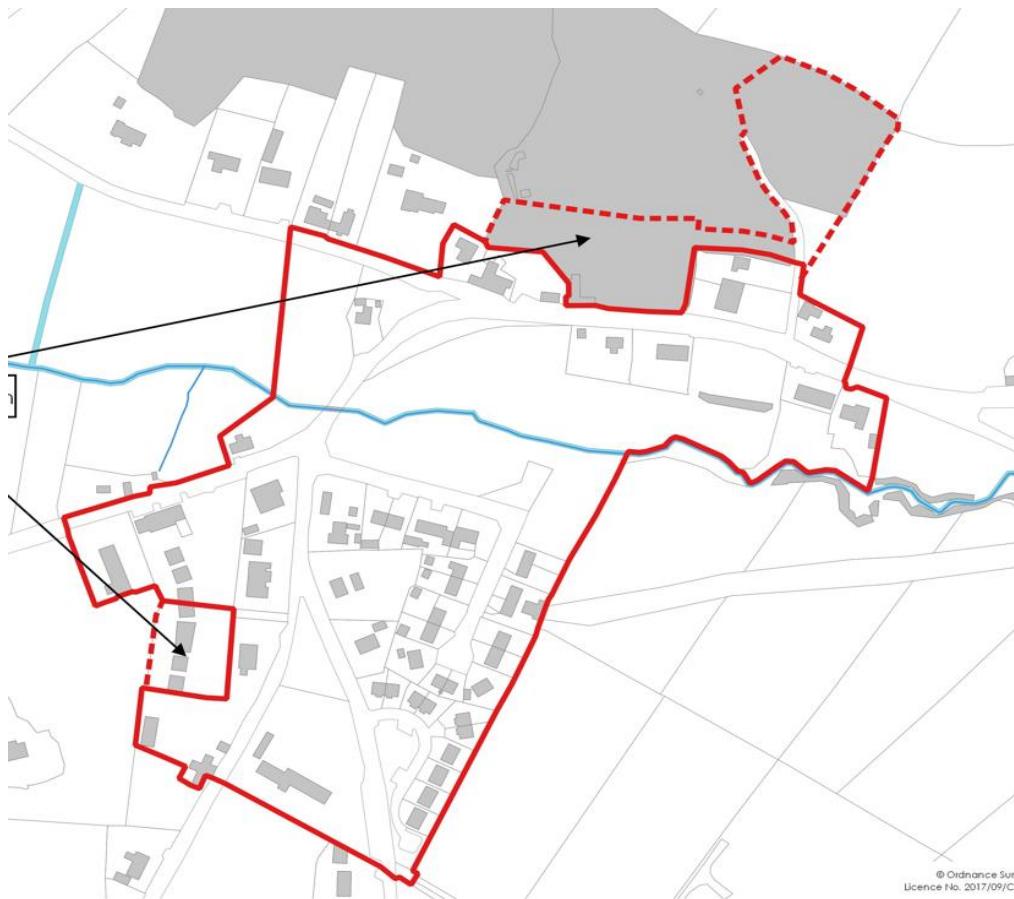
I propose the removal of **RPS. No. 4057 - 'Biarritz', O'Connell Avenue** from the Record of Protected Structures

**Reason:** There is insufficient funding to support homeowners to maintain and upkeep structures listed on the Record of Protected Structures and the designation places an additional burden in already challenging times.



## Amendment submitted by Cllr. Liam Galvin to support the Extension of the development boundary in Carrigkerry

I propose to extend the development boundary of **Carrigkerry** to include the lands outlined on the attached map in the dashed red line.

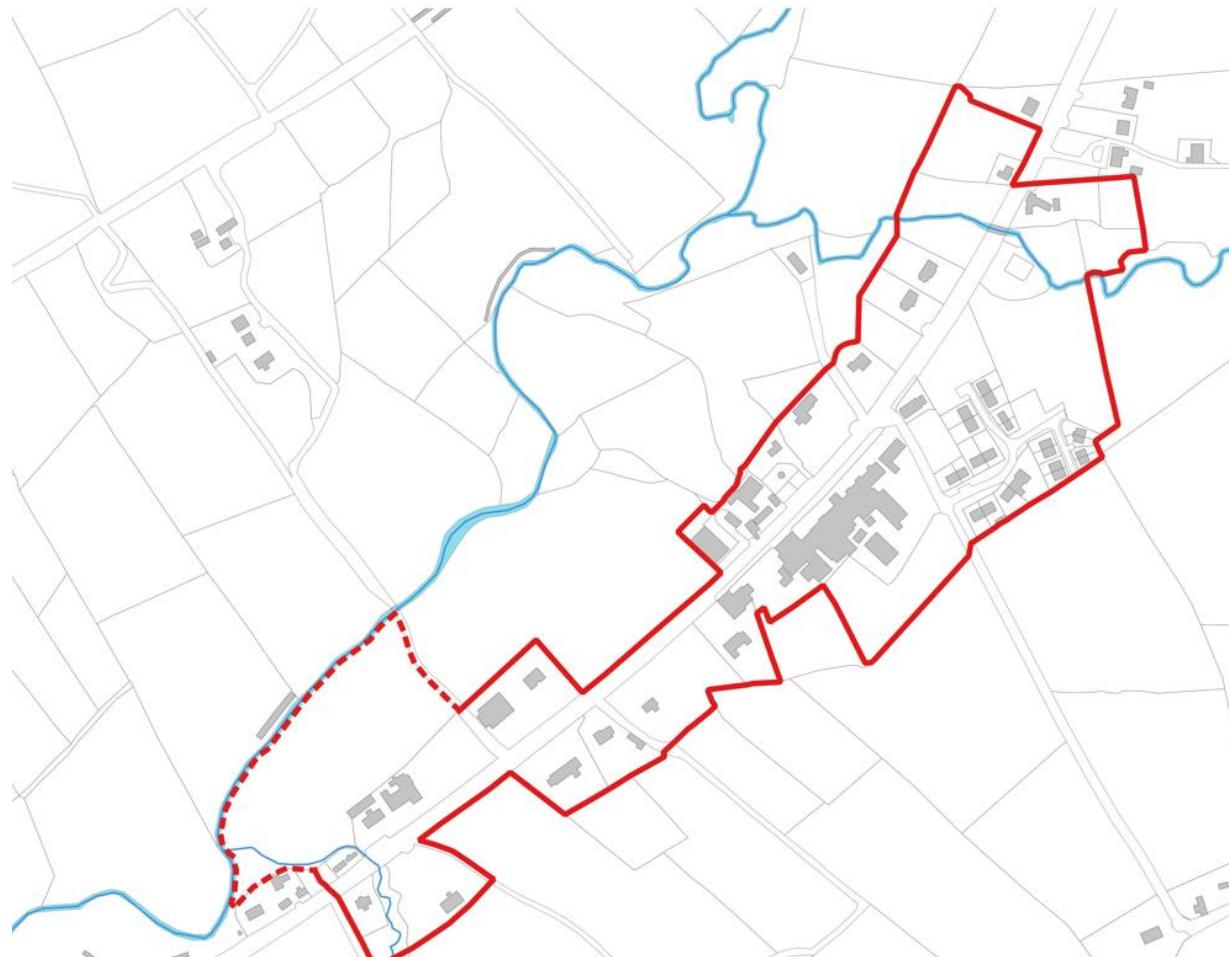


### Reasons:

- The proposed lands are an integral part of the village core and take account of permission recently granted.
- The proposed lands will support compact growth, in line with national and regional planning policy.

## Amendment submitted by Cllr. Liam Galvin to support the Extension of the development boundary in Templeglantine

I propose to extend the development boundary of **Templeglantine** to include the lands outlined on the attached map in the dashed red line.



### Reasons:

- The proposed lands are an integral part of the village and are in community ownership and will facilitate expansion of community facilities.
- The proposed lands will support compact growth, in line with national and regional planning policy.

## Amendment submitted by Cllr. John Costello - Removal of proposed RPS - St. Mary's National School, Bishop St., King's Island from the Record of Protected Structures

**Reason:** The designation of St Mary's National School as a Protected Structure will impede future development and necessary upgrading of the building.



## Amendment submitted by Cllr. John Costello - Remove St. Lelia's Church, Ballynatty from the Record of Protected Structures

I propose the removal of **St. Lelia's Church** from the Record of Protected Structures.



## Amendment submitted by Cllr. Dan Mc Sweeney – Change to Zoning Map City and Environs of lands (0.3 ha.), adjoining the Model School from Existing Residential to Community and Education.

**Reason:** In line with the submission received from the Department of Education, in relation to the need for additional schools, safeguarding the expansion of existing schools and in support of the objectives of the National Planning Framework and Regional Spatial and Economic Strategy around compact growth, it is considered these lands are required to safeguard and facilitate the future expansion of the Model School.



## Amendment submitted by Cllr. Dan Mc Sweeney – Change to Objective CGR O4 e) Urban Lands and Compact Growth in Chapter 3 Spatial Strategy

e) Require ~~multiple~~ owners of ~~large scale~~ urban sites, in instances where phased development is proposed, or where such land adjoins other undeveloped, zoned land in third party ownership, to develop a masterplan for the coherent and sustainable development of such lands, addressing issues of the sustainable use of available lands, preservation of existing residential amenity, access, urban design and connectivity. These Masterplans shall set out the framework for the sustainable, phased and managed development of a particular area. The Masterplan should include the written consent of all landowners, where applicable, a conceptual layout, infrastructure proposals including any consultation with service providers and phasing details. The masterplan should clearly detail how adjoining undeveloped, zoned land in third party ownership, can be accessed and serviced in an integrated and coherent manner.

**Reasons:** To allow consideration of adjoining lands with respect to provision of key services, including access, water infrastructure and connectivity. To facilitate coordinated and holistic development, inform site specific development proposals for large sites and provide consideration in the context of multiple planning applications on large scale sites and adjoining lands.

## Amendment submitted by Cllr. Dan Mc Sweeney – Change to Objective ECON O13 a) Strategic Employment Locations Limerick City and Environs - Chapter 5 – A Strong Economy

Ensure that a comprehensive framework plan shall be prepared and agreed with the Planning Authority in advance of development on the ‘High Tech/Manufacturing’ zoned lands to the west of Raheen Business Park. The framework should clearly set out the key infrastructure requirements for the site and identify, responsibility for and the timeframe for delivery of such infrastructure. The Framework Plan shall be subject to the following:

- Cognisance to the residential amenities of the properties to the north and western side of the site and the adjacent agricultural land;
- Access to the ‘High Tech/ Manufacturing’ zoned land to the west of the R510 will be limited to the existing roundabout to the east of the site;
- Applications for development in the low-lying area in the southern section of this zone shall have regard to the attenuation infrastructure and shall include a site-specific flood risk assessment, including proposals to mitigate and control the level of run off and attenuation.

**Reasons:** To allow consideration of adjoining lands with respect to provision of key services, including access, water infrastructure and connectivity. To facilitate coordinated and holistic development, inform site specific development proposals for large sites and provide consideration in the context of multiple planning applications on large scale sites and adjoining lands.

## **Amendment submitted by Cllr. Dan Mc Sweeney – Amend High Tech/Manufacturing zoning objective and purpose text in Chapter 12 – Land Use Zoning Strategy**

**Objective:** To provide for office, research and development, high technology, regional distribution/logistics, manufacturing and processing type employment in a high quality built and landscaped campus style environment.

**Purpose:** To facilitate opportunities for high technology, advanced manufacturing including pharmaceutical and food production, major office, regional distribution/logistics, and research and development-based employment, within high quality, highly accessible, campus style settings. The zoning is for high value-added businesses and corporate facilities that have extensive/specific land requirements, such as those located at Raheen Business Park and the National Technology Park.....

**Reason:** Amending the zoning objective and purpose will facilitate the expansion of existing uses on lands zoned High Tech/Manufacturing, maximising the potential of this zone to create employment and the return from investment in infrastructure.

## Amendment submitted by Cllr. Dan Mc Sweeney – Amend High Tech/ Manufacturing Land Use Zoning Matrix

**Change Logistics from 'Open for Consideration' to 'Generally Permitted' and Warehousing from 'Generally Not Permitted' to 'Generally Permitted' in the High Tech/ Manufacturing zone.**

**Reason:** Amending the zoning matrix will facilitate the expansion of existing uses on lands zoned High Tech/Manufacturing, maximise the return from investment in infrastructure and increase the potential of this zone to create new employment.

## Amendment submitted by Cllr. Dan Mc Sweeney – Projected Population Growth for Patrickswell

Amend the Core Strategy Table figures in relation to the projected growth for Patrickswell as follows:

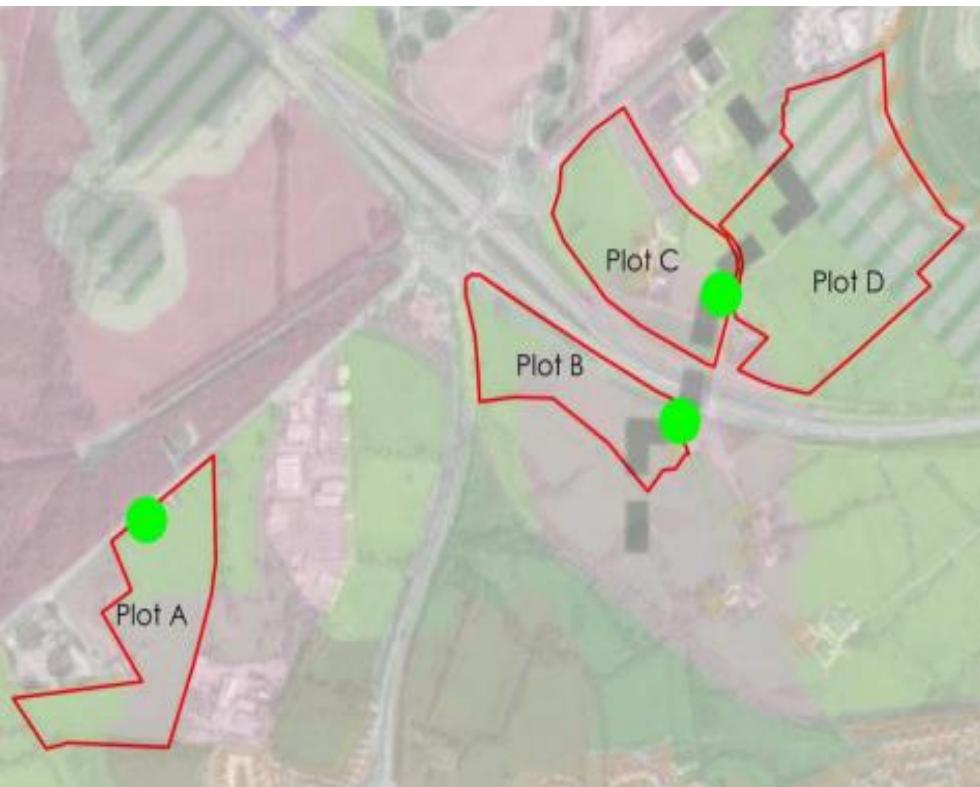
- Population growth totals 2028 – **1270**
- Population growth as % of 2016 base - **50%**
- Additional households forecasted 2022 –2028 -**158** households
- Amend the City and Environs Population Growth and Additional Household Figures to reflect this change.

### Reasons:

- Sewerage capacity to accommodate an additional 2,987 units, following the upgrade to facilities in 2013.
- The school is currently at 58% capacity and has the ability to accommodate an additional 100 students in its current building.
- Patrickswell has designated cycle connection to Raheen Industrial Estate and the City Centre.
- Significant investment in 2022 to occur on the main street improving public realm in the region of €1.25 million which has been funded by the NTA.
- Patrickswell Community Centre received planning permission in 2021, with €500,000 in funding already committed, which will enhance the community facilities on offer.
- Patrickswell GAA are in the process of improving facilities with the support of the second highest Sports Capital Grant funding allocation in the county in 2020.

## Amendment submitted by Cllr. Dan McSweeney – Change of Zoning City and Environs – Lands at Ballykeeffe – Michael Gabbett - change of zoning from Agriculture to Enterprise and Employment

the proposed amendment relates to 4 plots of lands Plot A (5.57ha), Plot B (4.25ha), Plot C (5.57ha) and Plot D (10.22ha). Lands zoned Semi - Natural Open Space are precluded from the rezoning, it only applies to Agriculturally zoned lands.



### Reasons:

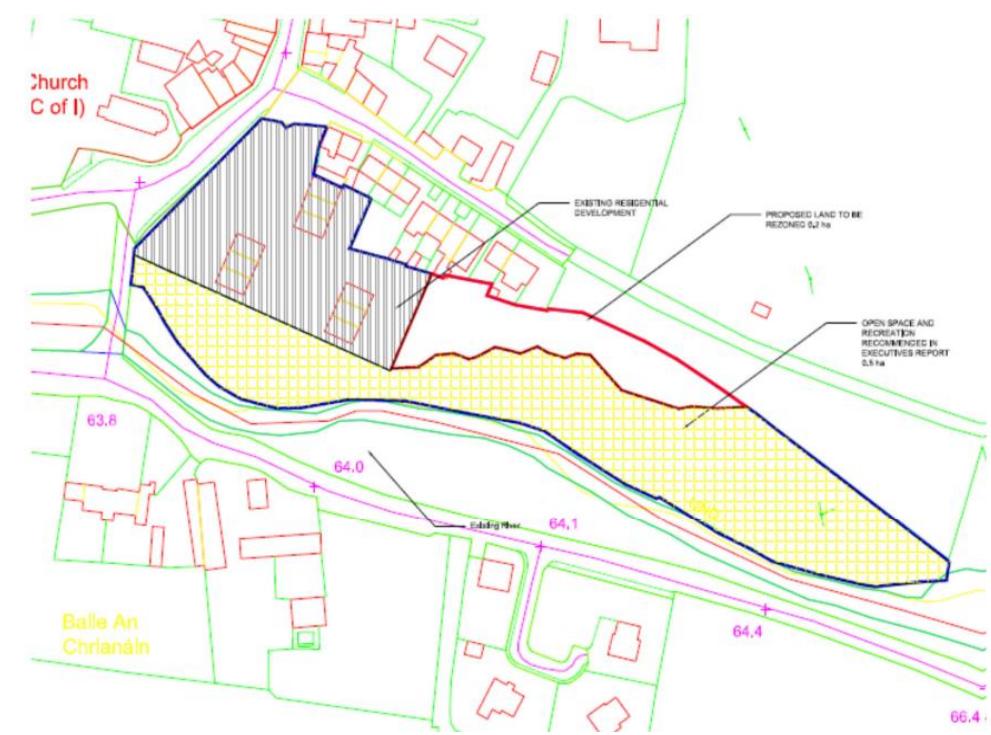
- The flood risk assessment accompanying the Draft Development Plan is based on the precautionary approach and the Flood Guidelines sets out that there are no uncertainties in datasets and assessment techniques
- Areas at risk of flooding along the Dock Road and adjoining the former Racecourse are zoned for Enterprise and Employment, with a high risk of flood. Flood risk is not an impediment to development for Enterprise and Employment.
- The Development Plan Justification Test submitted justifies the suitability of the lands for Enterprise and Employment and measures to prevent flood inundation, including the raising of floor levels.
- Strategic location of the site with accessibility and connectivity to the inter-regional transport network and other transport modes supports optimisation of land use at this location for economic development.

## Amendment submitted by Cllr. Gerald Mitchell – Amend the zoning of lands from Open Space and Recreation to New Residential (0.2 ha.) in Bruff

Amendment to the Zoning Map for Bruff to rezone 0.2 hectares of land from **Open Space and Recreation** to **Residential** as identified in the Map below and maintain 0.8 hectares of land as Open Space and Recreation use to facilitate the provision of public walks and trails adjacent to the Morningstar River, in accordance with Objectives BR 02 and BR 06 of the Draft Plan.

### Reasons:

- An independent, expert Site-Specific Flood Risk Assessment (SSFRA) confirms that the land where zoning is sought, is not subject to flooding.
- In accordance with a 'Methodology for a Tiered Approach to Land use Zoning' as set out in the Draft Plan, the subject land can be classified as Tier 1 Zoned Land. This means that the land has all the infrastructure necessary to ensure that residential development can be applied for and constructed in the short term.
- OMC Homes commits to developing the subject land within the lifetime of the Development Plan and subject to market demand. This commitment is demonstrated by the fact that Phase 1 of a permitted residential development on part of the adjoining lands has already been developed.



**Amendment submitted by Cllr. Eddie Ryan, Cllr. Emmett O'Brien, Cllr. Brigid Teefy, Cllr. Jerome Scanlon, Cllr. John O'Donoghue and Cllr. Frankie Daly – Change to Objective ECON 040 Location of Tourism Accommodation**

We propose an amendment to **Objective ECON 040 – Location of Tourism Accommodation** as follows:

- (a) Ensure that holiday accommodation including campsite (i.e. static and touring caravans, campervans, glamping Pods, and tents) developments should be concentrated within or adjoining existing towns, villages and settlements, where they can best support the provision of services and minimise the impact on the open landscape. Such developments should respect the existing fabric of the settlement, both in scale and design.
- (b) In limited cases, such accommodation may be appropriate in rural locations, where it complements an existing tourism asset and where there is a justifiable need, such as its proximity to established tourism trails/routes. In rural locations, structures should be integrated into the existing landscape or proposals should demonstrate that appropriate landscaping will be designed around the structure.
- (c) Proposals to reinstate, conserve and/ or renovate existing, vacant, derelict or disused buildings for holiday accommodation in both urban and rural areas, will be considered subject to normal planning and environmental criteria.

All such development will be considered, having regard to the environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment.

**Amendment submitted by Cllr. Stephen Keary – Change to Objective ECON 040 Location of Tourism Accommodation and new policy re niche tourism**

Further amendment to **Objective ECON 040 – Location of Tourism Accommodation** as follows:

(b) In limited cases, such accommodation may be appropriate in rural locations, where it complements an existing tourism asset /service and where there is a justifiable need, such as its proximity to established tourism trails/routes/food and craft businesses. In rural locations, structures should be integrated into the existing landscape or proposals should demonstrate that an appropriate landscape will be designed around the structure.

**Reason:** To support the development of tourism in Limerick

## Amendment submitted by Cllr. Stephen Keary –new objective re niche tourism

I propose a New objective as follows: *Objective ECON-----: It is an objective of the Council to cluster niche tourist / visitor services and infrastructure, including locations where the service or tourist attraction currently exists.*

**Reason:** To support the development of tourism in Limerick

## **Amendment submitted by Cllr. Stephen Keary - Objective CGR 06 – Vacant Site Levy**

### **Objective CGR 06 – Vacant Site Levy:**

It is an objective of the Council to utilise the provisions of the Urban Regeneration and Housing Act 2015 (As amended), including the continued maintenance of a Vacant Site Register to facilitate the appropriate re-use and development of vacant and underutilised sites on zoned lands in Limerick that are in need of renewal or revitalisation.

- a) This objective should also apply to all lands in the ownership of Limerick City and County Council.
- b) This objective should not apply to any lands where public utilities are not available or are deemed inadequate.

**Reason:** To ensure fairness in interpretation

## **Amendment submitted by Cllr. Stephen Keary - Objective CGR 07 – Derelict Sites**

### **Objective CGR 07 – Derelict Sites:**

It is an objective of the Council to utilise the provisions of the Derelict Sites Act 1990, including the maintenance of a Derelict Site Register and CPO powers to address instances of dereliction and decay in the urban **and rural** environment and bring properties back into active re-use.

**Reason:** In the interest of fairness.

## Amendment submitted by Cllr. Stephen Keary - Objective CGR 016 – Requirements for Developments within Level 4 Settlements

### Objective CGR 016 – Requirements for Developments within Level 4 Settlements:

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) To ensure that the scale of the new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development. Generally, no one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Draft Plan, unless the applicant can demonstrate that the settlement has adequate capacity in terms of both physical and social infrastructure to support additional growth.
- b) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- c) New commercial developments shall generally be located within the core area and shall contribute positively to the village urban fabric and streetscape.
- d) New community and social facilities shall be provided in conjunction with residential development as required.
- e) **Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment for serviced sites shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be so constructed so as to allow connection to public sewers in due course when capacity becomes available.**

**Reason:** To ensure delivery of housing in settlements with no infrastructure capacity.

## **Amendment submitted by Cllr. Stephen Keary - Objective CGR 018 – Requirements for Developments within Level 5 Settlements:**

### **Objective CGR 018 – Requirements for Developments within Level 5 Settlements:**

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) The scale of new residential schemes shall be in proportion to the pattern and grain of existing development and shall be located within the development boundary, thus avoiding 'leap frogging' of development and delivering compact growth and providing for the organic and sequential growth of the settlement. Infill and brown field sites will be the preferred location for new development. In this regard, any development shall enhance the existing village character and create and strengthen a sense of identity and distinctiveness for the settlement.
- b) New commercial developments shall generally be located within the core area and shall contribute positively to the village urban fabric and streetscape.
- c) New community and social facilities shall be provided in conjunction with residential development as required.
- d) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be so constructed so as to allow connection to public sewers in due course when capacity becomes available.

**Reason:** To ensure delivery of housing in settlements with no infrastructure capacity.

## **Amendment submitted by Cllr. Stephen Keary – Reuse of Existing Buildings**

### **Objective HO 04 – Re-use of Existing Buildings:**

It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock **and conversion of other suitable buildings to sustainable housing accommodation.**

**Reason:** In the interests of sustainable development

## Amendment submitted by Cllr. Stephen Keary – Proposal to re-zoning from Agriculture to Residential zoning of 2.4ha. in Clonmacken, south of the Clondell Road.



### Reasons:

- The site is located in close proximity to the City Centre, will facilitate the development of compact growth in line with national and regional planning policy;
- Site is located in an established residential area with sustainable transport links to the Jetland District Centre and City Centre;
- SHD pre-planning discussions will facilitate the delivery of residential units over the lifetime of the plan and contribute to population growth;
- The Site-Specific Flood Risk Assessment indicates that enabling/mitigation works would bring much of the site out of the flood risk zones and includes a Justification Test which has passed.

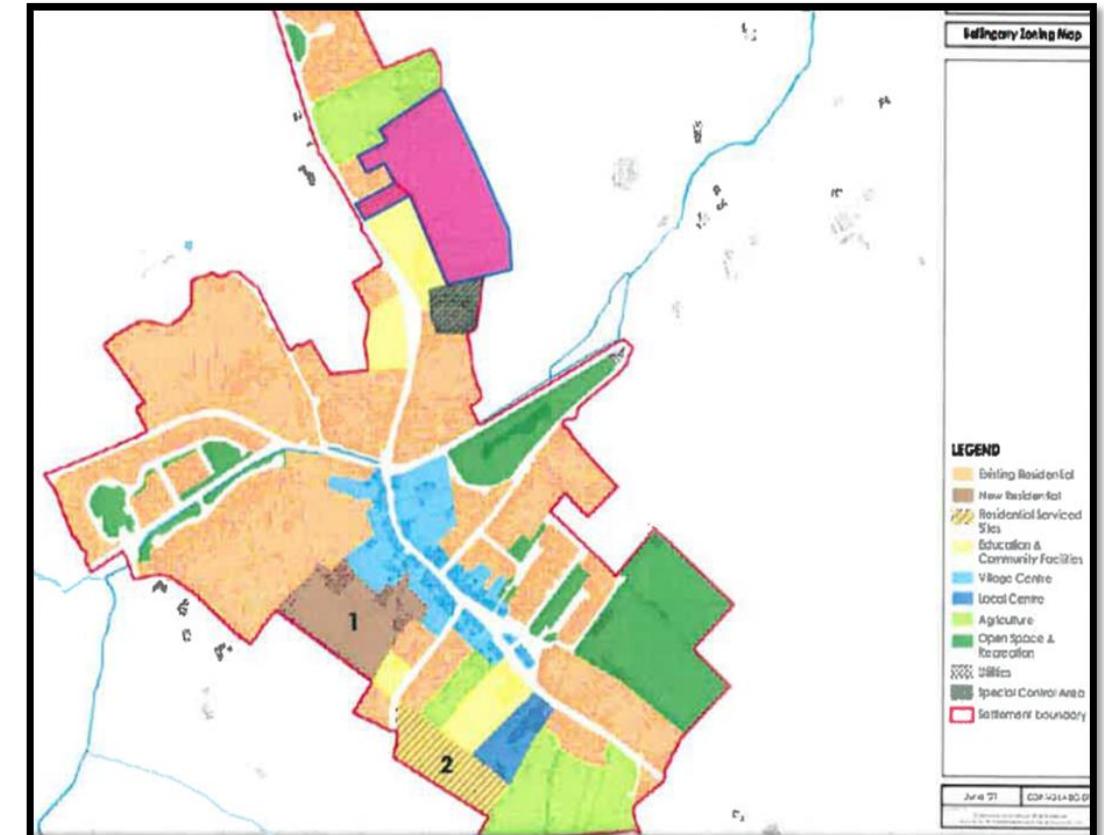
- Amendment submitted by Cllr. John O'Donoghue – Zoning of 3.08ha. of land as Serviced Sites in Ballingarry Village

- Amendment submitted by Cllr. Stephen Keary – Zoning of 3.08ha. of land as Serviced Sites in Ballingarry Village  
(Submission on behalf of O'Connell family)

Amendment to the Zoning Map for Ballingarry Village to include the land (3.08ha.) identified in purple on the attached map below as **Serviced Sites**.

**Reasons:**

- This submission should be accepted on the basis that the zoning projections in the Draft Plan will not be realised. The core strategy provides a housing allocation of 55 units over the lifetime of the Draft Plan 2022 to 2028. Due to the non-availability of main sewerage capacity in the Village these figures cannot be achieved. As there is a high demand for one off sites with private sewerage treatment facilities in the Village of Ballingarry, this can be partly accommodated by including the O'Connell lands in the Draft Plan without reducing existing zoned lands close to the village centre that are fully dependant on a sewerage upgrade. Table 2.7 Settlement Hierarchy shows a shortfall of -0.27 hectares and the adjustment of same will have minimal implications for the County as a whole.
- The proposed sites offers an opportunity for development in the village of Ballingarry, until such time as the wastewater treatment plant is upgraded.
- The proposed lands are available and developable within the lifetime of the Development Plan.
- The lands offer an opportunity within the village to support compact growth, in line with national and regional policy.



## Amendment submitted by Cllr. John O'Donoghue – Change to Objective IN O10 Surface Water and SuDS and Development Management Standard Section 11.3.11 SuDS re Greenroofs

I propose an amendment to **Objective IN O10 Surface Water and SuDS and Development Management Standard Section 11.3.11** as follows:

Encourage ~~Require~~ green roofs ~~for all roof areas~~ for the following types of development ~~and encourage for all other types of development unless otherwise agreed with Limerick City and County Council's planning department~~:

- Apartment Developments;
- Employment Developments;
- Retail Developments;
- Leisure Facilities;
- Education Facilities;

~~All roofs of 300m<sup>2</sup> or greater to provide a minimum of 60% green roof coverage, unless exempted/ partially exempted.~~

### Reasons:

- The cost of the installation of green roofs is considered excessive and having regard to increasing costs of materials is not considered appropriate, particularly in terms of the additional materials required to support the development of green roofs.
- Green roofs are not suitable in all instances and very much dependent on the design of the structure, it is not considered appropriate as a requirement of the Draft Plan.

Amendment submitted by Cllr. Kieran O'Hanlon and Cllr. Conor Sheehan – Change to Zoning at Rhebogue from Groody Valley Green Wedge to New Residential (0.94ha.).



**Reasons:**

- Two parallel 110kv high voltage electricity cables and pylons transverse the site. The significant cost of relocating the cables has not been defined. No cost benefit analysis supports the viability or otherwise of relaying the ESB cables underground. It is premature to determine that the repositioning of electrical infrastructure would severely restrict the development of the site when the details are unknown. Practicality, cost and viability must be determined.

**Amendment submitted by Cllr. Kieran O'Hanlon – (A) Change to Zoning on P.Downes Site, Pa Healy Road from Community and Education to Mixed Use zoning (1.7ha)**



## Amendment submitted by Cllr. Kieran O'Hanlon – (b) new objective Chapter 10 re Pa Healy Road

Insert a new section 10.4.2.14 Pa Healy Road into the Draft Plan in chapter 10: Compact Growth and Revitalisation as follows:

### Section 10.4.2.14 Pa Healy Road

The 1.7 ha. Site is in a prominent location with road frontage onto the Pa Healy Road. The site and adjoining land (former Dawn Dairies) require significant regeneration. In a coordinated and holistic manner, facilitating mixed uses and associated synergies whilst ensuring sustainable compact growth.

**Objective – Pa Healy Road:** It is an objective of the Council to:

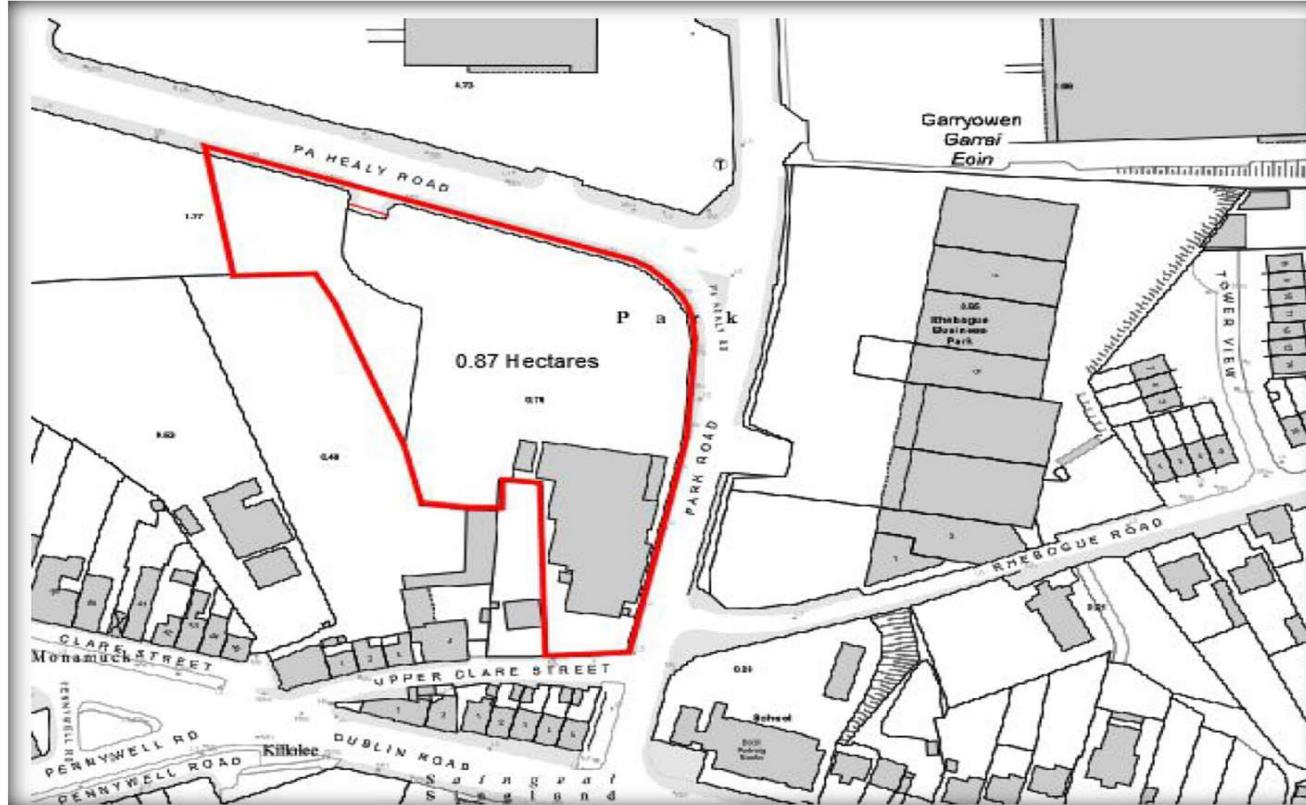
- A) Require the preparation of a masterplan for the land which utilises the low-lying land to the west for recreational purposes and facilitates a mixed-use/residential development to the west with vehicular access off the existing permitted entrance which was constructed as part of the link road (Pa Healy Road);
- B) Enhance the character of the area through urban design and placemaking, incorporating buildings of high-quality design having regard to the sites prominent location on the Pa Healy Road;
- C) Require provision of an integrated sustainable mobility network, with walking, cycling and public transport as the main components;
- D) Facilitate connectivity between the low lying land to the west and the adjoining O'Briens public park to the south;
- E) Ensure green infrastructure is a key component of the design and layout;
- F) Promote a site-specific approach, reflecting emerging best practice, in addressing flood risk and prepare a Site Specific Flood Risk Assessment in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities.

**Amend Section 12.3 of the draft plan:** Mixed Use Land Use Zoning:

Objective: To provide for a mixture of residential and compatible commercial uses.

Purpose: To facilitate the use of land for a mix of uses, making provisions, where appropriate for 'primary' uses i.e. residential and combined with other compatible uses e.g. offices as 'secondary'. These secondary uses will be considered by the Local Authority, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible). Opportunity sites set out in Chapter 3 Spatial Strategy, include Mixed Use zoned lands located at Towlerton, Parkway Valley, Thomond Park and [the Pa Healy Road](#), which have been accounted for in the Core Strategy figures. In addition, the Draft Retail Strategy has identified capacity for additional retail floor space in Moyross, which could be accommodated on the Mixed Use lands at The Bays identified for employment uses only.

Amendment submitted by Cllr. Kieran O'Hanlon – (a) Change to Zoning on Shannon Minerals Site, Pa Healy Road from Enterprise and Employment to Mixed Use (0.9 hectares)



## Amendment submitted by Cllr. Kieran O'Hanlon – (b) new objective Chapter 10 re Pa Healy Road

### Insert a new section 10.4.2.14 Pa Healy Road into the Draft Plan in chapter 10: Compact Growth and Revitalisation as follows:

The Brownfield site is in a prominent location with road frontage on three sides. The site and adjoining land (former Dawn Dairies) require significant regeneration in a coordinated and holistic manner, facilitating mixed uses and associated synergies whilst ensuring sustainable compact growth.

**Objective – Pa Healy Road:** It is an objective of the Council to:

- A) Facilitate creation of a mixed use/ residential development;
- B) Enhance the character of the area through urban design and placemaking, incorporating buildings of high-quality design having regard to the sites prominent location surrounded by public roads on three sides;
- C) Require provision of an integrated sustainable mobility network, with walking, cycling and public transport as the main components;
- D) Ensure green infrastructure is a key component of the design and layout;
- E) Provide a single coordinated access from Pa Healy Road to the site with provision made for access to the adjoining Dawn Diaries site to the south west; Facilitate connectivity between the low lying land to the west and the adjoining O'Briens public park to the south;
- F) Promote a site-specific approach, reflecting emerging best practice, in addressing flood risk and prepare a Site Specific Flood Risk Assessment in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities.

### Amend section 12.3 of the draft plan: Mixed Use Land Use Zoning:

Objective: To provide for a mixture of residential and compatible commercial uses.

Purpose: To facilitate the use of land for a mix of uses, making provisions, where appropriate for 'primary' uses i.e. residential and combined with other compatible uses e.g. offices as 'secondary'. These secondary uses will be considered by the Local Authority, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible). Opportunity sites set out in Chapter 3 Spatial Strategy, include Mixed Use zoned lands located at Towlerton, Parkway Valley, Thomond Park and [the Pa Healy Road](#), which have been accounted for in the Core Strategy figures. In addition, the Draft Retail Strategy has identified capacity for additional retail floor space in Moyross, which could be accommodated on the Mixed Use lands at The Bays identified for employment uses only.

## Amendment submitted by Cllr. Kiernan O'Hanlon – Designate Roxborough a Level 6 Settlement

I propose the designation of Roxborough as a Level 6 Settlement to allow for limited small scale residential development within the existing reduced speed zone area.

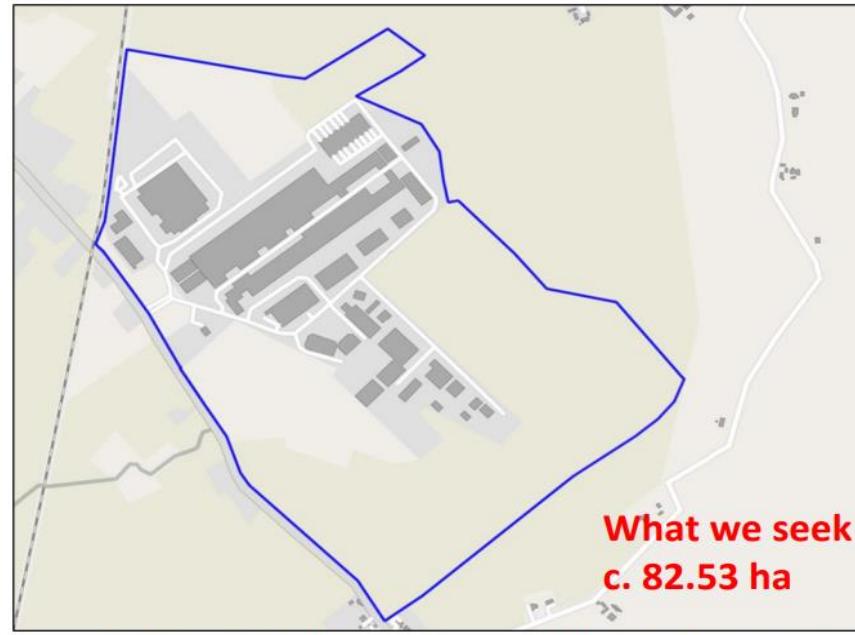
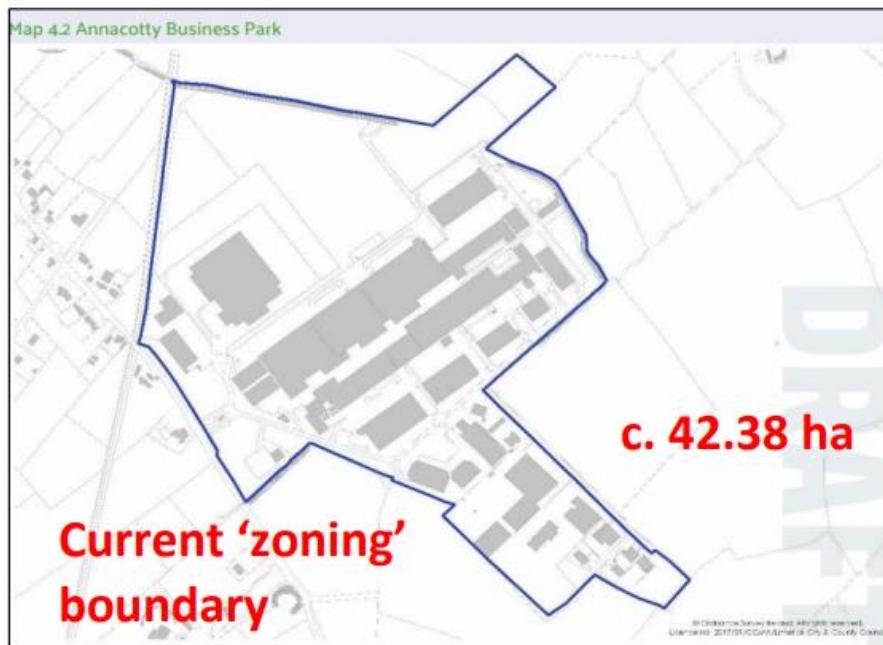


### Reasons:

- Roxborough meets the criteria for designation as a Level 6 Settlement in line with the criteria identified in the Draft Development Plan, namely a National School and Limerick Golf Club with Bar and Restaurant.
- Furthermore, the settlement benefits from circa 90 dwellings within 500m of the National School, a reduced speed zone of 50km, public lighting, mains water, broadband, 2.5km travel distance of Raheen Business Park, 5km travel distance of the City Centre.

**Amendment submitted by Cllr. Kieran O'Hanlon – Extend the boundary of the Annacotty Business Park (40.15ha) (see next slide in relation to further amendment)**

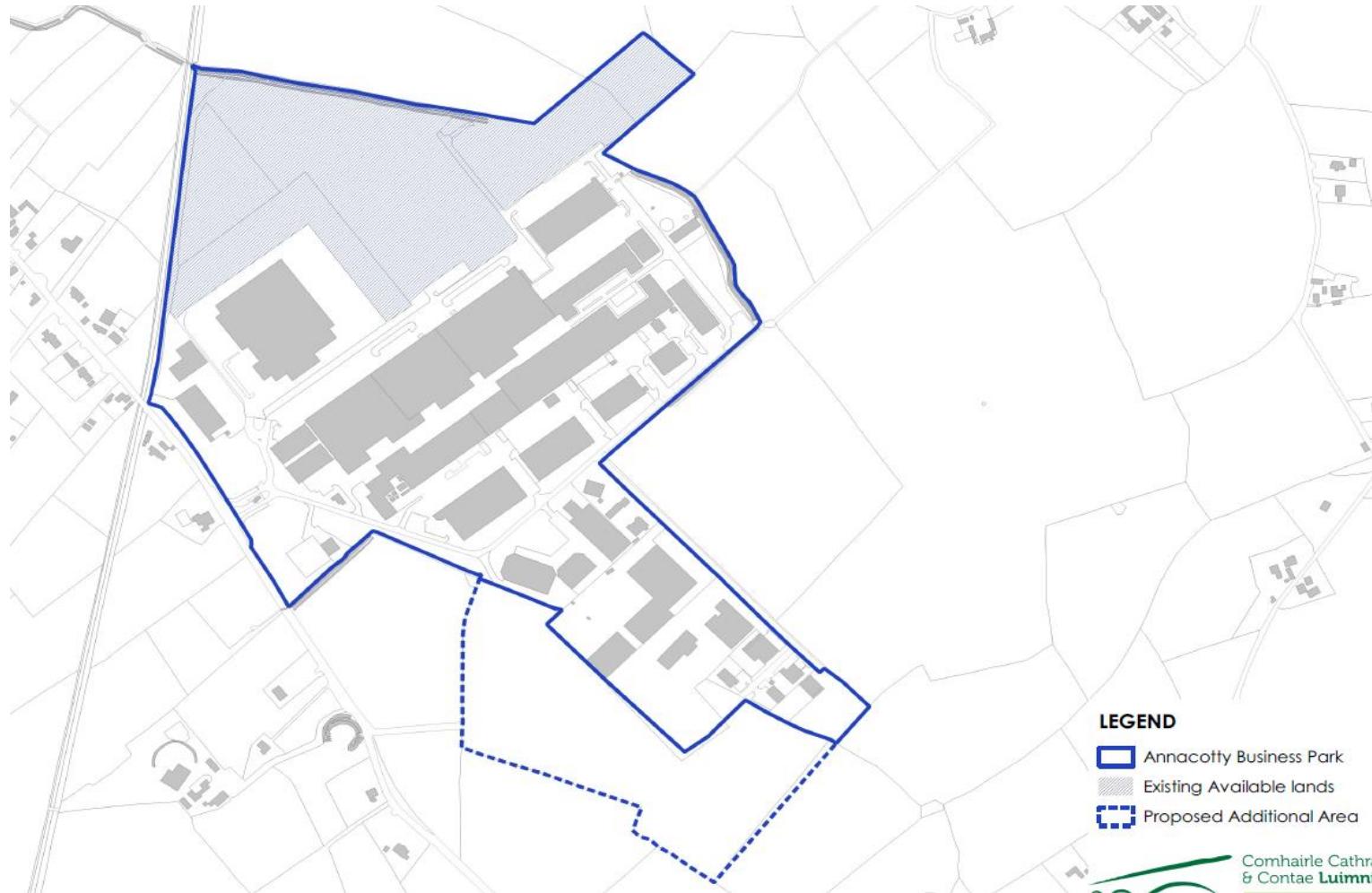
I propose the following amendment, that the Annacotty Business Park boundary be extended to encompass some 40.15 hectares of additional lands to safeguard the expansion of the business Park and to facilitate and promote enterprise and employment in Limerick City and County, as identified on the Map below



**Reasons:**

- Annacotty Business Park is fully let, including all buildings and lands.
- Limerick and the South Region of Ireland are expected to grow in enterprise and employment.
- Annacotty Business Park is in a strategic and sustainable location for enterprise development.
- Annacotty Business Park provides the only enterprise and employment lands in the local area that caters for smaller businesses.
- It is a Council objective to facilitate the sustainable development of Annacotty Business Park. The expansion would facilitate that in principle, but for the Council's assurance, each application would be required to prove on a case-by-case basis that its "scale, phasing and character [was] compatible with surrounding land uses and capacity of the road network".

# Further amendment proposed by Elected Members (18.2.2022)



## Amendment submitted by Cllr. Olivia O'Sullivan re: Limerick Brand

Add additional text under section 1.3, pt 1, chapter 1:

The Limerick Brand shall be used to internationalise the city. Any further brands created within and by the Local Authority, including organisations owned by the Local Authority, shall work within the framework outlined in the 'Limerick – Atlantic Edge, European Embrace' brand.

**Amendment submitted by Cllr. Olivia O'Sullivan** –The extended zoning to the Caherdavin Shopping Centre, for **Local Centre be removed** (0.2Ha), revert back to **Open Space and Recreation** and that the associated supporting text identified in Chapter 3 in Section 3.4.5.3 and identification on the Opportunities Map be removed from the Plan.

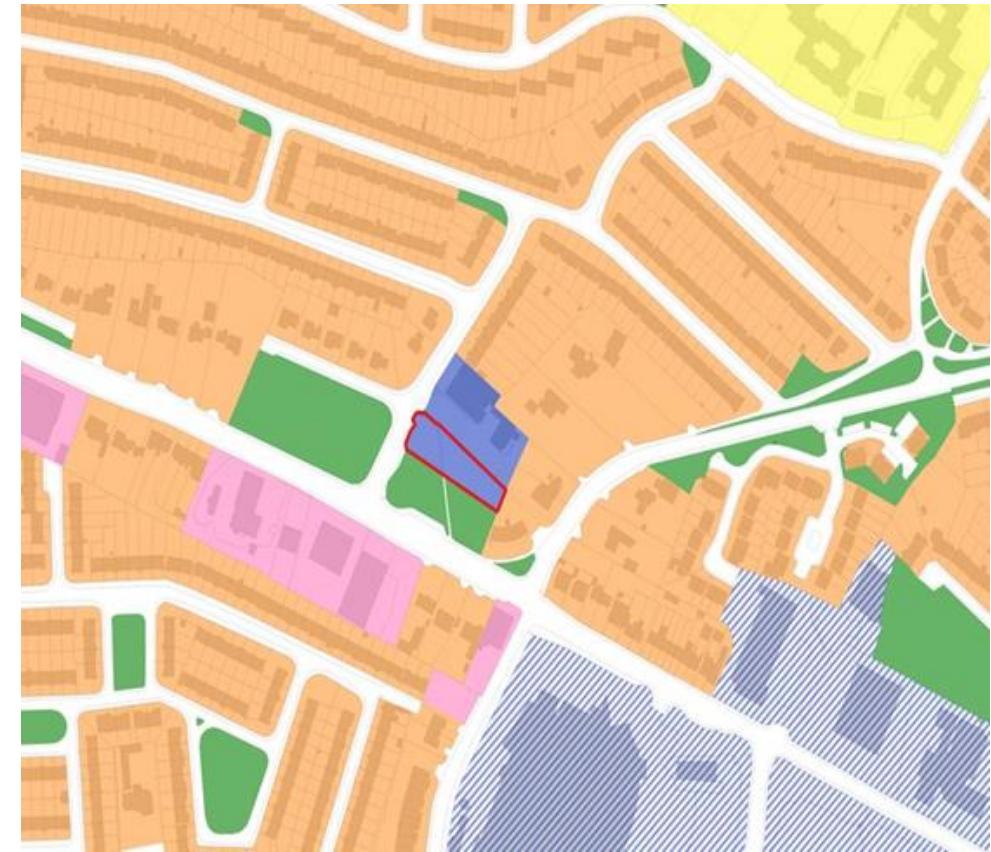
**Amendment submitted by Cllr. Sharon Benson** –The extended zoning to the Caherdavin Shopping Centre, for **Local Centre be removed** (0.2Ha), revert back to **Open Space and Recreation** and that the associated supporting text identified in Chapter 3 in Section 3.4.5.3 and identification on the Opportunities Map be removed from the Plan.

#### **3.4.5.3 Caherdavin Shopping Centre**

These Local Centre lands comprise the Caherdavin Shopping Centre and will facilitate the upgrade and redevelopment of the existing Centre. The adjoining 0.2ha. of lands located within the flood zones will be utilised for ancillary car parking and open space only. The principle use of the overall zone shall be for local level shops and services, commensurate with a local centre and residential development. The site has potential to provide professionally managed student accommodation given the proximity to the TUS Campuses at Coonagh and Moylish. Any development of these lands shall comprise the highest quality design and layout, including a landmark/ gateway building with dual frontage onto the roadways and open space onto which it faces. Any development shall include proposals for improved connectivity and enhancement of the public realm.

##### **Objective CSC 01 – Caherdavin Shopping Centre:** It is an objective of the Council to:

- a) Require the highest quality of landmark design and layout with dual frontage onto the adjoining roadways and open space.
- b) Facilitate local level shops and services commensurate with a Local Centre.
- c) Facilitate purpose built and managed student accommodation, where deemed appropriate.
- d) Require water compatible uses including car parking and open space within the flood zone, such car parking shall be adequately screened and sympathetically integrated.
- e) Require connectivity for pedestrians and cyclists to the nearby bus stops and walking/cycling networks.
- f) Require comprehensive proposals for the improvement of the public realm of the entire Local Centre development at this location. No occupation of any new development shall occur until upgrade of the public realm has taken place.



## Amendment submitted by Cllr. Joe Leddin – Change to Zoning at Greenpark from Enterprise and Employment and Open Space to New Residential (14.71ha.)



### Reasons:

- To utilize a unique opportunity to create a new master planned mixed use sustainable neighbourhood with 950 no. new homes, commercial park and a public park with walking / cycling paths, ensure sufficient lands are zoned and available to develop the required number of homes over the lifetime of the plan and comply with the NPF requirement for 50% of homes within the existing footprint.
- Draft hasn't zoned enough land for residential development. Lands comply with national higher tier plans and Section 28 guidelines.
- The strategic lands follow the sequential approach and pass the Justification Test for Residential (submitted in response to the motion).

## Amendment submitted by Cllr. Joe Leddin – (a) Change to Zoning of lands adjoining the Dooradoyle District Centre from Semi Natural Open Space to Enterprise and Employment



### Reasons:

- The strategically located 30ha. under developed lands provide a gateway to the city on a public transport corridor with potential for a mixed use Urban Quarter opportunity site;
- Sequentially favourable for infill development and compact growth, while addressing physical barriers to permeability;
- Utilise existing infrastructure and support future sustainable rail based transport; Provide choice of land for investment;
- The Crescent Shopping Centre employs 1,500 and with potential for 2,000 jobs in offices, technology and services. Designation as a Strategic Employment Location would ensure compliance with higher tier plans and Section 28 Guidance;
- Enterprise and Employment uses are less vulnerable. With modest scale interventions to improve and extend the existing flood defences on Clancourt lands, the required standard of protection to the main Clancourt site can be achieved. Coordination of defences with the CFRAM defences can solve current flooding issues for bordering lands.
- Flood justification test was submitted with the motion documentation

## Amendment submitted by Cllr. Joe Leddin – (b) Propose new objective in chapter 5 in relation to the Dooradoyle Urban Quarter

Propose an **objective in Chapter 5 A Strong Economy** as follows:

### Dooradoyle Urban Quarter:

- To promote the continued development of lands around the Dooradoyle District Centre and adjoining lands as a Strategic Employment Location through the delivery of additional office based employment uses in a phased manner in conjunction with supporting infrastructure development.
- To promote improvements to connectivity, signage and permeability within the wider area including pedestrian and cycle facilities linking to Portland Park and provide for the link road from Dooradoyle Road to Rosbrien Road
- To facilitate the early upgrading of the existing flood defence infrastructure, thus ensuring the long-term flood protection of the wider lands in Dooradoyle in a manner compatible with any future City Wide Flood Relief Scheme.
- Any application on lands at risk of flooding to be accompanied by a Site Specific Flood Risk Assessment which shall demonstrate that any development does not result in additional significant flood risk in the area and does not impede the future delivery of a wider flood relief scheme for Limerick.
- An overall framework plan / masterplan is to be prepared for the lands in advance or as part of any application for a portion of the currently undeveloped lands

# Amendment submitted by Cllr. Catherine Slattery – Zone lands at Ballysimon (33 hectares) to support the development of a Data Centre



## Reasons:

- The site has excellent grid connection opportunities with the infrastructure already in place on site with 110kV powerlines connecting to the adjacent 220kV power station, which would lead to minimal disruption to the surrounding area for the required power connections.
- The site is close to a natural aquifer, providing suitable water requirements to the site.
- The site is ideally located close to the motorway and key road links, close to existing employment areas, has flat topography and no known ecological, flooding or archaeological constraints. Low traffic movements associated with the development of a data centre would be appropriate for this location.
- Government and Limerick City and County Council recognise the need and opportunity for a data centre in Limerick.

## Amendment submitted by Cllr. Sasa Novak Ui Chonchuir – Change Agricultural zoning (1.6 hectares) to District Centre zoning at lands located within the Jetland District Centre at Caherdavin, Ennis Road



### Reasons:

- A comprehensive planning application has been submitted on the land for HSE sponsored Primary Care Centre
- A comprehensive Site-Specific Flood Risk Assessment (SSFRA) and Justification Test was submitted demonstrating that the site is at low risk of flooding and can be developed in accordance with Department Flooding Guidelines.
- Contrary to the consideration of the planning authority it is submitted that the proposed development does comply with the Justification Test, having regard to its location within and adjoining the core of an urban area.
- A substantial part of the site, adjoining the road is brownfield in nature and is in need of regeneration.
- There is no other alternative site available in the northwestern suburbs of Limerick City, surrounded by residential development, accessible by public transport with the ability to create synergies with other services and facilities, that can accommodate the development proposal.

**Amendment submitted by Cllr. Sasa Novak Ui Chonchuir - Amendment to Development Management Standards Section 11.3.5 Roads, footpaths, water services and landscaping in relation to Demurs Advice note**

I propose an amendment to Development Management Standards **Section 11.3.5 Roads, footpaths, water services and landscaping** as follows:

Road and footpath design and construction shall be in accordance with DEHLG 'Recommendation for Site Development Works for Housing Areas' (1998) and design should also be informed by the Design Manual for Urban Roads and Streets, DTTS 2019, DMURS Interim Advice Notice, COVID – 19 Pandemic Response and Whole of Government National Disability Inclusion Strategy (NDIS) 2017 - 2022 and any subsequent government guidance documents. Where there is a deviation in the general requirements, the primary consideration will be the safety of pedestrians, cyclists and access for emergency vehicles. ~~Dished kerbs shall be provided at junctions and vehicular entrances, to facilitate people with ease of movement. An assessment of pedestrian crossing requirements to be made at junctions and vehicular entrances with consideration given to appropriateness of dropped kerbs and/or continuous footpaths in each instance.~~

**Reason:** To bring the Development Management Standard in line with objective TR O11 Universal design.

## Amendment submitted by Cllr. Sasa Novak Ui Chonchuir - Amendments to text to provide clarity in relation to climate action and carbon emissions

- I propose an amendment to text of the Draft Plan Section **6.5 Sustainable Mobility** as follows: The promotion of use and increased delivery of sustainable modes of transport is fundamental to achieving Ireland's carbon emission reduction requirements of ~~30%~~ 51% by 2030.
- I propose an amend text to text of Draft Plan **Section 6.2.1 Climate Action Plan** ~~2019~~ 2021.
- I propose an amendment to text under Section **6.5.2 Promoting Active Travel** as follows: A transition towards more sustainable modes of transport is essential to reduce Ireland's carbon emissions and reach the Government's goal of a ~~50%~~ 51% reduction in carbon emissions by ~~2050~~ 2030.

**Reasons:** In the interest of clarity.

## Amendment submitted by Cllr. Sasa Novak Ui Chonchuir - Amendments to Transport Map for City and Environs in relation to the legend and show indicative route via Belfield Gardens

- I propose an amendment to the **Legend of the Transport Map** for the City and Environs as follows:  
~~Proposed~~ Indicative Cycle way/Walkway

- I propose a further amendment to the **Transport Map** for the City and Environs to include an indicative cycleway via Belfield Gardens as indicated on the Map.

**Reason:** To provide policy support for sustainable modes of Transport.



**Amendment submitted by Cllr. Sasa Novak Ui Chonchuir - Amendments to Economic Development Chapter – Tourism Objectives in relation to the development of Shannon River Interpretative Centre in Limerick City**

I propose an amendment to **Objective ECON 036 Tourism** to include an additional point as follows: [It is an objective of the Council to support and promote the development of Shannon River Interpretative Centre in Limerick City.](#)

**Reason:** Building on Fáilte Ireland's Shannon River Tourism Masterplan to develop an interpretative centre in Limerick City would tell the rich story of the entire Shannon River from a heritage, ecological, social and industrial point of view. This would have very significant tourism, educational and economic benefits for the city and the region.

## Amendment submitted by Cllr. Sasa Novak Ui Chonchuir - Amendments to Economic Development Chapter – Tourism Objectives in relation to Greenways

I propose the following amendments to **Objective ECON 037 Limerick Greenway**:

Change the title of the Objective to Limerick ~~Greenway~~ Greenways and add an additional point as follows:

X) Support the development of a greenway link from Limerick City to connect with the Suir Blueway in Cahir, Tipperary, in so far as it falls within County Limerick, subject to ecological assessment and design.

**Reason:** Greenways are a very significant economic driver for rural areas, promoters of sustainable tourism, great local amenity sources and provide policy support for sustainable modes of transport and sustainable tourism options.

# Amendment submitted by Cllr. Michael Sheahan - Change of zoning from Agriculture to New Residential zoned land (2.9 ha), (Tom O'Connor) Ballyclough, Castletroy



## Reasons:

- Compact growth, the site is connected by footpath to and within walking distance of the thriving Newtown Shopping Centre and the many local educational / community facilities.
- The site is accessible by public transport.
- Requirement for additional zoned land.
- Lands are not identified on CFRAM maps as being at flood risk.
- Noise separation corridor of 80m proposed.

## **Amendment submitted by Cllr. Michael Sheahan - Amend objective CAF 021 Identified Flood Risk and the IDA lands at the National Technology Park**

In relation to the Chief Executives response and recommendations to Submission 270 on behalf of the IDA, I propose the following further amendment (in red) to objective CAF021 as follows:

Further amend Objective CAF O21 Identified Flood Risk to include the following:

d) No works including the undertaking of ground level changes shall commence on the lands in the National Technology Park subject to flood risk, until all flood mitigation measures proposed on the site to facilitate future development of the IDA lands have been put in place. These measures shall form part of a, project-specific flood risk assessment being completed as part of the planning application.

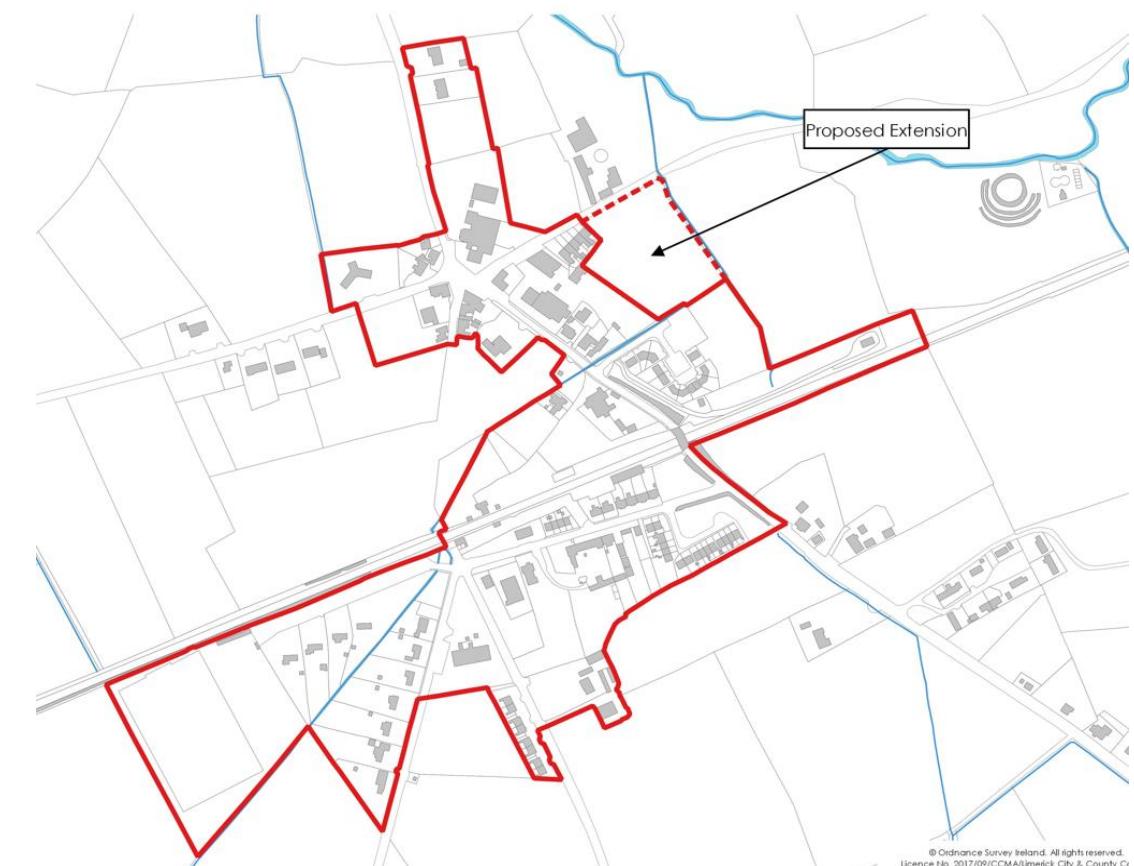
**Reason:** In the interest of clarity.

## Amendment submitted by Cllr. Michael Donegan - To support the extension of the development boundary in Knocklong

I propose to extend the development boundary in **Knocklong** to include the lands outlined in dashed red on the attached map.

### Reasons:

- The proposed lands are an integral part of the village core and will support the redevelopment of brownfield lands.
- The proposed lands will support compact growth in line with national and regional planning policy.



## Amendment submitted by Cllr. John Sheahan - Change of zoning from Residential to Mixed Use in Glin and include new objective re Mixed use lands

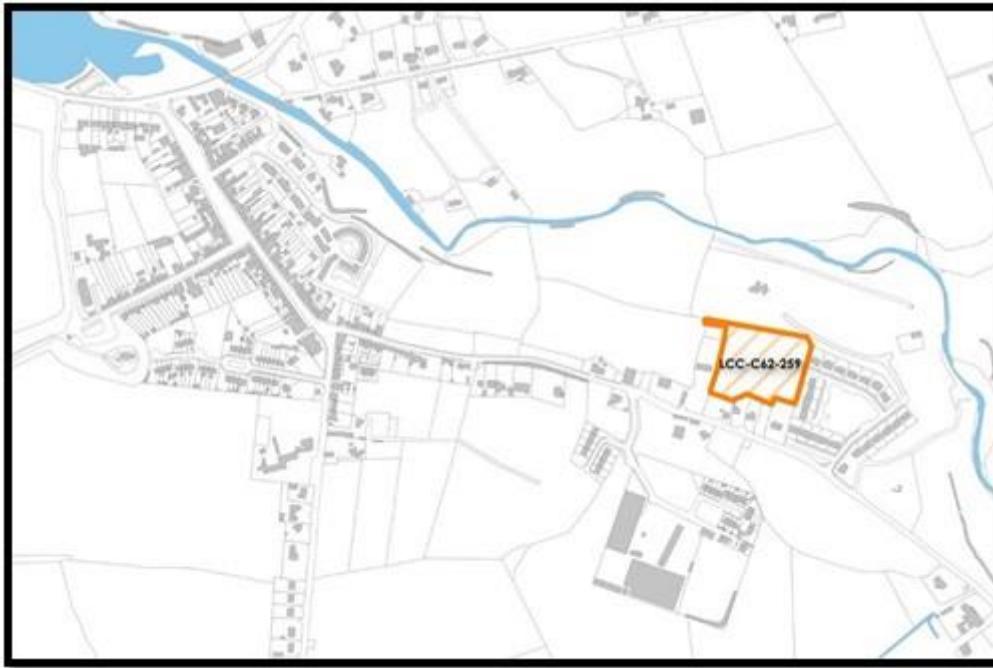


Include new objective GL08 as follows:

**Mixed use zoned land:** The purpose of this zoning is to facilitate a variety of uses that would support the further development of the village, including residential, health care, hotel, and tourism related activities. Notwithstanding the land-use zoning objective and purpose set out in section 12.3, Volume 1 and the land use zoning matrix, in order to protect the village centre, retail uses that could more appropriately be located in the village centre and or compete with existing uses in the village centre will not be permitted on this land.

**Reason:** The lands are in close proximity to the village core and have the potential to support a wide variety of uses on site, supporting the further development of the village, in line with the Draft Development Plan. The zoning could support the development of tourism in the village in line with Objective GL 03, which encourages new development for the tourist industry to be located within the village boundary to maximize existing services.

## Amendment submitted by Cllr. John Sheahan - Add 1.2 ha of residential land in Glin



**Reason:** The change of zoning on site 1 from residential to mixed use results in a shortage of residential lands. Assuming that 20% of the mixed use lands will be used for residential there is capacity for 1.2 ha of land for residential use elsewhere. Planning permission was previously granted on this land for residential development. The site is located adjacent to an existing housing estate.

## **Amendment submitted by Cllr. Jerome Scanlon - Amend density assumptions for NCW from 35 Units Per Hectare to 22 Units Per Hectare.**

I propose to amend Table 2.6 so that the density assumption for Newcastle West (Key Town) are reduced from 35 to 22 Units per Hectares.

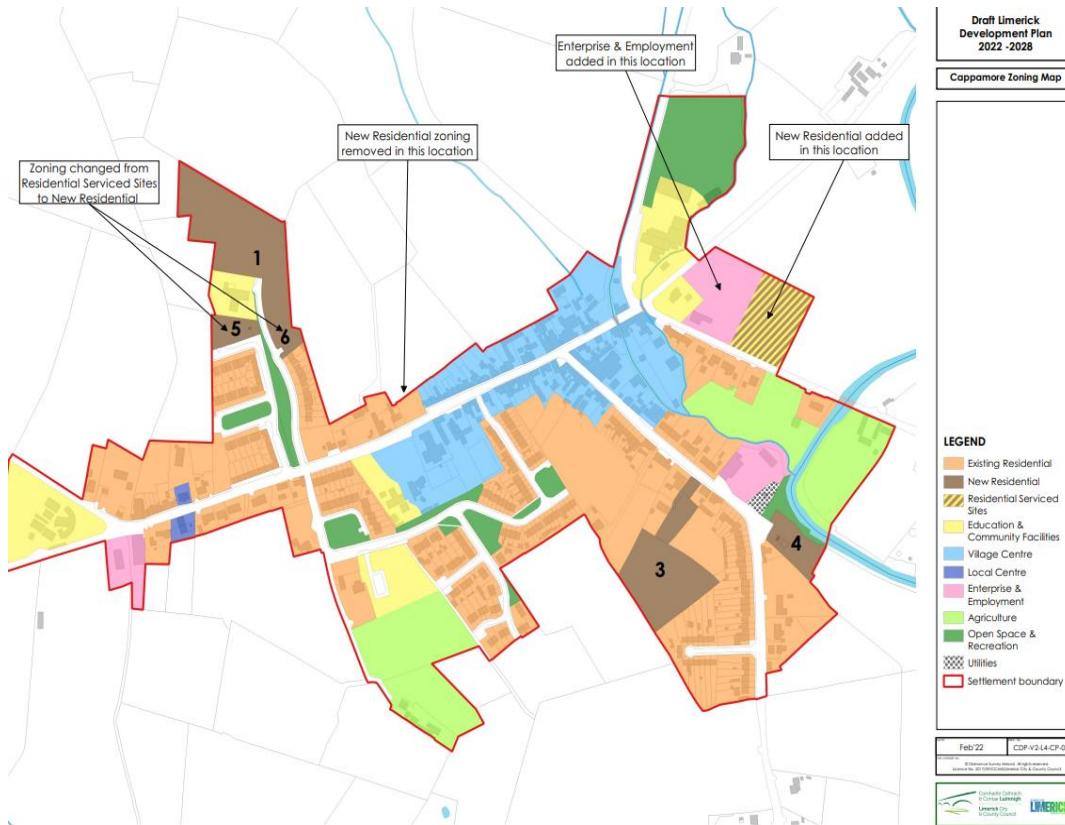
### **Reasons:**

- Newcastle West towns status as set out in the existing Development Plan is superseded by Limerick City as the principal development hub thus enabling it and its surrounding smaller towns and villages to grow collaboratively together.
- Housing growth as projected in the 2010-2016 plan for Newcastle West was not achieved
- Newcastle West unlike rural agricultural settlements of its size does not have a Cattle Mart.
- The Current and Proposed Density Ratios are acting as a barrier to Sustainable Residential development within Newcastle West. Numerous planning grants for higher density housing have not progressed to build.
- Given the Lifestyle changes experienced through and post covid-19 larger living and open space area is an essential to accommodate healthy Residential Living. The higher density as currently being considered is a significant health concern. Over concentration of residential units is likely to compromise Peoples Mental Health
- The density levels as proposed will have the potential to leave our communities vulnerable to antisocial behavioural issues.
- The Road Infrastructure to the South & East of Newcastle West is presently inadequate to accommodate traffic flow
- Adaptation of Housing Density levels of similar size towns in surrounding counties i.e., Clonality, Fermoy, Listowel, Macroom, Roscrea & Tipperary Town would better position Newcastle West in terms of lifestyle thus making it a more attractive place to reside.

# Amendment submitted by Cllr. John Egan and Cllr. Martin Ryan –Amend the Zoning Map in Cappamore

Amendment to the Cappamore Zoning Map as follows:

- Remove Site No. 2 (Area 0.152ha) and realign the boundary to reflect existing residential on the ground;
- Change sites No.5 and No.6 to from Serviced Sites to New Residential;
- Zone the William O'Brien lands (Submission received) to include 0.65 ha Enterprise and Employment and 0.66ha as Serviced Sites.

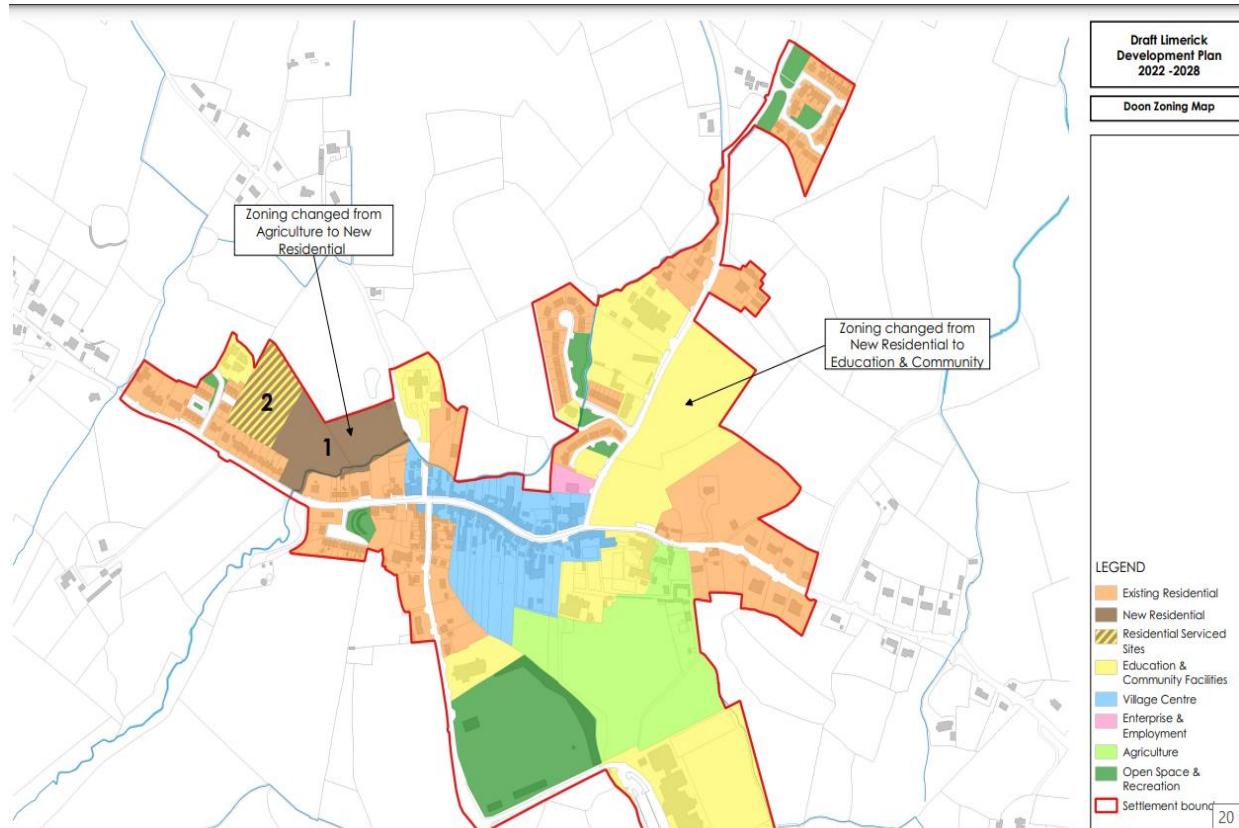


## Reason:

The lands are more appropriately located than the identified by the Executive in this instance. The lands will allow for a more cohesive approach to development in Cappamore and consolidate the core of the village and support compact growth in line with national and regional planning policy.

## Amendment submitted by Cllr. Martin Ryan –Amend the Zoning Map in Doon

I propose a change of zoning from lands currently proposed for residential use to Community use and the zoning of additional lands for residential use as shown on site marked No.1 (1.73 ha) on the attached map.



**Reason:** The lands marked 1 had a previous planning permission on them and were de-zoned in the draft plan as they were identified as flood risk. However following additional flood assessment a new flood map was produced as part of the Chief Executives report in November 2021 and has identified the lands are not at risk of flooding. It is more likely that these lands will come forward for development within the lifetime of the plan.

## Amendment submitted by Cllr. Martin Ryan - Removal of RPS No.229 from the Record of Protected Structure

I propose the removal of **RPS. No. 229 – Leonard's Thatched Cottage, Castle-Erkin, Pallasgreen** from the Record of Protected Structures

**Reason:** To remove a fire and health risk, due to its proximity to the roadside and being adjacent to the main homestead. Removal is requested to remove a fire and health risk due to its proximity to the roadside and being adjacent to the main homestead.



## Amendment submitted by Cllr. Elena Secas –Need for additional Schools

Amend objective SCSI 09, educational facilities as follows:

(d) It is an objective of the Council to commence work ,in conjunction with the Department of Education, to identify potential school sites in the city and environs that will address the future educational needs of the projected population.

### Reasons:

- A comprehensive submission was made by the Department of Education at the 'Draft Plan' and public consultation stage, the submission included proposals for Limerick City East for Primary Level and Post-Primary Level, namely no. 3 primary school sites and no. 1 post-primary school site be zoned for City East.
- The Department anticipates that some requirements for additional educational accommodation may emerge over the lifetime of the Plan should the projected population increases materialise. Castletroy is one of the fastest growing urban areas in the whole Mid-West region and there has been a huge increase in the population in recent years. Monaleen National School is the largest primary school in the city and county. Castletroy College was built to cater for about 700 students, and it now has over 1,200 students.
- The existing primary and secondary schools in the area are currently oversubscribed.
- The catchment area for the new secondary school which is still to be built in Castletroy is ALL Limerick City and not just the Castletroy area.

**Amendment submitted by Cllr. Adam Teskey – Support for the Development of innovative designs / Timber living homes**

Insert into Section 11.4.6:

A variety of house types of innovative designs, including timber houses will be considered subject to the dwelling integrating into the local environment and compliance with building regulations.

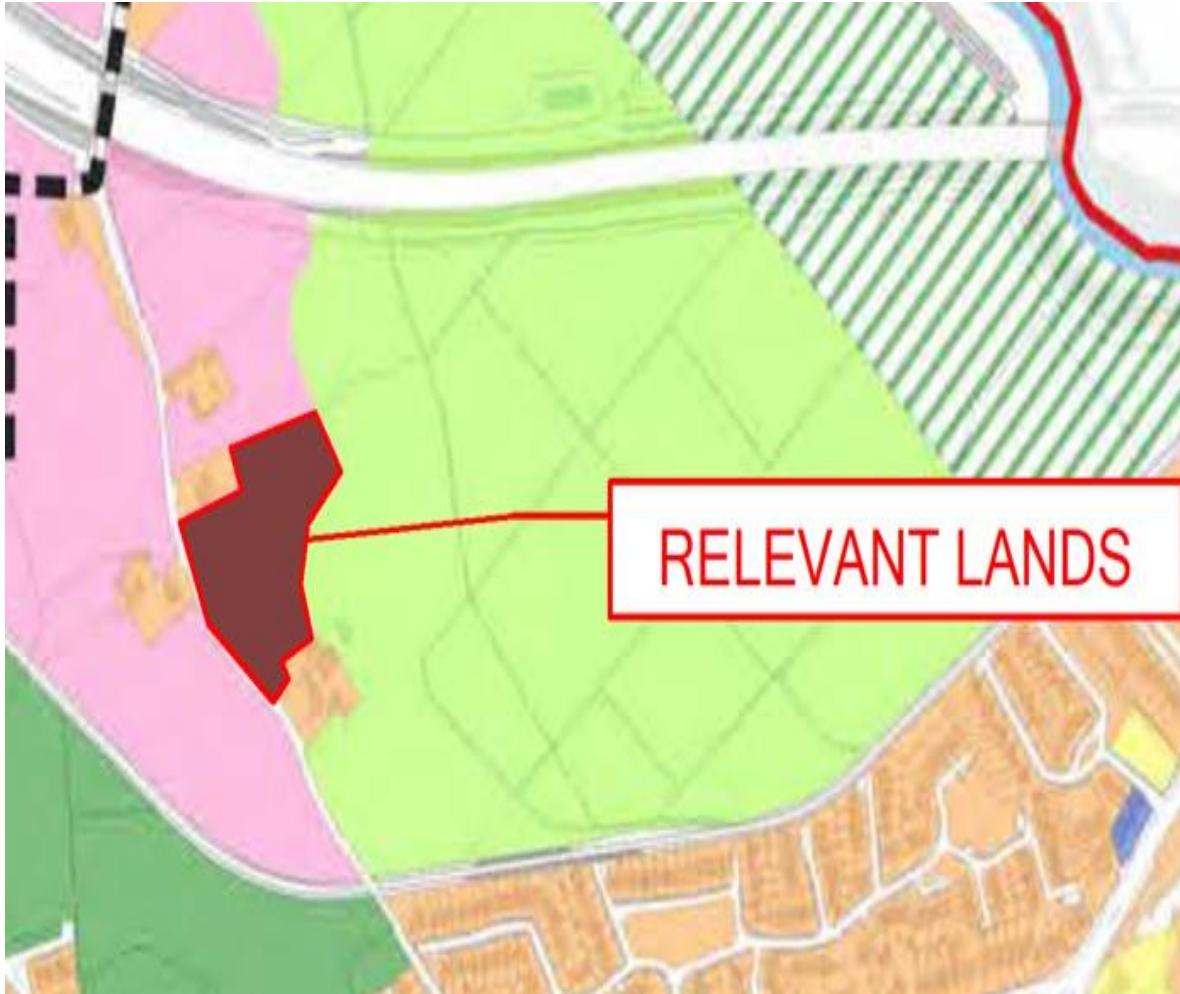
**Reason:** In the interest of supporting development.

## **Amendment submitted by Cllr. Kevin Sheahan – Policy to implement measures to address homelessness**

I propose a new policy for inclusion in Section 3.7.16, as follows: Limerick City and County Council will implement measures to address the homelessness crisis in Limerick.

**Reason:** In the interest of addressing homelessness.

**Amendment submitted by Cllr. James Collins - Amend City and Environs Zoning Map to change the zoning on lands of approx. 1.2 hectares within Ballykeeffe, from Enterprise and Employment" to Residential.**

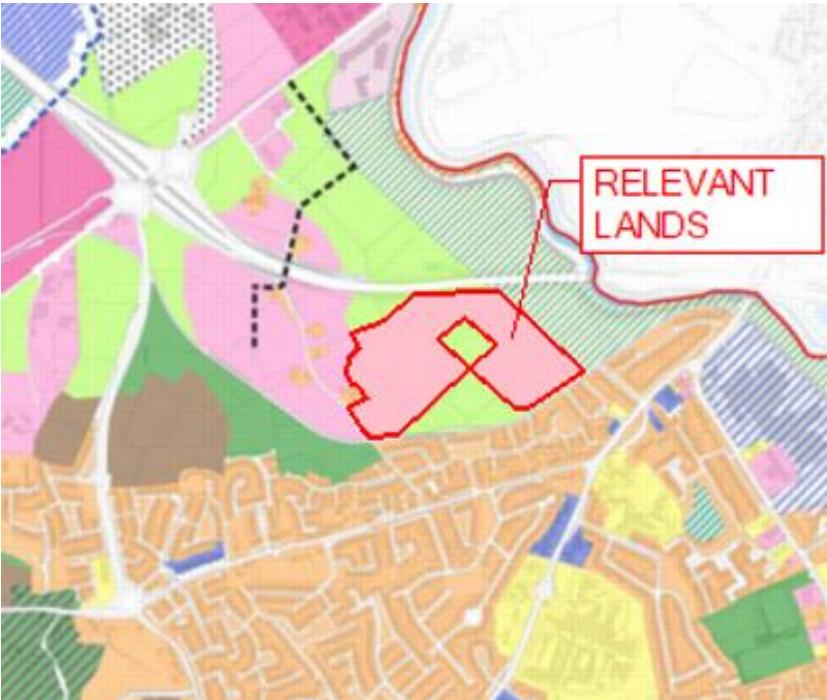


**Reasons:**

- The lands are located adjacent to the City boundary line, within an urbanised area, are serviced by water and drainage infrastructure and are located within a 10 minute cycle of Limerick City centre.
- The lands are also located adjacent to a disused rail line, which has the potential for sustainable mass travel.
- The lands are located within Flood Zone C and therefore suitable for all types of development, including residential development.

# Amendment submitted by Cllr. James Collins - Amend City and Environs Zoning Map to change the zoning on lands of approx. 14 hectares within Ballykeeffe, from Agriculture to Enterprise Employment.

## Reasons:



- The lands subject to this proposed change are similar to Enterprise and Employment zoned lands at Greenpark. The relevant lands are located on the opposite side of the River to the Greenpark Lands.
- The lands are also located adjacent to a disused rail line, which has the potential for sustainable mass travel from the lands to the city centre and other areas of the City and County.
- The defended site (and proposed development area) is not within the existing area of risk (although is largely within Flood Zone A) so risk is from residual risk of breach rather than direct inundation. The embankment defences are part of the OPW arterial drainage scheme and are of unknown condition and standard of protection, although the defence height (as modelled by CFRAM and RPS) provides protection to the site in the 0.5% and 0.1% tidal events.
- Any detailed development proposals can address and manage flood risk with the site plans, typically through appropriate setting of finished floor levels, ground raising and use of the sequential approach within the development to ensure more vulnerable elements of the design are at a higher level.
- It is noted within Page 26 of the “The Planning System and Flood Risk Management - Guidelines for Planning Authorities” under the heading “Justification Test” that “...strategically located urban centres and particularly city and town centre areas whose continued growth and development is being encouraged in order to bring about compact and sustainable urban development and more balanced regional development.” We therefore believe these lands on the city boundary adjacent to established residential and industrial developments can contribute to the compact development of the City, avoid urban sprawl and therefore the use of justification test when assessing flood risk is appropriate.
- These lands meet the requirements for sustainable development under the Flood Risk Management Guidelines, the aim of which is to ensure that sustainable development can proceed in towns and cities, despite the fact most are located in flood plains. As the lands are already defended these lands are not flood plains and any development of these lands will not unduly effect lands up or down stream of the river.

## **Draft Limerick Development Plan 2022-2028**

The Elected Members having considered the Chief Executives report in accordance with section 12 (5) of the Planning and Development Act 2000 (as amended) and the Elected Members amendments propose that the draft plan is amended as set out in the Chief Executives report and the amendments agreed by the Elected Members.