

# LIMERICK DEVELOPMENT PLAN 2022-2028

## Volume 2a

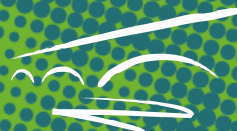
Level 1 - Limerick City and Suburbs (in Limerick),  
Mungret and Annacotty

Settlement Capacity Audit; Zoning Map;  
Density and Residential Capacity Audit Map; Flood Map; Transport Map

Adopted June 2022

ATLANTIC EDGE

**LIMERICK**  
EUROPEAN EMBRACE



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council









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## Level 1

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# **Level 1**

**Limerick City and Suburbs  
(in Limerick), Mungret and  
Annacotty**



## 1.1 Introduction

This section supports the 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) and Settlement Capacity Audit requirements of the *Draft Development Plan Guidelines for Planning Authorities (2021)*. 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 Settlement Capacity Audit (SCA) 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, mixed use and employment 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 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.



## 1.2 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.

## 1.3 Infrastructure Requirements

The Forward Planning team have consulted with the various Departments of Limerick City and County Council and Irish Water to facilitate preparation of this Development Plan. These consultations have also informed this Settlement Capacity Audit (SCA), which should be read in tandem with Chapter 7: Sustainable Mobility and Transport and Chapter 8: Infrastructure.

Comments have been included in the SCA 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 SCA 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 of potential yield purposes only. The potential residential yield of sites is based on the density zones within which the sites fall, or includes the number of units permitted on the site where indicated in the comments. It should be noted that an individual site may fall within two density areas and the potential yield is based on the site area located within each zone. The potential residential yield may therefore not be a direct calculation and is an estimate only. The actual density achievable on any particular site will be dependent on compliance with all quantitative and development management standards of this Development Plan and relevant Section 28 Guidelines.

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.



## 1.4 Settlement Capacity Audit by Settlement Tier

A Settlement Capacity Audit is set out in this Volume for settlements that do not have a Local Area Plan. A Settlement Capacity Audit for settlements with a Local Area Plan will form part of any review of such Plan. The SCA 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.

### 1.4.1 Settlement Level 1 – Limerick City and Suburbs (in Limerick), Mungret and Annacotty

**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 Suburbs, which draws water from the River Shannon. The Treatment Plant is operating below its design capacity of 87 million litres 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 equivalent (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. At present there is significant spare capacity available at Bunlicky WWTP however the spare capacity at Castletroy WWTP is limited. Projects are underway to increase capacity at both Bunlicky and Castletroy WWTPs and will be completed within the lifetime of the Plan, subject to statutory approvals.

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 (LSMATS). The strategy contains a number of transport projects of strategic importance, which will improve public transport provision across the City and Suburbs, Mungret and Annacotty 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 tracts 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 Suburbs (in Limerick), Mungret and Annacotty are served by a high capacity electricity system, gas network and fibre broadband.



#### 1.4.2 Settlement Capacity Audit

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:

- The potential residential yield of sites is based on the density zones within which the sites fall, or includes the number of units permitted on the site where greater than the potential yield (\*), or the number of units achievable over the lifetime of the plan (\*\*) as indicated in the comments. An individual site may fall within two density areas and the potential yield is based on the site area located within each density zone. The potential residential yield is an estimate only. The actual density achievable on any particular site will be assessed on a case-by-case basis and dependent on compliance with all quantitative and development management standards of this Development Plan and relevant Section 28 Guidelines.
- 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 of Limerick City and Suburbs (in Limerick), Mungret and Annacotty, an infill site is defined as a site surrounded by existing development on at least three sides.



Table 1: SCA Limerick City and Suburbs (in Limerick), Mungret and Annacotty lands identified for potential Residential, or a combination of Residential and other Mixed-Use 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.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
1	New Residential	2.408	35+	84	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Permission for 415 units expired Vacant Site Register	1
2	New Residential	2.395	35+	84	✓	!	●	!	✓	✓	✓	✗	✗	●	Developer led	Road widening required	2
3	New Residential	2.013	45+	91	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield Permission for 74 units (21/7025)	1
4	New Residential	1.712	45+	92*	✓	✓	●	✓	✓	✓	✓	✗	✗	●		*Permission for 92 units (19/970)	1
5	New Residential	2.72	35+	94	✓	✓	●	✓	!	!	!	✗	✗	●	S €1m	Additional services required	2
6	Local Centre <sup>3</sup>	0.651	35+	6	✓	✓	●	✓	!	!	!	✗	✗	●	S €1m	Additional services required	2
7	New Residential	11.8	35+	413	✓	✓	●	✓	!	!	!	✗	✗	●	S €1m	Additional services required	2
8	New Residential	2.772	35+	97	✓	✓	●	✓	!	!	!	✗	✗	●	S €1m	Additional services required	2
9	Existing Residential	1.07	45+	48	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
10	Existing Residential	1.991	45+	90	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
11	Existing Residential	0.269	45+	12	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
12	Mixed Use	9.4	45+	108*	!	!	●	!	!	!	!	✗	✗	●	S €1m	Regeneration Area Additional services required *Tender Awarded (108 units)	2
13	Existing Residential	0.899	45+	40	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
14	Existing Residential	2.014	45+	91	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 18 units (16/8010) commenced	1
15	New Residential	3.003	45+	135	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
16	Existing Residential	0.436	45+	20	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
17	Existing Residential	0.136	45+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
18	Existing Residential	1.216	45+	55	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Part 8 for 50 units (15/8003)	1
19	Existing Residential	0.74	45+	33	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area Part 8 for 27 units (19/8003)	1



Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
20	Mixed Use	0.641	45+	28	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
21	New Residential	0.172	45+	31*	✓	✓	●	✓	✓	✓	✓	✗	✓	●		*Permission for 31 units (19/710) Brownfield	1
22	City Centre	3.919	100+	250**	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	MASP supported Cleeves Riverside Campus Brownfield Consolidation Site **Potential for 250 units over lifetime of Plan Site flood design/ mitigation works	2
23	New Residential	0.148	45+	7	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
24	New Residential	0.248	45+	11	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
25	Existing Residential	0.125	45+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
26	New Residential	2.196	35+	77	✓	✓	●	!	✓	✓	✓	✗	✓	●	€1.5m	Mill Road requires upgrading – Part 8 permitted	2
27	New Residential	2.326	45+/ 35+	86	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
28	New Residential	0.586	45+/ 35+	25	✓	✓	●	!	✓	✓	✓	✗	✓	●	€1.5m	Mill Road requires upgrading – Part 8 permitted	2
29	New Residential	1.88	45+	85	✓	✓	●	!	✓	✓	✓	✗	✓	●	€1.5m	Mill Road requires upgrading – Part 8 permitted	2
30	New Residential	0.475	45+	21	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
31	New Residential	1.061	45+/ 35+	37	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
32	New Residential	4.27	45+/ 35+	178	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Masterplan by developer recommended Permission for 1 unit (21/1664)	1
33	New Residential	2.57	35+	90	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
34	New Residential	1.33	35+	47	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Masterplan by developer recommended	1
35	New Residential	0.454	45+	27*	✓	✓	●	✓	✓	✓	✓	✗	✓	●		*Part 8 for 27 units (19/8004)	1
36	City Centre	0.198	100+	20	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
37	City Centre	0.09	100+	9	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
38	City Centre	0.036	100+	4	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
39	City Centre	0.094	100+	9	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
40	City Centre	0.132	100+	13	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/design required	2
41	City Centre	0.106	100+	11	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
42	City Centre	0.061	100+	12*	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	*Part 8 for 12 units (17/8012) Brownfield Site flood mitigation/ design required	2
43	New Residential	4.191	45+	188	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1
44	New Residential	0.632	45+	28	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1
45	New Residential	0.452	45+	20	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
46	New Residential	0.912	45+	41	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1



Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
47	New Residential	0.373	45+	17	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
48	New Residential	0.936	45+	42	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
49	New Residential	0.922	45+	41	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 17 units (17/834)	1
50	New Residential	0.704	45+	31	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Permission for 4 units (20/827)	1
51	Existing Residential	0.272	45+	12	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 8 units (17/834)	1
52	New Residential	0.548	45+	25	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
53	New Residential	2.401	45+	108	✓	✓	●	✓	✓	✓	✓	✗	✓	●		New school within 1.5km to commence construction in 2021 Brownfield	1
54	New Residential	1.435	45+	65	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
55	New Residential	1.435	35+	63*	✓	✓	●	✓	✓	✓	✓	✗	✓	●		*Permission for 63 units (20/1074)	1
56	New Residential	4.644	35+	132	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 31 units (18/55)	1
57	New Residential	12.36	45+/ 35+	508	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
58	New Residential	4.146	45+	200*	✓	✓	●	✓	✓	✓	✓	✗	✓	●		*SHD Granted for 200 units (307631)	1
59	New Residential	0.668	45+	30	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
60	New Residential	1.133	45+	51	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Annacotty Settlement Vacant Site Register	1
61	New Residential	2.467	45+	137	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Annacotty Settlement SHD Granted for 137 units (309999)	1
62	Existing Residential	1.582	45+	71	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Annacotty Settlement Permission for 48 units expired Vacant Site Register	1
63	New Residential	0.467	45+	21	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Annacotty Settlement Brownfield	1
64	New Residential	13.36	45+/ 35+	502*	✓	✓	●	✓	✓	✓	✓	✗	✓	●	Developer led	*Permission for 411 units (18/1105, 19/1236, 19/547, 20/256, 21/350), 89 units commenced (18/1104) Vacant Site Register Water Services to be provided by developer	1
65	New Residential	1.18	45+	53	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Vacant Site Register	1
66	New Residential	0.191	35+	7	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
67	New Residential	2.056	35+	74	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 15 units expired	1
68	New Residential	2.638	35+	92	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
69	New Residential	8.746	45+/ 35+	310	✓	✓	●	✓	✓	✓	✓	✗	✗	●	€5m	Proposed distributor road	1
70	New Residential	8.56	45+/ 35+	375	✓	✓	●	✓	✓	✓	✓	✗	✗	●	M/ L	Indicative Link Road in this area, not required for site access	1
71	New Residential	3.167	45+/ 35+	141	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1



Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
72	Mixed Use <sup>1</sup>	16.05	45+/ 35+	216	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Road and services installed by developer New school within 1.5km to commence construction in 2021	1
73	Existing Residential	0.274	35+	9	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 4 units (18/72)	1
74	New Residential	0.543	35+	19	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
75	New Residential	0.227	45+/ 35+	10	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
76	Mixed Use <sup>2</sup>	6.603	45+	245	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1
77	New Residential	0.727	45+	33	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
78	New Residential	0.919	45+	41	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
79	New Residential	2.384	45+	107	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 55 units (21/580)	1
80	Existing Residential	0.077	45+	3	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1
81	New Residential	0.156	45+	32	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/design required Brownfield	2
82	City Centre	0.165	100+	17	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/design required Permission for 32 units (19/762) Brownfield	2
83	City Centre	0.124	100+	12	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/ design required Brownfield	2
84	City Centre	0.043	100+	20	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Permission for 20 units (18/1210) Site flood mitigation/ design required Brownfield	2
85	City Centre	1.538	100+	13	✓	✓	●	✓	✓	✓	✓	✓	✓	●		MASP supported Opera Site development commenced (17/8008) 13 units Brownfield Consolidation Site	1
86	City Centre	0.676	100+	68	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/design required Brownfield Consolidation Site	2
87	City Centre	0.136	100+	14	✓	✓	●	✓	✓	✓	✓	✗	✓	●	Developer led	Site flood mitigation/design required Brownfield	2
88	City Centre	0.348	100+	35	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/design required Brownfield	2
89	City Centre	0.089	100+	9	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Site flood mitigation/design required	2
90	City Centre	0.311	100+	42*	✓	✓	●	✓	✓	✓	✓	✓	✓	●		*Permission for 42 units (19/1060) Brownfield	2
91	City Centre	1.38	100+	138	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1

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

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

Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
92	City Centre	0.079	100+	8	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
93	City Centre	0.056	100+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
94	City Centre	0.204	100+	24*	✓	✓	●	✓	✓	✓	✓	✗	✓	●		*Permission for 24 units (20/222)	1
95	City Centre	0.104	100+	10	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
96	City Centre	0.156	100+	16	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
97	City Centre	0.061	100+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
98	City Centre	0.087	100+	9	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
99	City Centre	0.065	100+	7	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
100	City Centre	0.363	100+	36	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1
101	City Centre	0.157	100+	16	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission for 8 units (18/168) Brownfield Consolidation Site	1
102	City Centre	0.129	100+	13	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
103	City Centre	0.086	100+	9	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
104	City Centre	0.074	100+	7	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
105	City Centre	0.21	100+	21	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
106	Existing Residential	0.14	45+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Tender awarded for Social Housing (36 units) Brownfield	1
107	City Centre	68.48	100+	625**	✓	✓	●	✓	✓	✓	✓	✗	✓	●		LDA Colbert Station Quarter **Potential capacity over lifetime of Plan Permission for 11 units (18/8010) Permission for 12 units (17/1103) Brownfield Consolidation Site	1
108	New Residential	0.297	45+	13	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
109	New Residential	0.26	45+	12	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
110	New Residential	0.126	45+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
111	New Residential	0.703	45+	32	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
112	New Residential	1.346	45+	61	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
113	Existing Residential	0.207	45+	9	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
114	Local Centre <sup>3</sup>	0.66097	35+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
115	Existing Residential	0.952	45+	43	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
116	Existing Residential	0.133	45+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
117	Existing Residential	0.181	45+	8	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
118	Existing Residential	0.506	45+	23	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1

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



Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
119	Existing Residential	1.074	45+	48	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
120	Existing Residential	0.755	45+	34	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
121	Existing Residential	0.563	45+	25	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
122	Existing Residential	0.757	45+	34	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
123	New Residential	0.467	45+ /35+	21	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield site	1
124	Existing Residential	0.139	45+	27	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Part 8 for 27 units (17/8003)	1
125	Existing Residential	1.413	45+	64	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
126	Existing Residential	0.412	45+	19	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
127	Existing Residential	0.508	45+	23	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
128	New Residential	4.75	45+	214	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
129	New Residential	2.208	45+	99	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area Brownfield	1
130	Existing Residential	0.144	45+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
131	New Residential	0.252	45+	11	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Regeneration Area	1
132	Existing Residential	0.706	45+	31	✓	✓	●	✓	✓	✓	✓	✗	✓	●		SHD Application 100 units Brownfield	1
133	New Residential	9.483	45+ / 35+	379	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Permission for 31 units (17/1190) SHD granted for 371 units (21/311588) Site flood mitigation/design required	2
134	Existing Residential	0.607	45+ / 35+	23	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
135	Existing Residential	0.182	35+	6	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
136	New Residential	8.558	35+	**300	✓	✓	●	✓	✓	✓	✓	✗	✗	●		SHD Granted for 384 units (313124)	1
137	New Residential	2.42	35+	85	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Potential for connections through existing estate	1
138	New Residential	2.14	35+	75	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Permission Expired – 97 units	1
139	New Residential	0.285	35+	10	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Brownfield	1
140	New Residential	3.138	35+	110	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Permission for 96 units (20/1115)	1
141	New Residential	0.516	35+	18	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
142	New Residential	4.12	35+	144	✓	✓	●	✓	✓	✓	✓	✗	✓	●		Permission Expired – 28 units	1
143	New Residential	4.38	35+	153	!	!	●	✓	✓	✓	✓	✗	✓	●	Developer led	Lighting, footpath extensions and pedestrian crossing of N69 required Road infrastructure upgrades including traffic calming required Access to be provided via minor road only	2

Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
144	New Residential	31.95	35+	1118	!	!	●	!	!	!	!	×	×	●	S €50	MASP identified strategic residential area Mungret Link Road will provide all services Part 8 granted 253 units (21/800)	2
145	New Residential	1.326	35+	52	!	!	●	!	!	!	!	×	×	●	S €50	MASP identified strategic residential area Mungret Link Road will provide all services	2
146	New Residential	0.632	35+	22	✓	✓	●	✓	✓	✓	✓	×	×	●		MASP identified strategic residential area	1
147	Local Centre <sup>3</sup>	1.03	35+	9	✓	✓	●	✓	✓	✓	✓	×	✓	●		MASP identified strategic residential area	1
148	New Residential	5.065	35+	253*	!	!	●	!	!	!	!	×	×	●	S €50	MASP identified strategic residential area *Permission for 253 units (21/800) Link Road will provide all services	2
149	Existing Residential	0.939	35+	33	✓	✓	●	✓	✓	✓	✓	×	✓	●		MASP identified strategic residential area	1
150	New Residential	2.519	35+	88	!	!	●	!	!	!	!	×	×	●		MASP identified strategic residential area Phase 1 Link Road constructed	2
151	New Residential	13.45	45+/ 35+	586	!	!	●	!	!	!	!	×	×	●	S €50	MASP identified strategic residential area Proposed Mungret Link Road	2
152	New Residential	4.12	45+/ 35+	145	✓	✓	●	✓	✓	✓	✓	×	×	●			1
153	New Residential	2.521	35+	88	✓	✓	●	✓	✓	✓	✓	×	×	●		Permission for 65 units (20/1195) MASP identified strategic residential area	1
154	Existing Residential	0.743	45+	33	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
155	New Residential	0.34	45+	15	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
156	Existing Residential	0.584	45+	26	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
157	Local Centre <sup>3</sup>	0.576	45+	6	✓	✓	●	✓	✓	✓	✓	×	✓	●			1
158	New Residential	0.938	45+	42	✓	✓	●	✓	✓	✓	✓	×	✓	●	Developer led	110kv ESB cables and pylons on site	2
159	New Residential	2.734	45+ /35+	97	✓	✓	●	✓	✓	✓	✓	×	×	●	Developer led	Noise mitigation/design required	2
160	New Residential	1.168	35+	42	!	!	●	✓	✓	✓	✓	×	×	●	Developer led	Noise mitigation/design required	2



Map 1: Limerick City and Suburbs (in Limerick), Mungret and Annacotty - Residential Settlement Capacity Map

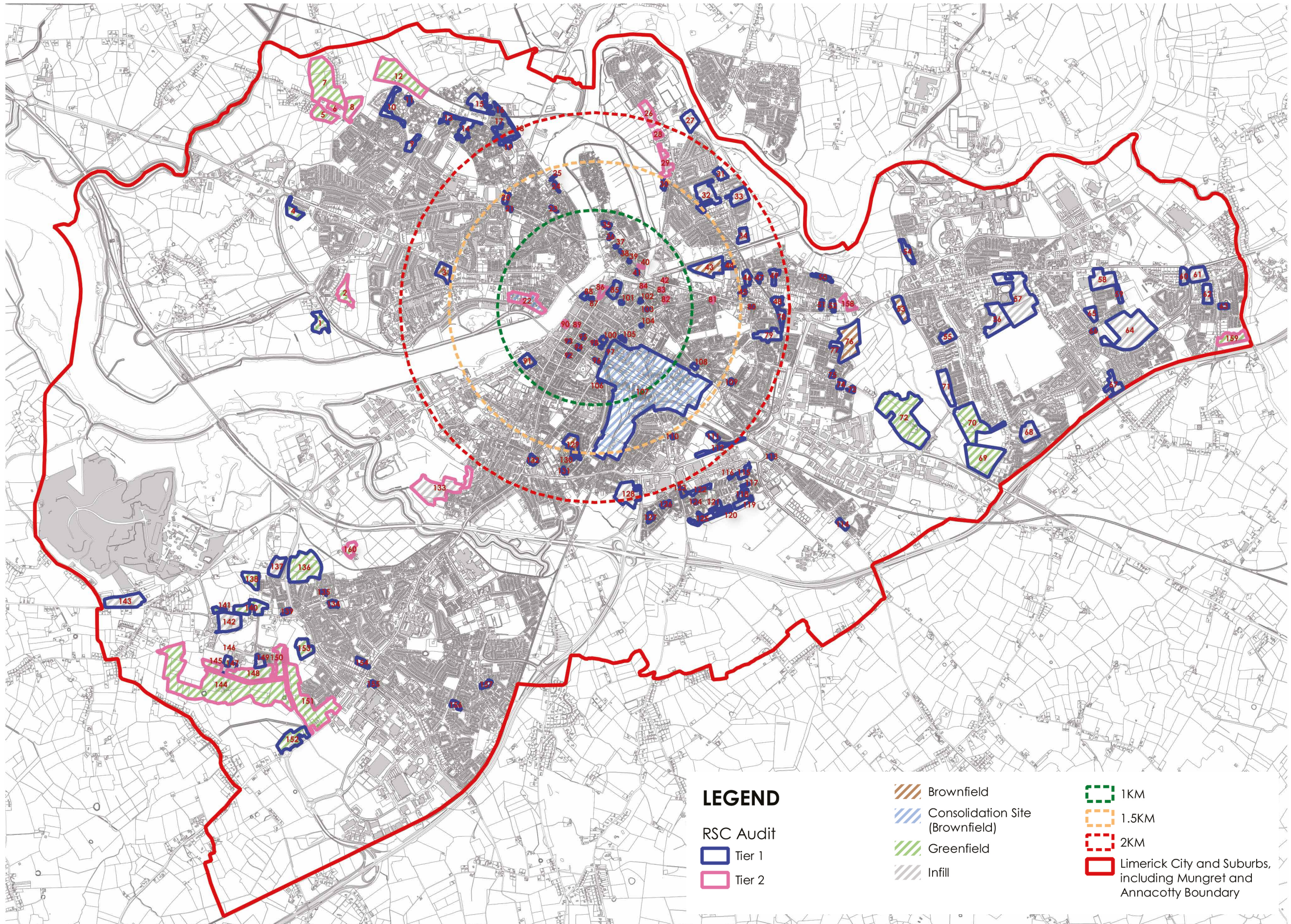




Table 2: SCA Limerick City and Suburbs (in Limerick), Mungret and Annacotty lands identified for potential Employment related development:

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.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
1	Enterprise and Employment	3.588	N/A	N/A	!	✓	●	✓	!	!	✓	✗	✗	●		Brownfield	1
2	Enterprise and Employment	0.603	N/A	N/A	!	✓	●	✓	!	!	✓	✗	✗	●	S €1m	Regeneration Area MASP supported Northside Business Campus Water main requires upgrading Additional services required	2
3	Enterprise and Employment	10.8	N/A	N/A	!	!	●	!	!	!	!	✗	✗	●	S €1m	Regeneration Area MASP supported Northside Business Campus Water main requires upgrading Additional services required	2
4	Mixed Use	9.43	45+/35+	108*	!	!	●	!	!	!	!	✗	✗	●	S €1m	Regeneration Area MASP supported Northside Business Campus Water main requires upgrading Additional Services required *Tender awarded for 108 units	2
5	Enterprise and Employment	12.79	N/A	N/A	!	!	●	!	!	!	!	✗	✗	●	S €1m	Regeneration Area MASP supported Northside Business Campus Additional Services required	2
6	Mixed Use	2.15	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●		Regeneration Area	1
7	Mixed Use	0.641	N/A	29	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
8	Enterprise and Employment	2.787	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
9	High Tech/ Manuf.	6.603	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Specific objective for SSFRA and mitigation works	2
10	High Tech/ Manuf.	8.296	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
11	Mixed Use	6.603	45	142	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
12	Enterprise and Employment	3.188	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
13	Enterprise and Employment	16.05	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
14	Enterprise and Employment	2.019	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✗	●		Objective for Site Specific Flood Risk Assessment	2

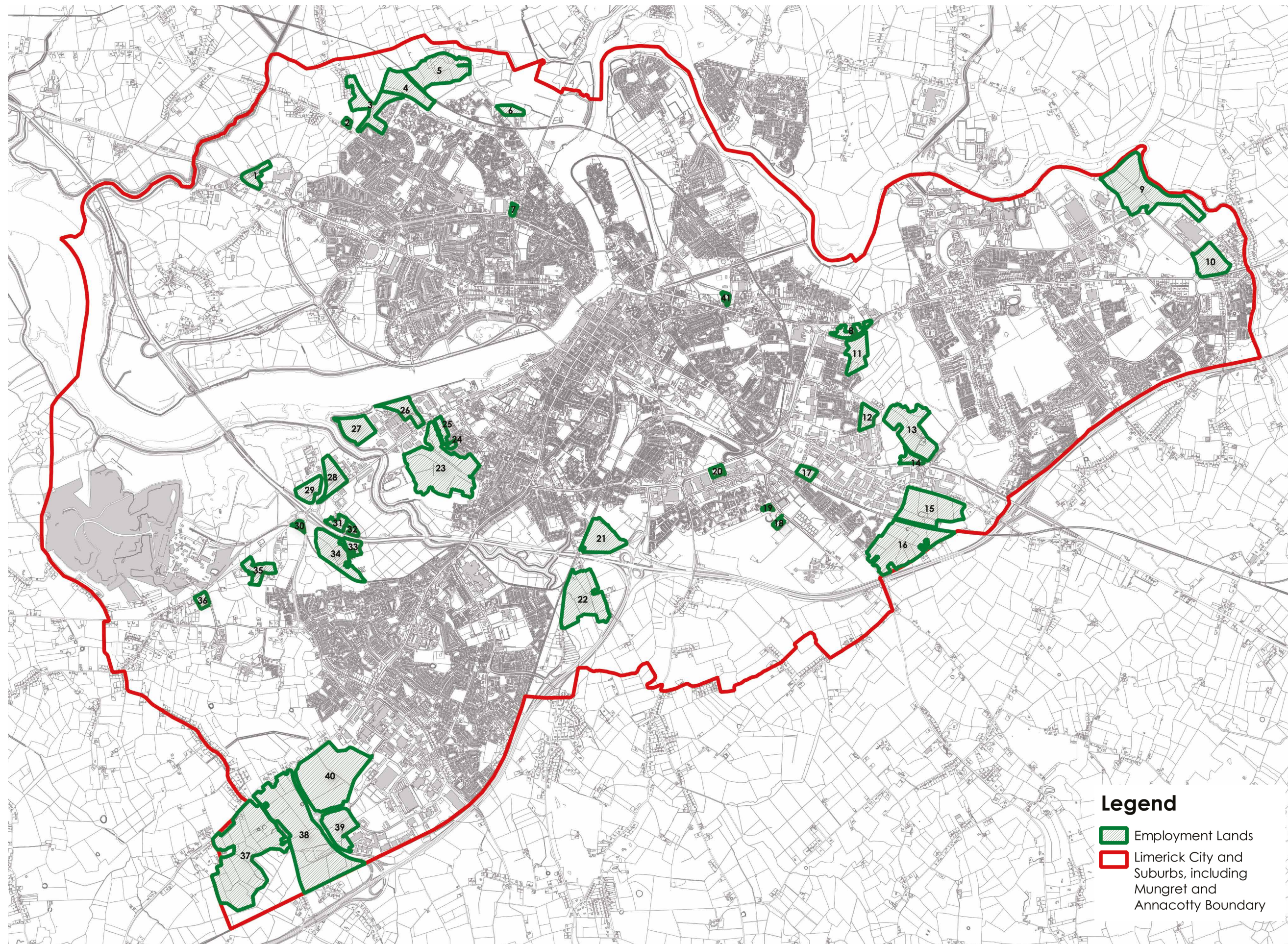


Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
15	Enterprise and Employment	18.16	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
16	Enterprise and Employment	24.22	N/A	N/A	!	!	●	✓	✓	✓	✓	✗	✗	●	Developer led	Extension of existing services required	2
17	Enterprise and Employment	1.99	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
18	Enterprise and Employment	0.789	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
19	Enterprise and Employment	0.417	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
20	Enterprise and Employment	1.306	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✓	●			1
21	Enterprise and Employment	10.01	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✗	●		Objective to plan site sequentially outside flood zone, to be used for ancillary open space	2
22	Data Centre	18.88	N/A	N/A	!	!	●	✓	✓	✓	✓	✓	✗	●	Developer led	Objective for access and water compatible uses in the Flood Zone only Extension of existing services required	2
23	Enterprise and Employment	30.81	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●		Objective for Site Specific Flood Risk Assessment	2
24	Enterprise and Employment	0.505	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●		Objective for Site Specific Flood Risk Assessment	2
25	Enterprise and Employment	1.907	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●		Objective for Site Specific Flood Risk Assessment	2
26	Industry	5.229	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	<b>S/M</b> Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Site Specific Flood Risk Assessment required	1
27	Industry	7.292	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	<b>S/M</b> Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Site Specific Flood Risk Assessment required	1
28	Enterprise and Employment	5.944	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	<b>S €10m</b> Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Site Specific Flood Risk Assessment required	1
29	Enterprise and Employment	4.34	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✓	●	<b>S €10m</b> Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Site Specific Flood Risk Assessment required	1
30	Enterprise and Employment	0.748	N/A	N/A	✓	✓	●	!	✓	✓	✓	✓	✓	●	<b>S €10m</b> Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Access available but Indicative Link Road Site Specific Flood Risk Assessment required	2

Site No.	Zoning	Area (ha.)	Assumed Residential Density per ha.	Estimated Residential Yield	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brownfield	Proximity to Schools	Time Line/ Cost	Planning History/ Comments if applicable	Service Status/ Tier
31	Enterprise and Employ.	2.033	N/A	N/A	✓	✓	●	!	✓	✓	✓	✓	✗	●	S €10m Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Access available but Indicative Link Road Site Specific Flood Risk Assessment required	2
32	Enterprise and Employ.	1.012	N/A	N/A	✓	✓	●	!	✓	✓	✓	✓	✗	●	S €10m Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Access available but Indicative Link Road Site Specific Flood Risk Assessment required	2
33	Enterprise and Employ.	2.191	N/A	N/A	✓	!	●	✓	✓	✓	✓	✓	✗	●			2
34	Enterprise and Employ.	10.85	N/A	N/A	✓	!	●	!	✓	✓	✓	✓	✗	●	S €10m Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Indicative Link Road Site Specific Flood Risk Assessment required	2
35	Enterprise and Employment	4.445	N/A	N/A	✓	!	●	✓	✓	✓	✓	✓	✗	●	S €10m Developer led	Primary bus route and cycle lanes proposed for Dock Road (LSMATS) Site Specific Flood Risk Assessment required	2
36	Industry	1.647	N/A	N/A	!	!	●	✓	✓	✓	✓	✗	✗	●	Developer led	Lighting and footpath extensions required	2
37	High Tech/ Manuf.	46.68	N/A	N/A	!	!	●	✓	!	!	✓	✗	✗	●	Developer led	Extension of existing services required Framework Plan required Objective ECON O18	2
38	High Tech/ Manuf.	48.25	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✓	✗	●	Developer led	Ancillary uses / Attenuation areas in flood zone Specific Objective for Flood Risk Assessment Framework Plan required Objective ECON O18	2
39	High Tech/ Manuf.	9.54	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
40	High Tech/ Manuf.	33.12	N/A	N/A	✓	✓	●	✓	✓	✓	✓	✗	✗	●			1
41	Enterprise and Employment	1.758	45	55	✓	✓	●	✓	✓	✓	✓	✓	✓	●	Developer led	Masterplan required Site flood mitigation/design required	2

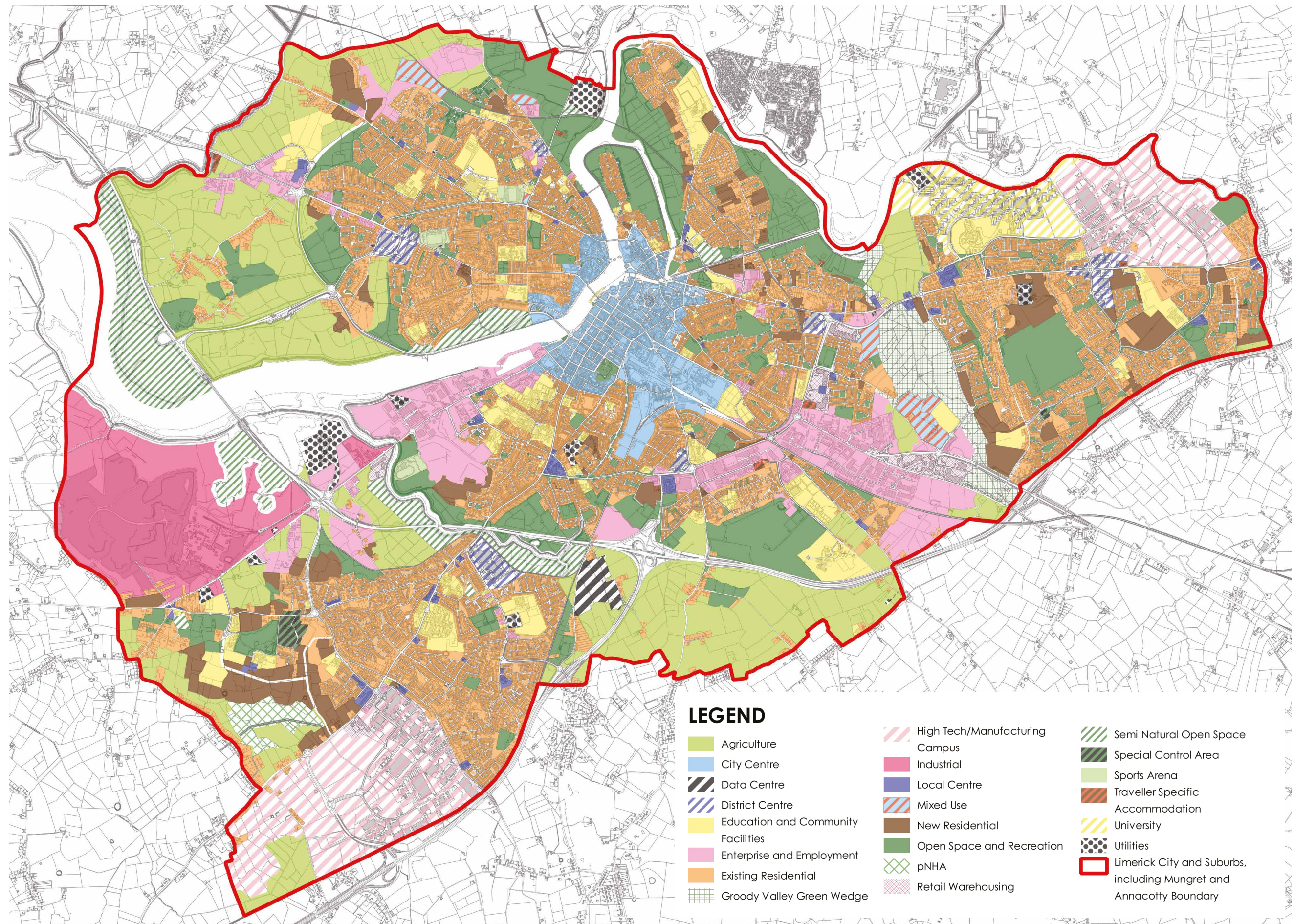


Map 2: Limerick City and Suburbs (in Limerick), Mungret and Annacotty - Employment Settlement Capacity Audit



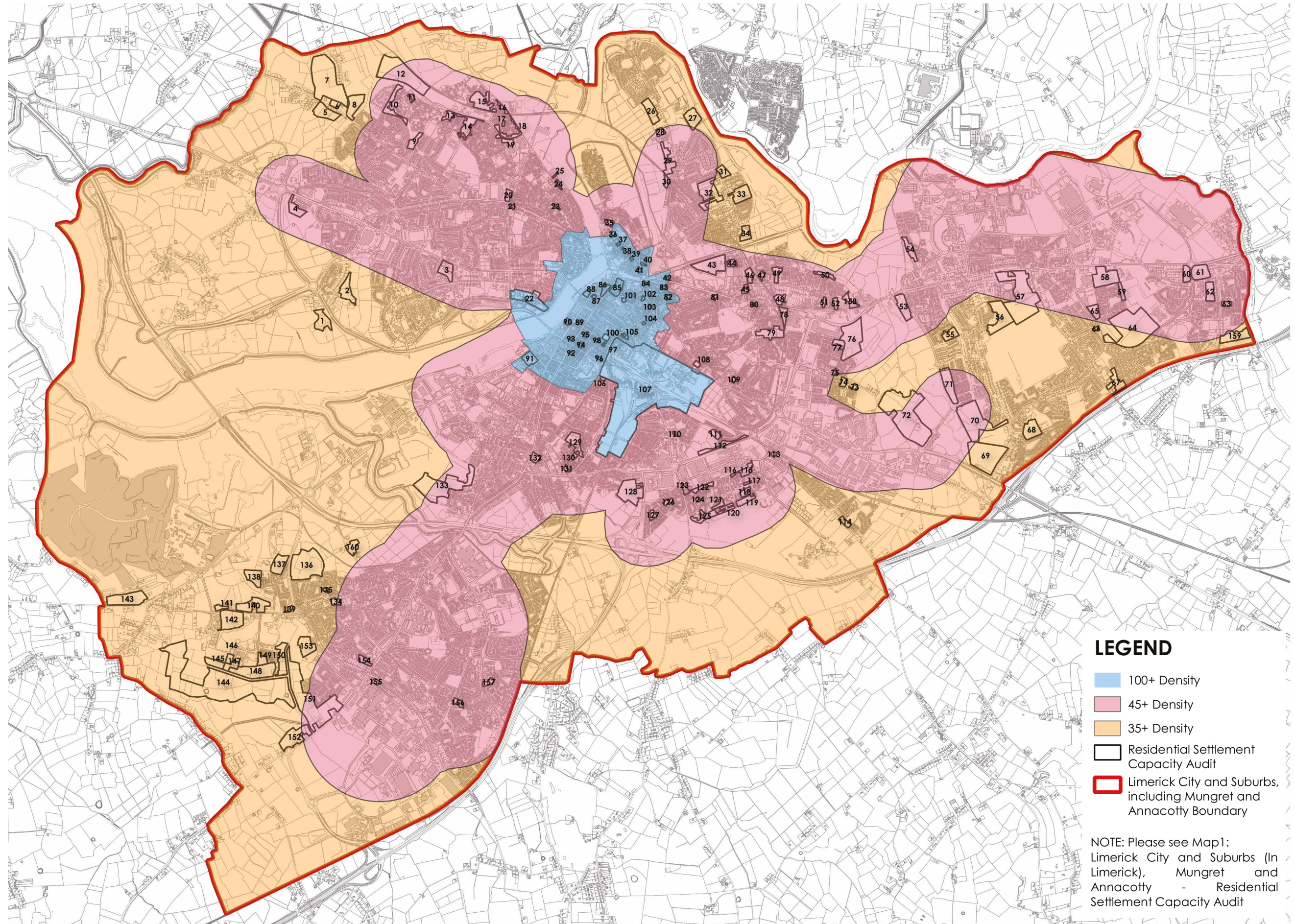


Map 3: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty - Zoning Map



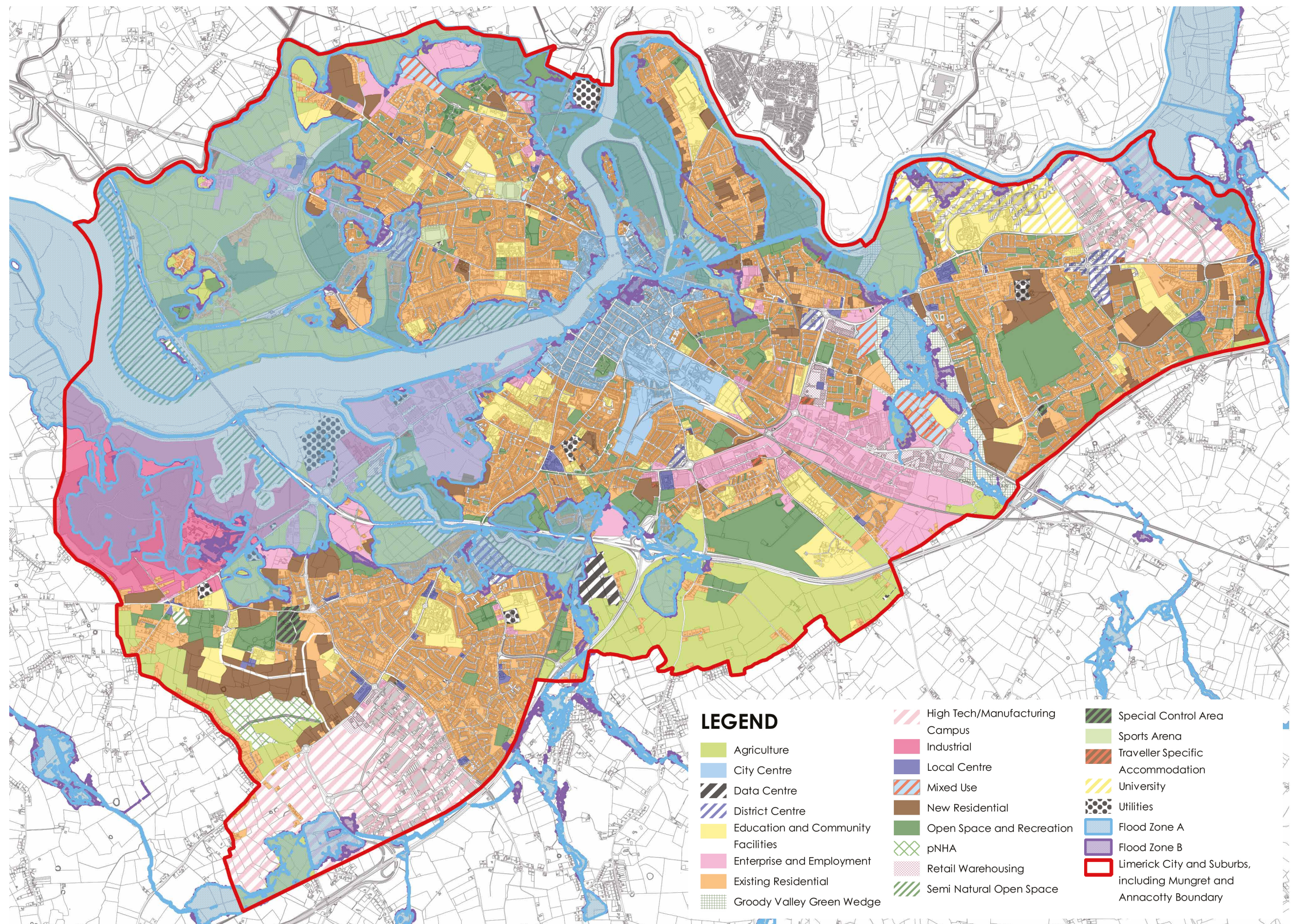


Map 4: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty - Density Map





Map 5: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty - Flood Map





Map 6: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty - Transport Map

