

Draft Castleconnell Local Area Plan 2023 – 2029

Section 20 (3)(c) Chief Executive's Report to the Elected Members on Submissions received during the Draft Local Area Plan Public Consultation

14th December 2022

**Limerick City and County Council
Forward Planning
Economic Development and Enterprise Directorate
Merchants Quay
Limerick**



**Comhairle Cathrach
& Contae Luimnigh**

**Limerick City
& County Council**

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1.0 INTRODUCTION

This Chief Executive’s Report outlines the submissions made following publication of the Draft Castleconnell Local Area Plan 2023 - 2029. The report sets out the Chief Executive’s responses and recommendations to the issues raised and any amendments to the Draft LAP. The report is part of the statutory procedure for preparing a new Local Area Plan (LAP) as set out in Section 20 of the Planning and Development Act, 2000 (as amended).

The Draft Local Area Plan was placed on public display for a six week period from the 1st October 2022 to 14th November 2022 inclusive. A public drop in information session was held between 3pm and 7pm on the 13th of October in the ACM Centre in Castleconnell. Forty eight written submissions were received within the statutory timeframe. Two submissions were received outside the statutory period.

1.1 STRUCTURE OF THIS REPORT

Part A addresses each of the written submissions received within the statutory public display period. It includes the names of the individuals or bodies who made submissions, a summary of the issues raised, a response and recommendation of the Chief Executive on issues raised.

Part B outlines the proposed amendments recommended to the text of the Draft LAP in response to the Chief Executive’s recommendations on the submissions received. Any paragraph, policy or objective to be amended in the Draft LAP is reproduced in full with additional new text shown underlined in green and text to be deleted shown ~~struck through in red~~.

Part C incorporates updates to the Environmental reports including Strategic Environment Assessment, Appropriate Assessment and an updated Strategic Flood Risk Assessment prepared in line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), to support the plan making process.

1.2 PROGRESS TO DATE AND NEXT STEPS

The steps in the process of preparation of the Local Area Plan for Castleconnell are shown in the following table:

| Date | Stage |
|-------------------------------|---|
| 13 th January 2022 | Notification of official commencement of Draft Castleconnell Local Area Plan 2023 -2029 |

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| 12 th February – 28 th March 2022 | First issues stage: Submissions were invited |
| 1 st October 2022 – 14 th November 2022 | Draft Plan on public display: Public submissions invited during statutory period |
| The remaining stages of the Plan are as follows: | |
| December 2022 | Chief Executive's Report issued to the Elected Members of the Metropolitan District of Limerick for consideration |
| January Municipal Meeting | Elected Members of the area shall consider this report and make or amend the Draft Plan. |
| February/March 2023 | Material Alterations will be placed on display for a further 4 weeks. Public submissions can only be made on the proposed alterations |
| March 2023 | Chief Executive's Report on submissions issued on the Material Alterations issues to Elected Members for consideration. |
| April 2023 | Final adoption of Plan by Elected Members, having considered the Chief Executive's Report on the submissions received on the Material Alterations |
| June 2023 | Plan comes into effect 6 weeks from the date of adoption |

Following receipt of the Chief Executive's Report, the Members of the Metropolitan District of Limerick have up to 6 weeks in which to consider the contents of this report and the Draft LAP. Members may then accept the Draft LAP and adopt it or amend the Plan. Should amendments be proposed which, would constitute material alterations to the Draft LAP, there is a further public display period (4 weeks) giving the public an opportunity to comment on the proposed amendments only. This is followed by the preparation of a second Chief Executive's Report to the Elected Members on any submissions received on the proposed amendments.

Members may then decide to make the LAP with or without the proposed amendments or with modifications to the proposed amendments, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Metropolitan District of Limerick. During the LAP process the Council must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

PART A**SUBMISSIONS, RESPONSES AND CHIEF EXECUTIVE'S RECOMMENDATION****2.0 PERSONS/ BODIES WHO MADE SUBMISSIONS WITHIN THE STATUTORY TIMEFRAME**

| Submission No. | Submission received from |
|--------------------------|---|
| Prescribed Bodies | |
| 1 | Office of the Planning Regulator (OPR) |
| 2 | Department of Housing, Local Government and Heritage(DHLGH) |
| 3 | Department of Agriculture, Food and Marine |
| 4 | Department of Education |
| 5 | Department of Environment, Climate and Communications |
| 6 | Department of Transport |
| 7 | Transport Infrastructure Ireland (TII) |
| 8 | Irish Water (IW) |
| 9 | Office of Public Works (OPW) |
| Other | |
| 10 | Pat O' Connor |
| 11 | Seamus Gray |
| 12 | Pat Dillon – Limerick Juniors Kayak Club |
| 13 | Sunny Lane Creche |
| 14 | Vincent Warfield |
| 15 | Jordan Hurley |
| 16 | BCM - John McNamara |
| 17 | Sean Madigan |
| 18 | Vincent Warfield |
| 19 | Kathleen Warfield |

| Submission No. | Submission received from |
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| 20 | Paul Cosgrave |
| 21 | Suzanne Collins |
| 22 | Rita O' Dowd |
| 23 | Noel Prendiville |
| 24 | Eileen Prendiville |
| 25 | Richie Ryan |
| 26 | Janet Coughlan and Martin Joyce |
| 27 | Eoghan Meskell |
| 28 | John O' Byrne |
| 29 | Eamonn McQuade |
| 30 | Ken O' Neill |
| 31 | Cllr Michael Murphy |
| 32 | Marie Meskell |
| 33 | Chelsea Canavan |
| 34 | Donal Ryan |
| 35 | John and Tonja Frakas |
| 36 | Will Breen on behalf of John Mitchell, Pat Keating, Mary Keating and Elizabeth Breen |
| 37 | Daniel Meskell |
| 38 | Sean Madigan |
| 39 | Dave and Fidelma Ryan |
| 40 | Adrian and Nicky McNamara |
| 41 | Elé Madigan |
| 42 | Harrison O' Dowd for Gubbins |

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| 43 | Tara Madigan |
| 44 | Patrick Meskell |
| 45 | Georgia Corcoran |
| 46 | Roger and Anna Hayes |
| 47 | Marta Bednarek |
| 48 | Cian Warfield |

2.1 PERSONS/ BODIES WHO MADE SUBMISSIONS OUTSIDE THE STATUTORY TIMEFRAME

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| Late submissions: |
| National Transport Authority |
| Senator Paul Gavan |

2.2 SUBMISSION SUMMARIES, CHIEF EXECUTIVE’S RESPONSES AND RECOMMENDATIONS

| 1 | Name/Group: | OFFICE OF THE PLANNING REGULATOR (OPR) Ref: LCC – 160 – CASTL – 43 |
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| Submission: | | Response |
| | <p>1. General:</p> <p>The OPR acknowledge the considerable, evident work in preparing the Plan against the backdrop of evolving higher level planning policy, regulatory context, and the need to balance competing pressures within an increasingly complex system.</p> <p>The Office has evaluated and assessed the Draft Plan under the provisions of the Planning and Development Act 2000(as amended), the Limerick Development Plan, the RSES and the relevant Section 28 guidelines. The Office makes two recommendations and one observation in this submission.</p> <p>The Office considers the Draft a positive, evidence based planning strategy to guide Castleconnell over the next 6 year and it commends the inclusion of a detailed and clear settlement capacity audit and infrastructure assessment with costing estimates to inform the land use zoning objectives. The inclusion of Opportunity Site 1 with much needed housing and a small park is also welcomed and the Office strongly commends and considers best practise the inclusion of a focused monitoring strategy for the implementation of key actions.</p> <p>Further consideration is required in the following areas:</p> <ul style="list-style-type: none"> • Density • Flooding • Enterprise and Employment zoned lands | <p>1. General</p> <p>Noted and welcomed.</p> |

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| <p>2. Consistency with the Regional Spatial and Economic Strategy for the Southern Region: The Draft LAP is generally consistent with the policy objectives in the Regional Spatial and Economic Strategy.</p> <p>3. Development Plan and Core Strategy: The Office considers the housing targets, overall land use zoning objectives and policy objectives to be generally consistent with the Limerick Development Plan.</p> <p>4. Compact Growth and Tiered Approach to Zoning: The draft LAP is consistent with national and regional objectives for compact growth, having regard to the CSO settlement boundary, however clarity is required in relation to densities which appear to conflict with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009). Reference is drawn to Objective H3 and Table 2 Density Standards in Section 3.4.1, where it is unclear if the densities are maximum or minimum standards. The submission sets out that implementation of a 22 units per hectare maximum standards would not be in compliance with the Density Guidelines and a range of residential densities is recommended. It concludes that clarity is required in Table 2 that these densities are minimum densities and that a range of densities will be considered on New Residential and other Mixed Use lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009).</p> <p>5. Economy and Employment Recommendation 1: Having regard to the policies and objectives of the Limerick Development Plan; The proposed policies SMT P1 and SMT P2 of the Draft LAP;</p> | <p>2. Consistency with the Regional Spatial and Economic Strategy for the Southern Region: Noted.</p> <p>3. Development Plan and Core Strategy Noted.</p> <p>4. Compact Growth and Tiered Approach to Zoning: Table 2 sets out that 22 units per hectares on New and Existing Residential lands and 10 units per hectares on Residential Serviced Sites Lands are minimum densities. For further emphasis the text accompanying the Table will specify that “The following <u>minimum</u> densities shall apply to residential zoned lands in Castleconnell”. Objective H3 will also be amended to include: <u>“and encourage a range of densities will be considered on New Residential and other suitably zoned lands, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009).”</u></p> <p>5. Economy and Employment In order to avoid leapfrogging the location of the Enterprise and Employment land shall be relocated to adjoin the New Residentially zoned lands at Coolbawn and lands will be</p> |
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| <p>Provisions of the sequential approach to zoning under the Development Plan Guidelines for Planning Authorities (2022); NSO1 compact growth and NPO 54 of the National Planning Framework and RPO 151 of the RSES; and Provision of the Climate Action and Low Carbon(amendment) Act 2021 and the Climate Action Plan 2021 and the goals of the National Sustainable Mobility Policy (2022) and Town Centre First, A Policy Approach for Irish Towns(2022) the Planning Authority is required to:</p> <p>Revise the location and arrangement of the proposed Enterprise and Employment zoning objective and the adjacent Agriculture zoning objective to provide for the proposed Enterprise and Employment zoned to be contiguous with the New Residential zoning objective to the north west in order to facilitate pedestrian and cycle access/permeability through to Station Road/Railway Road;</p> <p>Include clear objectives in the LAP to facilitate and require pedestrian/cycling permeability between the enterprise and employment lands and Station Road/Railway Road before or in tandem with the development of the said lands; and</p> <p>To consider the inclusion of relevant objective/policy to protect the amenities of neighbouring New Residential lands or sensitive uses.</p> | <p>zoned for agriculture use adjoining the Belmont Road.</p> <p>Objective SM 1: Movement and Accessibility shall be amended to include in objective a) <u>Any development of the lands at Coolbawn for Residential and Enterprise and Employment use shall provide for pedestrian/cycling permeability between these lands and Station Road/Railway Road.</u></p> <p>Objective ED 1 already includes for a requirement to provide for a buffer to provide a buffer to protect residential amenity. However in the interest of clarity minor amendments shall be made to the objectives as follows: Amend Objective ED 1: Enterprise and Employment Objectives b) Ensure any proposals for lands zoned for Enterprise and Employment adjoining the <u>R445 and the R525</u> and the Belmont Road include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the regional roads <u>have sufficient capacity to facilitate the</u></p> |
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| <p>6. Flood Risk Management:</p> <p>The OPR welcomes the Strategic Flood Risk assessment and the inclusion of plan making justification tests for certain lands and the identification of appropriate development constraints for those lands.</p> <p>There is concern that no Justification test was included for part of lands proposed to be zoned Education and Community (a highly vulnerable use type) located on greenfield lands within Flood Zone A and B.</p> <p>The submission notes that a large portion of the zoned Education and Community lands are outside of Flood Zone A/B, however the only access is via Flood Risk Zones A/B. The submission notes that emergency access and egress points and essential infrastructure are also defined as highly vulnerable under the Flood Guidelines.</p> <p>No test was included for part of proposed New Residential zoned lands at Stradbally North. It is recommended that as these lands have not passed the plan making Justification test they should not be zoned.</p> <p>Additionally the Office identifies a concern that the provision relating to Flood Risk Zones A/B within the Special Control Area do not provide sufficient clarity in relation to flood risk management. Specifically the Agriculture and Open Space land use zoning objective would appear to allow for vulnerable development in flood risk areas,</p> | <p>extent of the development planned. The cost of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposal at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed developments <u>and any existing or proposed</u> the adjoining residential developments.</p> <p>6. Flood Risk Management</p> |
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| <p>where Part 2 of the plan making Justification test has not been passed. It is recommended that in these circumstances future development should be limited to water compatible developments only in accordance with the Flood Guidelines. Reference is made to Section 9.3 of the Draft Plan which refers to the SFRA and Objective IU 05 Flood Risk Management which seeks to ensure that development in flood prone areas is generally limited to minor developments.</p> <p>Recommendation 2: Having regard to NPO 57 of the NPF and RPO 116 of the RSES; to policy CAF P5 of the Limerick Development Plan 2022-2028, and to the provisions of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is required to:</p> <ul style="list-style-type: none"> (i) Amend Objective IU 05 to limit future development of lands within Flood Risk Zone A/B in accordance with the plan-making Justification Tests in the SFRA; (ii) Review the proposed: <ul style="list-style-type: none"> (a) Education and Community land use zoning objective for lands within Flood Risk Zone A/B at Castle Rock, Coolbane; | <ul style="list-style-type: none"> (i) Include additional text in accordance with Recommendation 1, Objective IU 05 as recommended. (ii) <ul style="list-style-type: none"> (a) The lands zoned for Education and Community purposes and within Flood Zone A and B are part of a site which planning permission has been granted for a crèche and for which a commencement notice has been submitted. Planning Reference 19/518 refers. A site specific Flood Risk assessment was submitted and deemed acceptable during the course of the planning process and subsequent planning appeal granted by An Bord Pleanála on this site. As part of the appeal to ABP a Flood Assessment and accompanying supporting documentation set out that the principle of a crèche at this site was conditioned in previous |
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| | <p>(b) New Residential lands use zoning objective for lands within Flood Risk Zone A/B at Stradbally North;</p> <p>To carry out a plan making justification test as necessary, and where this is not passed to clearly limit future development to water compatible uses;</p> <p>(iii) Consider, in conjunction with (ii), the means of access and egress for/from lands referred to in (ii)(a) that are not within Flood Risk Zone A/B, having regard to the designation of emergency access/egress points and primary transport routes as highly vulnerable to flood risk; and</p> <p>(iv) Limit future development within the Special Control Area, the Agriculture and Open Space land use zoning objectives within Flood Risk Zone A/B to water compatible development.</p> | <p>permissions under parent permissions. Further the report established that 100% of the buildings are within Flood Zone C. The conditions attached to this grant of permission also requires the written agreement of the Planning Authority in relation to an emergency access in the event of a flood at Castlerock. This issue is presently being resolved with the Council.</p> <p>An updated Strategic Flood Risk Assessment has been carried out to inform the plan preparation and justification has been provided to support this zoning.</p> <p>(b) Noted – the area of residentially zoned lands that fall into Flood Zone A and B will be amended to ensure that no residential lands are included in the flood zone.</p> <p>(iii) The access roads to the Education and Community zoned lands where a crèche has been granted under planning reference 19/518 skirts along the outline of Flood Zone A and have minor interaction with lands identified in Flood Zone B. The issue of access was considered in the planning process and permitted.</p> <p>(iv) Include recommended text in Chapter 10 to limit future development to water compatible development.</p> |
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| <p>7. Environment, Heritage and Amenity: The OPR acknowledge the preparation of the Natura Impact Report (incorrectly termed Natura Impact Statement) and recommends that the seven mitigation measures set out to avoid adverse effects on the River Shannon and its Special Area of Conservation from the proposed greenways and blueways should be incorporated into the Draft LAP.</p> | <p>7. Environment, Heritage and Amenity: Amend the report title from Nature Impact Statement to Natura Impact Report and include the seven mitigation measures set out in the report in the Draft Plan in Objective C2.</p> |
| <p>Chief Executive Recommendations</p> | |
| <p>1-3 . Noted.</p> <p>4. Amend text accompanying Table 2 to read “The following <u>minimum</u> densities shall apply to residential zoned lands in Castleconnell”. Objective H3 will also be amended to include: <u>And encourage a range of densities will be considered on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009).</u></p> <p>5. Amend the Land Use Zoning Map to replace an area of agricultural land with Enterprise and Employment lands and Enterprise and Employment land with Agricultural land. Amend the Settlement Capacity Audit for the new Enterprise and Employment Site</p> <p>Amend Objective SM 1: Movement and Accessibility will be amended to include in objective a) <u>Any development of the lands at Coolbawn for Residential and Enterprise and Employment use shall provide for pedestrian/cycling permeability between these lands and Station Road/Railway Road.</u></p> <p>Amend Objective ED 1: Enterprise and Employment Objectives b) Ensure any proposals for lands zoned for Enterprise and Employment adjoining the R445 <u>and the R525 and the Belmont Road</u> include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the regional roads <u>have</u> sufficient capacity to facilitate the extent of the development planned. The cost of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposal at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed developments <u>and any existing or proposed</u> the adjoining residential developments.</p> <p>6.</p> <p>(i) Insert (e) in Objective IU 05: Flood Risk management <u>ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA.</u></p> <p>(ii) (a) Refer to Part D Strategic Flood Risk Assessment.</p> | |

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| | <p>(iii) (b) Amend the Land Use Zoning Map and the Flood Map to reduce the area of residentially zoned land at Stradbally North to .23 hectares and amend the area in the Settlement Capacity Audit for the reduced site number 1 as appropriate.</p> <p>(iv) No change</p> <p>(v) Include the following text in Chapter 10 Land Use Zoning Objective and Purpose for Open Space and Recreation, Special Control Area and Agriculture to <u>Limit future development within Flood Risk Zone A/B to water compatible development.</u></p> <p>7. Amend the Environmental report title from Natura Impact Statement to Natura Impact Report and include the seven mitigation measures set out in the report in the Draft Plan in objective C2: New Amenity Areas Walkways and Cycleways as part (b) and the Natura Impact Report</p> <ol style="list-style-type: none"> 1. <u>Careful consideration shall be taken in areas containing sensitive habitats and species and in particular, Natura 2000 sites, environmental assessments shall be carried out to an appropriate level to safeguard these areas.</u> 2. <u>Ensure that walkways are taken inland from the river bank to prevent disturbance of habitat features and bird life. Adequate buffer distances shall be provided to prevent disturbance of birds, other species and riparian habitats and shall also incorporate where possible screening or use of existing topography to screen human movements. Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for additional public access.</u> 3. <u>Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are already subject to human disturbance.</u> 4. <u>Ensure that walkways are appropriately designed and developed to allow room for birds and other species to withdraw.</u> 5. <u>Avoid looped walks around the entirety of ponds, lakes and water bodies and habitat features close to the river channel.</u> 6. <u>Lighting shall be designed to take account of sensitive habitats and shall only be permitted, if deemed suitable and supported with an appropriate level of environmental assessment.</u> 7. <u>Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases, such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.</u> |
| | <p>SEA/AA Response:</p> <p>Many of the changes outlined to the proposed Draft Plan, include positive alterations, which will provide clarification and compliance with national and regional policy.</p> <p>In relation to flooding, a flood relief scheme is being prepared for the village and up to date mapping and zoning specific justification tests have been used to update the plan.</p> <p>In simple term the changes proposed above in response to the OPR submission will confer environmental benefits, when implemented and will ensure compliance with higher tier plans and guidance.</p> |

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| 2 | Name/Group: | DEPARTMENT OF HOUSING, LOCAL GOVERNMENT AND HERITAGE (DHLGH) Ref: LCC – C160 – CASTL – 42 |
| | Submission: | Response |
| | <p>1. The Department welcomes the Draft Plan and overall concurs with the objectives as set out in the Draft plan for archaeological heritage resource (Obj CH09). The submission recommends that the LAP cross reference the Limerick Development Plan and recommends that a statement is included in the section on archaeological heritage of the nature of archaeological heritage. The archaeological heritage is comprised of all material remains of past societies with the potential to add our knowledge of such societies.</p> <p>Recommended overarching objectives for the protection of the archaeological heritage:</p> <p>The submission requests the following as a policy objective to be included in the Plan:</p> <p><i>It will be the objective of the Council to protect in an appropriate manner all elements of the archaeological heritage and other features of the following categories:</i></p> <p>a) <i>Sites and monuments included in the Sites and Monuments Record (SMR) as maintained by the National Monuments Service (NMS);</i></p> <p>b) <i>Monuments and Places included in the Record of Monuments and Places (RMP) as established under Section 12 of National Monuments (Amendment) Act 1994;</i></p> <p>c) <i>Historic monuments and archaeological areas, included in the Register of Historic Monuments as established under Section 5 of the National Monuments (Amendment) Act 1987;</i></p> <p>d) <i>National Monuments subject to Preservation Orders under the National Monuments Acts 1930 to 2014 and</i></p> | <p>1. The Council recognise the historic importance of Castleconnell and will continue to engage and work with the Department of Housing, Local Government and Heritage to safeguard the historic importance of the village. Map 5 in the Draft LAP identifies national monuments and zones of associated notification. Include the following text in Section 8.4 Archaeological Heritage - <u>Archaeological heritage is comprised of all material remains of past societies with the potential to add our knowledge of such societies.</u></p> <p>The Draft LAP aligns with the Limerick Development Plan 2022 – 2028, Section 6.5.1 Archaeological Heritage. The policy objective outlined is contained in the Limerick Development Plan 2022 – 2028. It is not considered necessary to reiterate policies and objectives contained in the Development Plan in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem.</p> |

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| <p><i>National Monuments, which are in the ownership or guardianship of the Minister for Housing, Local Government and Heritage or a local authority.</i></p> <p><i>e) Archaeological objects within the meaning of the National Monuments Acts;</i></p> <p><i>f) Wrecks protected under the National Monuments Acts 1930 to 2014 or otherwise included in the Wreck View maintained by the National Monuments Service;</i></p> <p><i>g) Where, under Section 3 of the National Monuments (Amend) Act 1987 a place on, in or under the seabed(of territorial waters) or land covered by water where a wreck or an archaeological object lies or formally lay;</i></p> <p><i>h) Archaeological features not as yet identified, but which may be impacted on by development;</i></p> <p>When assessing planning applications the planning authority must be informed by national policy on the protection of archaeology – Framework and Principles for the Protection of Archaeological Heritage (Government of Ireland 1999) and the specific recommendations made by the Government Minister responsible for the protection of archaeological heritage shall be given full consideration by the planning authority.</p> <p>2. Preservation:</p> <p>The Council shall protect archaeological heritage through ensuring preservation in-situ or preservation by record, as appropriate, with preservation in-situ being the first option to be considered, being presumed to be the preferred option. The Department suggests the inclusion of 31 additional policy objectives which seek to safeguard archaeological discoveries. Examples include protection and</p> | <p>2. Preservation</p> <p>The Draft LAP aligns with the Limerick Development Plan 2022 – 2028, Section 6.5.1 Archaeological Heritage. The policy objective outlined is contained in the Limerick Development Plan 2022 – 2028. It is not considered necessary to reiterate policies and objectives contained in the Development Plan in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem</p> |
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enhancement of existing monuments, historic wrecks and archaeological objects and their setting and amenities, carrying out of archaeological assessments, attaching appropriate conditions to planning applications and means of preservation of newly discovered archaeological material.

3. Climate Change:

Submission notes that the impacts of climate change on archaeological resources has been considered in the Plan and requests the following is included as objectives in the proposed plan:

- *To promote awareness and the appropriate adaption of Ireland's built and archaeological heritage to deal with the effects of climate change.*
- *To identify the built and archaeological heritage in local authority ownership and areas at risk from climate change including, but not necessarily restricted to, the Record of Monument and Places, protected structures and architectural conservation areas designated in the development plan.*
- *To undertake climate change vulnerability assessments for the historic structures, sites and wrecks in this area.*
- *To develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage (including underwater cultural heritage) in this area.*
- *To develop resilience and adaptation strategies for the built and archaeological heritage (including underwater cultural heritage) in this area.*
- *To develop the skills capacity within the local authority to address adaptation/mitigation/emergency management issues affecting historic structures and sites in order to avoid inadvertent loss or damage in the course*

3. Climate Change

The Council will be guided by the Government policy 'Built and Archaeological Heritage – Climate Change Sectoral Adaption Plan', 2019 Department of Culture, Heritage and the Gaeltacht. Objective CH 1: Climate Change shall be amended to include a new objective which will g) promote the appropriate adaption of built heritage to respond to the effects of climate change.

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| <p><i>of climate change adaptation or mitigation works.</i></p> <p>The appendices included in the Draft Plan including maps, sites, monument and protected structure are noted as useful resources.</p> <p>4. Overview of policy context:</p> <p>Key national policy documents pertaining to archaeology and built heritage include Heritage Ireland 2030, the Climate Change Sectoral Adaptation Plan for the built and Archaeological Heritage, 2019, the Built Vernacular Strategy, 2021 and the National Policy on Architecture. The Department seeks where possible the including of the policies and objectives of these documents into future development plans.</p> <p>The Programme for Government supports the 17 No. Sustainable Development Goals adopted by the United Nations and built on the principle of ‘leaving no one behind’. Cultural and natural heritage as part of the wider built environment is represented by Goal No. 11—make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Targets to be achieved are wide-ranging including the adoption and implementation of integrated policies and plans towards ‘inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters and implement holistic disaster risk management at all levels’, whilst targets for cultural and natural heritage are focused on strengthening its protection.</p> <p>The Department welcomes the opportunity for making cultural heritage more accessible and better integrated with tourism and recreational opportunities in the county and supports the integration of heritage through</p> | <p>4. Overview of policy context</p> <p>The Draft LAP aligns with the Limerick Development Plan 2022 – 2028, Section 6.5.1 Archaeological Heritage. Reference to key national policy documents pertaining to archaeology and built heritage is made in the Development Plan. It is not considered necessary to reiterate these plans in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem</p> <p>The Council will continue to liaise with relevant stakeholders in the development management process and comply with national policy in relation to protection of archaeology.</p> |
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| <p>the implementation of blue and green infrastructural projects.</p> <p>5. Archaeology – Underwater Unit Submission recommends that the Plan should have definitive sections/policies on the protection of the plan areas underwater cultural heritage both known and potential underwater archaeology.</p> <p>6. Underwater Archaeology Submission outlines that the River Shannon hosts much of Ireland premier underwater heritage and it is recommended that additional text to added to Objective CH 09 as follows:</p> <p>a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, <u>including wreck, sites and objects underwater.</u> This is to include all sits listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. <u>In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the County Archaeologist.</u></p> <p>b) Protect and preserve (in situ or at a minimum preservation by record) all sites and features of historical interest discovered subsequent to</p> | <p>5. Archaeology – Underwater Unit The Draft LAP aligns with the Limerick Development Plan 2022 – 2028, Section 6.5.1 Archaeological Heritage. The policy objective outlined is contained in the Limerick Development Plan 2022 – 2028. It is not considered necessary to reiterate policies and objectives contained in the Development Plan in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem</p> <p>6. Underwater Archaeology Underwater archaeology is covered in Section 6.5.1 and 6.5.3 in the Development Plan however having regard to the significance of the River Shannon in Castleconnell village it is considered appropriate to include the following text in Objective CH 09:</p> <p>a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, <u>including wreck, sites and objects underwater.</u> This is to include all sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. <u>In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the County Archaeologist.</u></p> <p>b) Protect and preserve (in situ or at a minimum preservation by record) all sites and features of historical interest discovered subsequent to</p> |
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| <p>the publication of the Record of Monuments and Places.</p> <p>c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. <u>In assessing proposals for development the Council will take account of the archaeological potential of rivers and other waterways.</u></p> <p>d) Ensure that the area of a monument and the associated buffer shall not be included as apart from the open space requirement demanded of a specific development but should be additional to the required open spaces, and if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development.</p> <p><u>e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.</u></p> <p>7. Nature conservation Submission welcomes Objective CH02 in relation to habitats and connected corridors for species movement and supports the conclusion in the NIS however the Department does not consider that the concerns outlined in the NIS in relation to proposed transport routes is adequately</p> | <p>the publication of the Record of Monuments and Places.</p> <p>c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. <u>In assessing proposals for development the Council will take account of the archaeological potential of rivers and other waterways.</u></p> <p>d) Ensure that the area of a monument and the associated buffer shall not be included as apart from the open space requirement demanded of a specific development but should be additional to the required open spaces, and if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development.</p> <p><u>e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.</u></p> <p>7. Nature conservation The Plan recognises that the construction of walkways, cycleways, greenways and blueways are developments in their own right and they will be subject to appropriate assessment and ecological assessment in the same way as other developments. They will not be supported or permitted where they</p> |
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| <p>reflected in the Plan. In this regard a clear statement should be set out in the Plan that will not support projects which will be detrimental to existing blue green infrastructure and the existing ecology and biodiversity as a result of the construction of transport routes or other GBI.</p> <p>Submission notes that support in the plan for the construction of walkways, cycleways, greenways and blue ways including where they adjoin the Lower River Shannon SAC and it is recommended that the Plan is clear that these are developments and are subject to the same environmental and ecological assessments as other developments and they will not be supported where there is an adverse environmental effect. Submission states that where the plan indicate support for such projects without qualifying this support it cannot be concluded that the plan itself will not adversely impact the integrity of a European Site.</p> <p>The submission notes that Objective CH 06 seeks to protect the integrity of the Lower River Shannon SAC however the Department seeks these protection measures to be integrated throughout the Plan. In this regard specific reference is made to Objective C2 New Amenity Areas Walkways and Cycleways (a) and (b)</p> <p>Objective C3(d) extension to the playground</p> <p>Section 6.2 referencing expanding walks adjoin or within the SAC,</p> | <p>contravene the objectives of higher level plans (such as the LDP or RSES) or where they will have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity.</p> <p>In order to protect the integrity of the Lower River Shannon SAC it is proposed to amend objective C2 by adding the following to a): <u>Proposals for new Walkways/Cycleways, Greenways and Blueways within the SAC will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p> <p>Amend C3 and add the following to d): <u>This extension will be subject to appropriate environmental assessment and any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted</u></p> <p>Amend Section 6.2 to add <u>Any expanding walks adjoining or within the SAC which would have significant adverse effects on the</u></p> |
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| | <p>Objective ED 2 Tourism</p> <p>Section 8.2 Biodiversity and Blue green infrastructure Enhancement Opportunities Reference in this regard is also made to RSES Policy Objective 01, RPO 124(d), Section 7.2.7 and RPO 201 which further requires rigorous environmental assessment in designated and sensitive European sites.</p> <p>8. Objective EH 018 of the Limerick Development Plan is also referenced which requires a riparian buffer of 20m on greenfield sites and the Department recommends this is applied against transport routes in the Plan. The second part of the objective which requires proposals to have cognisance of the contents of the Inlands Fisheries Ireland Documents Planning for Watercourse in Urban Environments which provide guidance on the location of pathways and recommends that greater than 10m of streamside zone should be left undisturbed with pathways located in the zone over 15m from rivers is also noted, referenced and recommended for full application.</p> | <p><u>integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p> <p>Amend Objective ED 2 and add the following to b): <u>Proposals for new Walkways/Cycleways, Greenways and Blueways within the SAC will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p> <p>Amend Section 8.2 and add the following: <u>This Plan promotes networks of blue green infrastructure as aligned with higher-level plans, including the Limerick Development Plan 2022-2028, and the Regional Spatial and Economic Strategy for the Southern Region.</u></p> <p>8. All proposal for the development walkway/cycleway will be subject to an appropriate level of environmental assessment and will involve engagement with relevant stakeholders.</p> |
| | <p>Chief Executive’s Recommendations:</p> <ol style="list-style-type: none"> 1. Section 8.4 Archaeological Heritage – Add the following text <u>Archaeological heritage is comprised of all material remains of past societies with the potential to add our knowledge of such societies.</u> 2. No change. | |

3. Amend Objective CH1 Climate change to include g) promote the appropriate adaption of built heritage to respond to the effects of climate change
4. No change.
5. No change.
6. Add the following text to Objective CH 09:
 - a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, including wreck, sites and objects underwater. This is to include all sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the County Archaeologist.
 - c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. In assessing proposals for development the Council will take account of the archaeological potential of rivers and other waterways.
 - e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.
7. Add the following text to Objective C2 a) New Amenity Areas Walkways and Cycleways Proposals for new Walkways/Cycleways, Greenways and Blueways within the SAC will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.
 Amend C3 and add the following to d):
This extension will be subject to appropriate environmental assessment and any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.
 Amend Section 6.2 to include:
Any expanding walks adjoining or within the SAC which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.
 Amend Objective ED 2 and add the following to b):
Proposals for new Walkways/Cycleways, Greenways and Blueways within the SAC will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.
 Amend Section 8.2 and add the following:

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| | <p>This Plan promotes networks of blue green infrastructure as aligned with higher-level plans, including the Limerick Development Plan 2022-2028, and the Regional Spatial and Economic Strategy for the Southern Region.</p> <p>8. No change</p> |
| | <p>SEA/AA Response: The inclusion of climate considerations for architectural heritage and additional biodiversity policy will provide protection for Architectural Heritage and safeguard biodiversity. It increases the range of policy responses to climate change and biodiversity loss in the plan.</p> |

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| 3 | Name/Group: | DEPARTMENT OF AGRICULTURE, FOOD AND MARINE Ref: LCC – C160 – CASTL - 11 |
| | Submission: | Response |
| | <p>Submission outlines that the Marine Engineering Division has no further observations with regard to the Draft LAP.</p> <p>Fishery Harbour Centre – No significant effect on these, as a result of the Draft LAP.</p> <p>Sea Fisheries – outside remit, no observations in Draft LAP.</p> <p>Aquaculture – some activity in Shannon Estuary, but outside the relevant zone.</p> | Submission noted. |
| | Chief Executive’s Recommendation: | |
| | Noted | |
| | SEA/AA Response: N/A | |

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| 4 | Name/Group: | DEPARTMENT OF EDUCATION Ref: LCC – C160 – CASTL - 19 |
| | Submission: | Response |
| | <p>1. The Department of Education notes the projected growth identified in the Development Plan’s Core Strategy for Castleconnell and notes that consideration was given to this in the drafting of the Limerick Development Plan. Castleconnell is served by 1 mainstream primary school and post primary school level is catered for in 2 schools in Newport.</p> <p>(a) Primary level – taking into account underlying demographic trends, it is anticipated that the level of potential</p> | <p>1. The Council will continue to actively engage with the Department of Education to ascertain their specific needs throughout Limerick. The preparation of the Draft Local Area Plan has considered the future expansion of the existing school in Castleconnell and a buffer zone has been incorporated around the existing school. To future proof for expansion of the school an additional area of .897 hectares of land is zoned for Education and Community purposes.</p> <p>Amend Table 6 in Section 10.3 to increase the area of zoned Education</p> |

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| | <p>increase in school place requirements arising from the increased population can be met by the existing facilities.</p> <p>(b) At post – primary level – it is anticipated that schools in Newport will continue to be in a position to meet the requirements for Castleconnell.</p> <p>The preference of the Department of Education is to expand existing facilities, where possible should the requirement for additional school places arise. Accordingly, the Planning Authority should examine the potential of a land buffer around the primary school to facilitate expansion, should the need arise.</p> <p>2. The Department notes and supports Policy C1: Community Infrastructure, Recreation and Open Space Strategic Policy and Objective C1 (b) and (d) Community and Educational Facilities.</p> <p>3. The Department notes the site zoned Community and Education and New Residential Development Area between Scanlon Park and Bruach na Sionna identified in Table 3 as Opportunity Site 1.</p> <p>4. In terms of assessing current and future capacity, the Department will be mindful of unforeseen circumstances which may arise such as the Ukrainian crisis which may put additional pressures on school place provision and could necessitate reassessment of school place provision from time to time. Further engagement will take place with the Council, where a review of school site provision is required.</p> | <p>and Community Lands by .897 hectares and decrease the area of Open Space and Recreation Lands by .897 hectares.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted.</p> |
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| | Submission concludes that engagement with the Council is welcomed and is critical in ensuring sufficient lands are zoned for this purpose. | | | | | |
| Chief Executive’s Recommendations: | | | | | | |
| <p>1. Amend the land use zoning map to change an area of .897 hectares zoned Open Space and Recreation to Education and Community zoned lands. Amend Table 6 Section 10.3 as follows:</p> | | | | | | |
| <table border="1"> <tr> <td data-bbox="272 622 580 703">Education and community facilities</td> <td data-bbox="580 622 1465 703">6.386 <u>7.283</u></td> </tr> <tr> <td data-bbox="272 703 580 786">Open Space and Recreation</td> <td data-bbox="580 703 1465 786">75.018 <u>74.121</u></td> </tr> </table> | | | Education and community facilities | 6.386 <u>7.283</u> | Open Space and Recreation | 75.018 <u>74.121</u> |
| Education and community facilities | 6.386 <u>7.283</u> | | | | | |
| Open Space and Recreation | 75.018 <u>74.121</u> | | | | | |
| 2-4. No change | | | | | | |
| <p>SEA/AA Response: The change in zoning is to ensure that the school is protected and has sufficient space to facilitate expansion, in order to cater for future school place demand in tandem with projected population growth. This “future proofs” lands for the school should the need arise and allows it to cater for school place demand in close proximity to the areas where this exists. It also reduces the need to develop new sites that may be located at a distance from their natural catchment. This is consistent with the requirement of compact growth and sustainable communities.</p> | | | | | | |

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| 5 | Name/Group: | DEPARTMENT OF ENVIRONMENT, CLIMATE AND COMMUNICATIONS Ref: LCC – C160 – CASTL - 40 |
| Submission: | | Response |
| <p>1. Submission sets out that the Department’s vision is for a climate neutral, sustainable and digitally connected Ireland which is achieved through collaboration. This requires strong leadership across the public sector. In this regard, the Department acknowledges that the LAP must be consistent with the NPF, RSES and the Limerick Development Plan and it recommends that the Strategic Outcomes contained in the NPF and the Regional Policy Objectives contained in the RSES, in relation to District Heating networks should be supported by way of explicit policies in the Plan.</p> | | <p>1. The Draft LAP aligns with the Limerick Development Plan 2022 – 2028, and policy support is provided in this plan for District Heating networks. It is not considered necessary to reiterate policies and objectives contained in the Development Plan, in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem.</p> |

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| | <p>National Strategic Outcomes 9 and Regional Policy Objectives 105 in relation to Clean Electric Heat Technologies and District Heating are considered key in terms of the delivery of cost effective heating to local communities</p> <p>2. Submission concludes that the Department are available for engagement with the Council in the following areas:</p> <ul style="list-style-type: none"> • Climate Action, Engagement and Adaptation; • Energy Generation and Networks; • Energy Use/Demand in the Built Environment; • The Circular Economy; • Communications; • Environmental Policy and Governance; • Waste and Natural Resources (incl. geosciences). | <p>2. Noted.</p> |
| Chief Executive's Recommendations: | | |
| 1-2. No change | | |
| SEA/AA Response: N/A | | |

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| 6 | Name/Group: | DEPARTMENT OF TRANSPORT Ref: LCC – C160 – CASTL -18 |
| | Submission: | Response |
| | <p>1. This submission noted that a number of important policy documents have been published since the previous plan and these need to be reflected in the plan. These cover the issues of accessible public transport for all and especially for persons with disabilities, reduced mobility and older persons. The documents include:</p> <p>The National Disability Inclusion Strategy (NDIS) 2017-2022, the United National Convention on the Rights of the Persons with Disabilities (UNCRPD) and the DMURS Interim Advice Note – Covid 19 Pandemic Response. These documents include</p> | <p>1. The Draft LAP aligns with the Limerick Development Plan 2022 – 2028. It is not considered necessary to reiterate policy documents contained in the Development Plan, in lower tier plans, as in assessing proposals for development, both the Development Plan and Local Area Plan will be considered in tandem.</p> |

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| | <p>specific actions assigned to local authorities in relation to issues such as the dishing of footpaths, accessible infrastructure including bus stops and the need to incorporate universal design in all transport projects including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.</p> <p>2. The submission recommends that reference to DMURS in the Draft Plan should be replaced with reference to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response.</p> <p>3. The submission sets out that a whole journey approach needs to be taken to public transport to make it accessible to people with disabilities i.e from beginning to end.</p> | <p>2. Amend SM1: Movement and Accessibility to include (g) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response</p> <p>3. No change.</p> |
| | <p>Chief Executive’s Recommendations:</p> <p>1. Noted.</p> <p>2. Amend Objective SM1 Movement and Accessibility to include (g) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response.</p> <p>3. No change.</p> | |
| | <p>SEA/AA Response:</p> <p>The inclusion of the DMURS up to date advice note ensures that the content of the plan is compliant with higher tier guidance, which is consistent with Environmental Protection Objective HTP1, the purpose of which is to ensure compliance with higher tier plans.</p> | |
| 7 | <p>Name/Group:</p> <p>TRANSPORT INFRASTRUCTURE IRELAND (TII) Ref: LCC – C160 – CASTL - 14</p> | |
| | <p>Submission:</p> <p>Transport Infrastructure Ireland (TII) has no specific observations to make in relation to the planning referral for the Local Area Plan for Castleconnell.</p> | <p>Response</p> <p>Submission noted.</p> |
| | <p>Chief Executive’s Recommendations:</p> <p>Noted</p> | |
| | <p>SEA/AA Response: N/A</p> | |

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| 8 | Name/Group: | Irish Water Ref: LCC - C160 – CASTL - 41 |
| | <p>Submission:</p> <p>Irish Water welcome the opportunity to comment on the Castleconnell Local Area Plan and a number of comments and observations are made in relation to public water services:</p> <p>1. Sustainable Drainage and Green-Blue Infrastructure</p> <p>Irish Water welcome the inclusion of objectives supporting the implementation of Sustainable Urban Drainage Systems (SuDS) and the enhancement of blue and green infrastructure to manage surface water, in line with the National Planning Framework and encourage their inclusion in new developments, including public realm and also when retrofitting existing developments.</p> <p>Submission notes the source for the Limerick City Water supply is a short distance downstream from Castleconnell and so the enhancement of GBI to improve water quality can play an important role in drinking water source protection.</p> <p>2. Irish Water is happy to engage with Planning Authorities to progress nature-based rainwater management and suggests referencing the recently published ‘Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document.</p> <p>3. Public Road and Public Realm Projects</p> <p>Public road and public realm projects can affect IW assets, and the proposed Flood Relief Scheme for Castleconnell is identified, as an example of a development that may impact IW Infrastructure. Development in the vicinity of Irish Water assets shall be in accordance with IW Standards. Details and Codes of Practice and Diversion Agreements</p> | <p>Response</p> <p>1. Noted.</p> <p>2. Noted and Section 9.2 Water Supply, Wastewater and Surface Water will be amended to include reference as requested.</p> <p>3. Public Road and Public Realm Projects</p> <p>The Council will ensure that early engagement takes place with all relevant stakeholders, in the preparation of the Flood Relief Scheme for Castleconnell, new road projects and public realm plans and upgrades.</p> |

with IW are requested for diversions/alternations to the networks. Early engagement of planned road and public realm projects is requested to enable IW to plan works accordingly and minimize disruption to the public.

Particular note should be taken of the location of strategic infrastructure such as the wastewater rising main to Castletroy WWTP.

4. Zoning

Available network information indicates that network extensions and upgrades may be required to service some zoned lands, particularly in areas served by sewers with diameter of 150mm or less, or water mains of diameter of 80mm or less. The example of sites number 2 and 3 in the settlement capacity audit are cited.

The submission encourages the phased sequential development in areas with existing water services infrastructure and spare capacity and notes that the discharge of surface water to combined sewers is not permitted.

Where network reinforcements, upgrades and extensions are required these shall be developer driven, unless there are committed IW projects in place to progress such works.

Submission notes that all new residential and commercial/industrial developments wishing to connect to an Irish Water connection will be assessed on a case by case basis and this will determine the exact requirements in relation to network and treatment capacity.

Where IW assets are within any proposed development site, the IW assets must be protected and a diversion agreement may be required.

4. Zoning

It is acknowledged that there will be requirements for additional infrastructure to support these development in Castleconnell and that this infrastructure will be in many cases at the cost of the developer. Include the following text in the Settlement Capacity Audit for site number 2 and 3: In line with submission from Irish Water sewer and water mains diameters may need upgrading.

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| <p>5. Wastewater Infrastructure</p> <p>(a) Wastewater Treatment Plant</p> <p>Castleconnell is served by the Castletroy(WWTP) and there is limited spare capacity there at present however a project is underway to increase the WWTP capacity to 77,500 population equivalent which will cater for projected population growth and is due for completion in 2026.</p> <p>(b) Wastewater Networks:</p> <p>There are no known major constraints on the Castleconnell wastewater network. Network Development Plans have also been prepared for Limerick City and Metropolitan area including Castleconnell and this will help inform how zoned sites within the settlement can be serviced.</p> <p>A Drainage Area Plan(DAP) is underway for Castletroy agglomeration and is due to be completed in 2024 and this will assess the wastewater network in detail and identify issues and needs. Irish Water will engage with the Council to ensure planned growth in the strategic growth areas and elsewhere in the City and Metropolitan area is taken account in the DAP.</p> <p>IW and the Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.</p> <p>Water Supply Infrastructure</p> <p>(c) Water Supply:</p> <p>Castleconnell is supplied by the Limerick City Water Resource Zone and there is adequate capacity available to cater for projected growth however a Water Treatment Plant upgrade may be needed in the medium term.</p> <p>The National Water Resources Plan Framework Plan was adopted in 2021 with the next stage underway, which will involve the development of four regional water resources plans. Castleconnell is included in the Eastern and Midlands Regional Water</p> | <p>5. Wastewater Infrastructure</p> <p>(a) Noted.</p> <p>(b) Noted.</p> <p>(c) Noted.</p> |
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| <p>Resources Plan, which was adopted recently.</p> <p>(d) Water Networks: IW and the Council are continually progressing leakage reduction, mains rehabilitation activities and capital maintenance. IW and the Council will continue to monitor the performance of the network. A Network Development Plan will be prepared for Limerick City and Metropolitan area (including Castleconnell) in 2023 and this will help inform how zoned sites within the settlements could be serviced.</p> <p>6. Comments and suggestions of the Draft LAP text as follows:</p> <p>(a) Water Quality protection – Obj CH 04, Policy CH2. Submission notes that the source of the Limerick City Water Resource Zone is at Clareville and the objectives and policies in the Draft Plan on the protection and improvement of water quality will help safeguard this important drinking water source.</p> <p>(b) Projected Growth: The submission seeks clarity between the forecast household numbers in Table 3.1 and Table 1 and questions where it would be more appropriate to have 219 households in the Additional households forecast 2022-2029 column in Table 1 to ensure alignment with the core strategy table and objective CS03 of the Limerick Development Plan. The submission seeks clarification to assist Irish Waters planning for future growth.</p> <p>(c) Section 9.1 Water and Wastewater Infrastructure: Submission recommends this section of text is updated to change the completion date for upgrade works to the waste water plant from 2025 to 2026.</p> | <p>(d) Noted</p> <p>6. Comments and suggestions of Draft LAP text as follows:</p> <p>(a) Noted.</p> <p>(b) Table 3.1 uses the core strategy figures of the Limerick Development Plan as a basis to calculate Additional Provision as set out the Development Plan Guidelines for Planning Authorities issued in June 2022 post the adoption of the new Development Plan. This allows for additional units in the order of 20-25% in certain circumstances. As Castleconnell is located within the Limerick Shannon Metropolitan Area with a host of amenities there is strong demand for housing in the area. In this respect it is justified that housing forecast for 2023-2029 for the village is revised to 274 units over the Plan period.</p> <p>(c) Section 9.1 Water and Wastewater Infrastructure will be updated to change the completion date for the upgrade works to the wastewater plant from 2025 to 2026.</p> |
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| <p>(d)Section 9.1 Water and Wastewater Infrastructure Land Objective IU 02: Wastewater Infrastructure b)... include additional text as follows This includes the separation of foul and surface water through the provision of sewerage networks and nature-base rainwater management measures.</p> <p>Objective IU 03: Water Supply Infrastructure: Add additional text as follows c) To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations. Reference drawn to Section 2.2 and 2.3 above.</p> <p>(e) Development of Masterplans and engagement with Irish Water eg, Obj H1, 10.2, Obj ED1(f) Submission encourages the preparation of masterplans/frameworks/LAPS for proposed developments and welcome the inclusion of text advising early engagement with Irish Water.</p> <p>(f) Riparian Buffer Zones eg Obj CH04(a), CH06(a) IW welcome objectives in relation to buffers and parks along the riverbank however access to and maintenance of existing IW infrastructure, such as the rising main to Castletroy WWTP should be provided for. Similarly it is noted that provision of new or upgraded assets may be required within riparian buffers in limited instances such as new outfalls, expansion of riverside WWTP sites.</p> | <p>(d)Section 9.1 Water and Wastewater Infrastructure Land Amend Objective IU 02: Wastewater Infrastructure b)...to include additional text. This includes the separation of foul and surface water through the provision of sewerage networks <u>and nature-based rainwater management measures.</u></p> <p>Objective IU 03: Water Supply Infrastructure: Add c) <u>To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.</u></p> <p>(e) Noted</p> <p>(f) Such applications for upgrade to existing assets will be considered on a case by case basis.</p> |
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| <p>(g) Land Use Zoning Matrix Consideration should be given to including water supply and wastewater infrastructure in list of development types.</p> <p>(h) Environmental Report The contents of this submission should be taken into account in the Environmental report.</p> | <p>(g) The purpose of the Land Use Zoning Matrix is to generally indicate planning control objectives for lands within the settlement boundary. Not every type of development can be considered in the matrix and the development of such infrastructure, will be assessed on a case-by-case basis.</p> <p>(h) Noted</p> |
| <p>Chief Executive’s Recommendation:</p> | |
| | <ol style="list-style-type: none"> 1. No change 2. Reference “Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document” in Section 9.2 Water Supply, Wastewater and Surface Water 3. No change 4. Include the following text in the Settlement Capacity Audit for site number 2 and 3: In line with submission from Irish Water sewer and water mains diameters may need upgrading. 5. No change 6. (a) – (b) No change (c) Amend Section 9.1 Water and Wastewater Infrastructure to change the completion date for the upgrade works to the wastewater plant from 2025 to <u>2026</u> (d) Amend Objective IU 02: Wastewater Infrastructure b)...to include and nature-base rainwater management measures. Amend Objective IU 03: Water Supply Infrastructure: Add c) To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations. (e)-(h) No change |
| | <p>SEA/AA Response: The additional details from the point of view of water conservation and demand management will add to the ecological protection of the plan policy contents.</p> |

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| 9 | Name/Group: | OFFICE OF PUBLIC WORKS (OPW) Ref: LCC – C160 – CASTL – 38 |
| | <p>Submission:</p> <p>1. General The OPW welcomes the acknowledgement of the Guidelines on the Planning System and Flood Risk Management (2009) and the preparation of a Strategic Flood Risk Assessment and the commitment to address flood risk in line with the Guidelines. Objectives IU 05(a) managing flood risk, (c) to support the delivery of the flood relief scheme and IU 04(c) and (d) requiring all new developments to include SuDS and to investigate the potential for the provision of porous surfaces where hard landscaping is proposed are welcomed.</p> <p>2. Flood Risk Management (FRM) – General Guidance The Guidelines recommend a three Stage Flood Risk Assessment process for planning authorities to identify flood risk: - Stage 1 – Flood Risk Identification; - Stage 2 – Initial Flood Risk Assessment; - Stage 3 – Detailed Flood Risk Assessment.</p> <p>As potential flood risk issues have been identified, the OPW recommends that a new section is added to the SFRA that demonstrates that a Stage 2 Initial flood risk assessment and a Stage 3 detailed flood risk assessment have been completed including highlighting the data which has determined the formation of the flood zones.</p> <p>3. Flood Relief Scheme The OPW welcomes objective IU 05 (c) “Support and co-operate with the OPW in delivering the Castleconnell Flood Relief Scheme”. They also welcome the detailed assessments and modelling carried out as part of the initial stages of the projects which informed the SFRA, however they identify that the information is lost within the sections of text on flood risk identification.</p> | <p>Response</p> <p>1. General: Noted.</p> <p>2. Flood Risk Management (FRM) – General Guidance: An updated Strategic Flood Risk Assessment has been carried out to inform the plan preparation and the precautionary approach has been taken to zoning.</p> <p>3. Flood Relief An updated Flood Risk Assessment was carried out to provide clarity on flood risk identification. Refer to Part D of this report.</p> |

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| <p>4. Flooding from Other Sources Submission identifies that flood hazards and potential flood risk from all sources should be considered at the earliest stage of planning. The flood zones are identified on the basis of river and coastal flooding only. The risk of Pluvial, groundwater and other flooding may also be identified and should be considered separately and not included in the Flood Zone mapping. Submission outlines that the OPW do not intend to update the PFRA indicative pluvial maps and the Council may consider producing these maps for inclusion in the Plan.</p> <p>5. Flood Zone Map The Flood Zones are incorrectly labelled on the legend of the Flood map and Flood Zone A should be highlighted in blue and Flood Zone B in purple. The submission also identified that a flood extent on the northern part of the Castleconnell map has been omitted.</p> <p>6. Flood Risk Identification The Flood Risk Management Plan arising from the CFRAM programme will heavily inform the SFRA for development and LAP's. It was through the flood risk management plan that flood risk was identified in Castleconnell and the measures to manage flood risk. The submission recommends that the Council examine the Flood Risk Management Plan to see if there are any further measures to inform the Plan. Section 6 Indicative assessment of existing flood risk under Preliminary Flood Risk assessment states text stating "this summary is based on CFRAM mapping and more recent input from the new flooding section, which is more up to date than the PFRA" is queried.</p> <p>7. Justification Test The inclusion of the justification test is welcomed and it is noted that the Council should specify the structural or non-structural measures as prerequisites to</p> | <p>4. Flooding from Other Sources An updated Flood Risk Assessment was carried out to provide clarity on flooding from other sources. Refer to Part D of this report.</p> <p>5. Flood Zone Map The flood zone map has been amended to correct the labelling of Flood Zone A and B on the legend and the flood extent on the northern part of the village will be included.</p> <p>6. Flood Risk Identification An updated Flood Risk Assessment was carried out to provide clarity on flooding risk identification. Refer to Part D of this report.</p> <p>7. Justification Test Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A and B and on lands which are</p> |
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| <p>development and provide information on the residual risks that would remain and how they are managed.</p> <p style="text-align: center;">8. Village Centre and Existing Residential</p> <p>The OPW recommends that the village centre and existing residential zonings are assessed individually against the criteria of Plan Making Justification Test. The submission notes that a site specific FRA is not considered a mitigation measure and the Council should consider providing further guidance on measures considered acceptable in the area. The Plan-making Justification Test and the Development Management Justification Test are noted and the submission requires that all criteria of the Development Management Justification tests are satisfied as well as supplying a SSFRA.</p> <p>In the Existing Residential zoning in the Justification Test conclusion the Council should include reference to Circular PL 2/2014 and should also include referencing to objective IU 05(d) “Ensure that future developments in flood prone areas is generally limited to minor development in line with the Circular PL 2/2014 and the Flood Risk Management Guidelines for Planning Authorities”.</p> <p style="text-align: center;">9. Special Control Area</p> <p>In line with the sequential approach the Plan Making Justification Test should only be</p> | <p>subject to flood risk. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Amend Objective IU 05: Flood Risk Management part b to reflect the above.</p> <p>8. Village Centre and Existing Residential</p> <p>Updated flood justification tests have been carried out in accordance with the flood guidelines. Refer to Section D of this report.</p> <p>9. Special Control Area</p> <p>Updated flood justification tests have been carried out in accordance with the</p> |
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| <p>carried out in exceptional circumstances such as in City and Town Centres or in the case of essential infrastructure, where flood risk areas cannot be avoided or located elsewhere and where land use zonings of a vulnerability class appropriate to the level of risk cannot be substituted. The Special Control Area zoning should be considered to be on the periphery of the LAP and would not satisfy criteria 2 of the Justification Test. The submission notes that the Council restrict development in this area to water compatible uses and support it by Objective CH 04. It suggests that the development in the SCA zoning be restricted to water compatible development, such as water-based recreation and tourism, amenity open space, outdoor sports and recreation and essential facilities such as changing rooms. In relation to existing development in the area the submission specifies that structural or non-structural measures should be specified and information on residential risks that would remain should be specified outlining how they might be managed. The submission suggests that these should also be limited to minor development and referenced made to objective IU 05(d).</p> <p style="text-align: center;">10. Agriculture, Open Space and Recreation</p> <p>The Justification test concludes that these zonings do not satisfy criteria 2 and notes the Council have restricted the lands to water compatible uses. The test concludes that limited development will be considered, subject to appropriate level of assessment. The submission notes that generally Open Space and Recreation is a water compatible zoning type and would not require a Justification Test. Lands and buildings used for agriculture is considered a less vulnerable development in the Guidelines and the report recommends that Agricultural zoning in Flood Zone A is inappropriate. It recommends that these lands are rezoned as water compatible uses</p> | <p>flood guidelines and restricts development to water compatible uses as requested. Refer to Section D of this report. Amend Objective CH 04 to include the following text in part b) Ensure that development including holiday homes and holiday apartments shall not be permitted on land zoned special control area. Ancillary leisure/tourism development <u>that are water compatible</u> may be permitted.</p> <p style="text-align: center;">10. Agriculture, Open Space and Recreation</p> <p>Updated flood justification tests have been carried out in accordance with the flood guidelines. Refer to Section D of this report.</p> |
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or an objective is included to restrict development to water compatible uses only.

11. Justification Tests Required

Submission identifies that there are two areas of land that have been zoned in flood risk area for which it has not been demonstrated that they have been assessed against the criteria of Plan Making Justification Test. The submission sets out that for all land use zoning it is preferable that they are informed by a suitable level FRA and if necessary a Justification Test to be conducted at Plan making stage. This will also benefit the SEA.

a) Education and Community

There are Education and Community zoned lands located within Flood Zone A and B and this type of development is classed as highly vulnerable. The submission notes that no commentary has been provided in the Justification Tests in relation to vulnerable developments in these zones.

11. Justification Tests Required

a) Education and Community

The lands zoned for Education and Community purposes and within Flood Zone A and B are part of a site which planning permission has been granted for a crèche and for which a commencement notice has been submitted. Planning Reference 19/518 refers. A site specific Flood Risk assessment was submitted and deemed acceptable during the course of the planning process and subsequent planning appeal granted by An Bord Pleanála on this site. As part of the appeal to ABP a Flood Assessment and accompanying supporting documentation set out that the principle of a crèche at this site was conditioned in previous permissions. Further the report established that 100% of the buildings are within Flood Zone C. The conditions attached to this grant of permission also requires the written agreement of the Planning Authority in relation to an emergency access in the event of a flood at Castlerock. This issue is presently being progressed in agreement with the Council.

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| <p>b) New Residential</p> <p>An area of land has been zoned for residential use, which is partially in Flood Zone A and B and no commentary has been provided in the Justification tests. As only a small proportion of the site is at risk of flooding a policy objective might be attached to this zoning specifying that only water compatible development would be suitable on lands at risk of flooding. Planning permission would be subject to the sequential approach having been adopted following a detailed Flood Risk Assessment (FRA).</p> <p>12. Consideration of Climate Change Impacts</p> <p>Potential impacts of climate change, include increased rainfall intensities, fluvial flood flows and rising sea levels. Flood Zones are defined on the basis of current flood risk, Planning Authorities need to consider such impacts in the preparation of plans, such as by avoiding development in areas potentially prone to flooding in the future, providing space for future flood defences, specifying minimum floor levels and setting specific development management objectives. The submission recommends that the Draft Plan addresses how climate change has been considered in the production of the Development Plan.</p> <p>13. Nature Based Solutions and SuDS</p> <p>Objective IU 04(c) is welcomed. The Guidelines recommend that the SFRA provides guidance on the likely applicability of difference SuDS techniques for managing surface water run-off at key development sites. The SFRA identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. The OPW recommends the Plan makes reference to the Best Practise Interim Guidance Document ‘Nature –based Solutions to the Management of Rainwater</p> | <p>b) New Residential</p> <p>The area of land zoned at Stradbally North for residential purposes has been de-zoned to agricultural use to ensure that all residentially zoned lands are outside of those identified as being at risk of flooding.</p> <p>12. Consideration of Climate Change Impacts: Noted. The precautionary approach has been taken to zoning in the Draft LAP for Castleconnell, avoiding areas, which are vulnerable to flood risk, which may suffer from increased flood risk, because of climate change. An updated Flood Risk Assessment taking account of climate change considerations is included in Part D of this report.</p> <p>13. Sustainable Urban Drainage Systems (SuDS) and Nature Based Solutions (NBS): The approach taken in the proposed Local Area Plan, in line with the recently adopted Limerick Development Plan 2022 – 2028, is to seek to adopt SuDS and nature based solutions as appropriate not just on key development sites. The Council will work with developers to promote SuDs and nature based solutions on a case by case basis and tailor solutions to the specific sites. Updated flood risk assessment in Part D of this report</p> |
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| <p>and Surface Water Runoff In Urban Areas’ and consider the inclusion of objective in relation to nature based solutions.</p> <p>14. Site Specific Flood Risk Assessment Objective IU 05(b) is welcomed and reference should be made in the Plan to Section 5.8 Requirements for a Flood Risk Assessment in the SFRA of the Limerick Development Plan.</p> <p>15. Errata Reference is made in Section 3 of the SFRA titled Predictive and historic flood maps and benefitting lands maps to floodmap.ie. This has been replaced with www.floodinfo.ie.</p> | <p>reflect the relevant policies and objectives of the Plan.</p> <p>Section 9.2 Water Supply, Wastewater and Surface Water will be amended to include: <u>“Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document”</u></p> <p>14. Site Specific Flood Risk Assessment Amend Objective IU 05(b) to include <u>Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan.</u></p> <p>15. Errata: Reference to floodmaps.ie will be replaced with www.floodinfo.ie in the Section 3 of the SFRA.</p> |
| <p>Chief Executive’s Recommendation:</p> <ol style="list-style-type: none"> 1. Noted. 2. Refer to Part D Strategic Flood Risk Assessment. 3. Refer to Part D Strategic Flood Risk Assessment. 4. Refer to Part D Strategic Flood Risk Assessment. 5. Amend the Flood Zone Map to include the lands at risk of flooding at Worlds End and to change the colour of Flood Zone A and B on the legend of the Flood Map. 6. Refer to Part D Strategic Flood Risk Assessment. 7. Amend Objective IU 05: Flood Risk Management part b) as follows: <u>These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</u> 8. Refer to Part D Strategic Flood Risk Assessment. 9. Amend Objective CH 04 to include the following text in part b) Ensure that development including holiday homes and holiday apartments shall not be permitted on land zoned special control area. Ancillary leisure/tourism development <u>that are water compatible</u> may be permitted. 10. Refer to Part D Strategic Flood Risk Assessment. 11. Refer to Part D Strategic Flood Risk Assessment. | |

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| | <p>12. Amend the Land Use Zoning Map and the Flood Map to reduce the area of residentially zoned land at Stradbally North to .23 hectares and amend the area in the Settlement Capacity Audit to reflect this reduction.</p> <p>13. Amend Section 9.2 Water Supply, Wastewater and Surface Water to include: Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document</p> <p>14. Amend Objective IU 05(b) to include Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan.</p> <p>15. Reference to floodmaps.ie will be replaced with www.floodinfo.ie in the SFRA.</p> |
| | <p>SEA/AA Response:</p> <p>The SFRA is being updated to include Plan Making Justification Tests to ensure compliance with Section 28 Guidelines – The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) which will safeguard lands in Castleconnell from inappropriate uses.</p> |

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| 10 | Name/Group: | PAT O’CONNOR Ref: LCC - C160 – CASTL - 1 |
| | Submission: | Response |
| | <p>Submission in relation to the proposal for a community park in Castleconnell.</p> <p>1. Submission outlines dissatisfaction at money being spent on a community park and there is no public appetite for the park in the village.</p> | <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |

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| | <p>The submission outlines the other facilities that are needed in the village:</p> <ul style="list-style-type: none"> • A new sewerage system; • new cycle lanes/walkways from Limerick to UL, along the Forge Road, to Montpelier with proper locker and bike protection facilities provided; • solar paneling for public hall, church and community centre; • infrastructure for electric vehicles in the village; • upkeep of the Castle; • lighting and further development of sports facilities at the National School; • canoeing infrastructure including disinfecting stations especially at Worlds End and Ferrybank to preserve biodiversity; • lower speed limits on the road to Worlds End; | <ul style="list-style-type: none"> • Submission from Irish Water identifies there is limited spare capacity in the WWTP and an upgrade to the system is due for completion in 2026. • Limerick City and County Council in conjunction with Transport Infrastructure Ireland are undertaking a feasibility study to examine the potential development of a greenway and associate facilities in this area. • Include a new h) in Objective C1 Community and Educational Facilities to support the upgrade of the community centre. • Objective IU 06: Energy Generation in the Draft Plan supports the delivery of e-charging points. • The Castle is in private ownership and the Council will work with the landowners to secure appropriate funding for restoration works. • It is proposed to zone additional lands to allow for the expansion of the school/community facilities • It is proposed to include the following in C2: New Amenity Areas Walkways and Cycleways as part (b)<u>section Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.</u> • The natural topography of the area and road alignment act as natural traffic calming along the road to Worlds End. |
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| | <ul style="list-style-type: none"> • Financial help to regain the salmonoid high status of the River Shannon. <p>Submission outlines that while these facilities are missing in Castleconnell there is no need for a public park. Furthermore there are five significant walks and a playground in the area and the public are not looking for a city type park behind the Tontines.</p> <p>The idea of a developing Worlds End as an extra amenity is considered a good idea, if it is developed with biodiversity in mind. Suggestion that cars park at Charcos with bike parking facilities as the area is too car centric and it would allow rowers to cycle to training rather than driving.</p> <p>Submission notes that the Draft Plan and the enlarged drawing of the park provided on the night of consultation had a conflict in terms of entrances to the park with the large drawing provided for a park entrance from the Tontines. It is outlined that this is unacceptable from a security perspective and demonstrates how the plan was devised without consulting the residents. The submission suggests that if a place is to be developed for young people that it should be located in an area where all members of the community can use it and it would encourage the mixing of communities. It further suggests that the field should be developed as a wildflower meadow with trees for screening and not low bushes, which would facilitate antisocial behavior, with a style entrance which would not facilitate motorbikes. This would require minimal upkeep and a small budget.</p> | <ul style="list-style-type: none"> • Financial aid is outside the scope of the Plan. |
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| Chief Executive's Recommendation: | | | |
| <p>Include a new h) in Objective C1 Community and Educational Facilities as follows: Support the upgrade of the community centre and seek appropriate funding in conjunction with relevant community groups.</p> <p>Amend Chapter 11 to include the above as action 9 in Table 7.</p> | | | |
| Action 9 | Upgrade of Community Centre | LCCC, relevant community group | Medium – Long term |
| <p>Amend C2: New Amenity Areas Walkways and Cycleways as follows: (b)Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.</p> | | | |
| SEA/AA Response: | | | |
| <p>The changes proposed above in response to this submission will confer environmental benefits, when implemented and will ensure compliance with higher tier plans and guidance.</p> | | | |

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| 11 | Name/Group: | SEAMUS GRAY Ref: LCC-C160-CASTL-2 | |
| Submission: | | Response | |
| <p>This submission is a follow up to a submission made at first issues stage on the proposed LAP.</p> <ol style="list-style-type: none"> 1. Previous Castleconnell LAP included that access through Stradbally North Estate would only be allowed for 4 additional houses – this was removed in the last plan. The submission wants this reinstated. 2. In the current plan, there is an area of land zoned Education and Community between Stradbally and Castlerock – what is planned for here? | | <ol style="list-style-type: none"> 1. A Settlement Capacity Audit has been undertaken as a part of the preparation of the Draft Local Area Plan. The residential site at Stradbally North has an area of .23 hectares and in line with the minimum residential density of 22 units per hectare promoted in the Plan the site has the potential to accommodate 5 units. Layout and design of any scheme will be considered as part of any planning application on site. In the interest of compact sustainable development it is considered important to retain these residential lands. 2. The zoning matrix in the LAP sets out the type of developments, which can be permitted on Education and Community zoned lands. Presently construction work is underway on the | |

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| | <p>3. Condition of the Wooden bridge linking to Clare(a tourist feature) – a specific maintenance plan needs to be put in place in conjunction with Clare County Council – presently impacted by storms and approximately 10 boards missing.</p> <p>4. Castle is another tourist feature and is crumbling and there needs to be a statement in the plan for its ongoing maintenance.</p> <p>5. Walkway link needs to be established from World’s End to Montpelier, which should link into the walkway at O’ Briensbridge and loop back to Castleconnell via Clonlara and the footbridge.</p> | <p>planning permission granted for residential and a crèche development under planning application 19/518.</p> <p>3. It is anticipated that a funding application will be made to the NTA for the repair of the footbridge.</p> <p>4. The Castle is in private ownership and the Council will seek to work with the landowners to secure appropriate funding for restoration works.</p> <p>5. Limerick City and County Council in conjunction with Transport Infrastructure Ireland are undertaking a feasibility study to examine the potential development of a greenway route at this location and will engage with Clare County Council as appropriate.</p> |
| Chief Executive’s Recommendation: | | |
| 1-5. No change | | |
| SEA/AA Response: N/A | | |

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| 12 | Name/Group: | PAT DILLION – LIMERICK KAYAK CLUB JUNIORS Ref: LCC – C160-CASTL-3 | |
| | Submission: Submission requests that a proposed river access point is provided to the River Shannon beside the Castleconnell Playground/Ferry car park. An example of a stepped access to the river is provided as developed by Longford County Council on the River Inny near Ballymahon. Presently this area of the river is used by the Kids Kayaking clubs from the area and safer access is required to the river. | Response Currently there are no proposals to develop access to the river at this point. Any proposal for this development would require an appropriate level of environmental assessment. | |

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| | Chief Executive's Recommendation: |
| | No change |
| | SEA/AA response: N/A |

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| 13 | Name/Group: | ANNE McNAMARA – SUNNY LANE Ref: LCC – C160-CASTL-4 |
| | Submission: | Response |
| | Submission relates to the park proposed under Opportunity site 1 | |
| | Submission welcomes the proposal for a park in Castleconnell, however notes that there is a community centre and a dilapidated playground in the village at the moment. Submission outlines that there is a need for somewhere for children to play and that the park should cater for all age groups, especially those 8-15 year olds and should include basketball and climbing facilities. | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 14 | Name/Group: | VINCENT WARFIELD Ref: LCC – C160 – CASTL – 5 |
| | Submission: | Response |
| | Submission relates to the park proposed under Opportunity site 1. | |
| | Submission outlines that plans available online differ from the plan displayed at the public information evening in relation to the park and seeks access to the drawings displayed at the public consultation event. | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| | Chief Executive's Recommendation: | |
| No change. | | |
| SEA/AA Response: N/A | | |

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| 15 | Name/Group: | JORDAN HURLEY Ref: LCC-C160-CASTL-6 |
| | Submission: | Response |
| | Submission relates to the park proposed under Opportunity site 1 | |
| | Submission outlines support for the park in Castleconnell and requests that swings, slides, zip line, seesaw and climbing obstacles should be included in the park. The park should be designed to allow access for all and provide parking with measures to prevent loitering, antisocial behaviour and vandalism(CCTV). | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> |

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| | <p>Suggestion that the playground should cater for 2-10 year old and features, such as basket swings should be avoided and different levels of challenges should be included for climbing features and swings.</p> <p>The Park needs to include a solid and level walking path and benches in the park could be sponsored with plaques placed in memory of people.</p> | <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| Chief Executive's Recommendation: | | |
| No change. | | |
| SEA/AA Response: N/A | | |

| 16 | Name/Group: | JOHN McNAMARA BCM Ref: LCC-C160-CASTL-7 | | | | |
|--|--|--|-----------------|--|---|--|
| | <table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="264 1155 855 1189" style="background-color: #e0f0e0;">Submission:</th> <th data-bbox="863 1155 1487 1189" style="background-color: #e0f0e0;">Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="264 1189 855 2024"> <p>Submission relates to the park proposed under Opportunity site 1</p> <p>Submission welcomes the proposal and identifies a need for a park in Castleconnell, which should include a dog walking track and a mini pitch, which should cater for young people and teens, as it may not be big enough to cater for everyone.</p> </td> <td data-bbox="863 1189 1487 2024"> <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft</p> </td> </tr> </tbody> </table> | Submission: | Response | <p>Submission relates to the park proposed under Opportunity site 1</p> <p>Submission welcomes the proposal and identifies a need for a park in Castleconnell, which should include a dog walking track and a mini pitch, which should cater for young people and teens, as it may not be big enough to cater for everyone.</p> | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft</p> | |
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| | | <p>Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| Chief Executive's Recommendation: | | |
| No change. | | |
| SEA/AA Response: N/A | | |

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| 17 | Name/Group: | SEAN MADIGAN Ref: LCC – C160-CASTL-8 – |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1</p> <p>This submission outlines specific queries in relation to a proposed local park in Castleconnell including:</p> <p>Is there a plan to have a link to the town centre from the Community Park via Bruach na Sionna through the Tontines cul-de-sac? Clarity required due to conflict in information displayed.</p> <p>Will there be public lighting along the walking /cycle path within the park?</p> <p>Is there a plan to have CCTV in the development to identify anti-social behaviour?</p> | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |

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| Chief Executive's Recommendation: | |
| No change. | |
| SEA/AA Response: N/A | |

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| 18 | Name/Group: | VINCENT WARFIELD Ref: LCC – C160 – CASTL - 9 |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1.</p> <p>1. Submission identifies that the cul de sac roadway to the Tontines carries a lot of traffic, which is generated by the residents across all age groups, on foot, bicycle and in cars along with delivery vans and larger utility trucks, which have to reverse up the laneway. Submission sets out that any additional traffic on the road would not be regarded as good planning.</p> <p>Concerns voiced in relation to anti-social behaviour in the park indicators are that there will be no lighting or the park won't be locked at night time. Also the secluded location of the park is a concern and submission queries if the Garda Siochana are consulted as part of the planning process. Current anti-social behaviour issues exist in Castleconnell which could be exacerbated and given the secluded location of the park could become an area for anti-social behaviour and a no go area for much of the community.</p> <p>2. Submission queries if this land should be held in reserve for an extension to the cemetery as there is no other operational cemetery on this side of the county.</p> | <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>2. Following consultation with the Planning, Placemaking and Environment Directorate of Limerick City and County Council there is</p> |

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| | <p>3. Submission outlines great concerns with respect to the visual appearance of the Worrall Inn and expresses concern that the Council allowed the building to become an eyesore and did not follow through on the planning conditions attached to the application granted at the Worrall for residential development. Potentially this building could have been used to house the post office which was lost to village due to the poor state of its current home.</p> | <p>adequate capacity in the existing cemetery.</p> <p>3. There is currently enforcement proceeding issued against the developer of the Worrall Inn for non-compliance with planning conditions attached to the site.</p> |
| <p>Chief Executive's Recommendation:</p> | | |
| <p>1-3. No change.</p> | | |
| <p>SEA/AA Response: N/A</p> | | |

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| 19 | <p>Name/Group:</p> | <p>KATHLEEN WARFIELD Ref: LCC – C160 – CASTL -10</p> |
| | <p>Submission:</p> <p>Submission relates to the park proposed under Opportunity site 1. Submission identifies concerns with a proposed access to the community gardens from the Tontines.</p> <p>Currently this area does not experience anti-social behaviour issues, as there is no access route to the cul-de-sac with the exception of an entrance from Main Street Concern that opening this access will lead to anti-social behaviour and residents on the road will be vulnerable.</p> <p>The cul de sac has very restricted road space and any additional activity would be a safety issue for the Council.</p> <p>Concern that the privacy of the residents living on this cul de sac will be impacted on and it is considered that no project proposed in the village should impact negatively on another part of the village.</p> | <p>Response</p> <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> |

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| | <p>Submission concludes that the park should not be considered at this location, because of:</p> <ul style="list-style-type: none"> • Its secluded location which will leave women and girls very vulnerable and unlikely to use the park; • Access will be available to park 24 hours and 7 days a week and will provide a location for anti-social behaviour • No provision for lighting, the park which will facilitate anti-social behaviour and provide an area of drug taking and dealing and will be unsafe for women and girls. | <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| <p>Chief Executive's Recommendation:</p> | | |
| <p>No change.</p> | | |
| <p>SEA/AA Response: N/A</p> | | |

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| 20 | <p>Name/Group: PAUL COSGRAVE Ref: LCC – C160 – CASTL - 12</p> | |
| | <p>Submission:</p> <p>Submission relates to the park proposed under Opportunity site 1.</p> <p>This submission raises serious concerns with respect to the proposed park adjacent to St Joseph's cemetery and outlines the anti-social behaviour which takes place at this location. Submission considers the idea of a park at this location, as ludicrous when there are other areas which need urgent funding, including an upgrade to the playground.</p> <p>Submission outlines that the park will be destroyed by the people who will use it and will render it unusable for the greater community. As the park will lead from one council estate to another it will be a beehive for anti-social behaviour and would require 24/7 security and supervision.</p> <p>The area is out of sight and will serve as a walkway for people living in Scanlon Park through to the village and will not serve the</p> | <p>Response</p> <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft</p> |

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| | <p>wider community. The submission outlines that presently no one from the village feels safe using the entrance to either Scanlon Park or Bruach na Sionna. Additional concerns in relation to this development of this park relate to the increases in traffic, excessive lighting and vandalism.</p> | <p>Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>Work is currently underway to progress the upgrade and extension to the playground.</p> |
| <p>Chief Executive's Recommendation:</p> | | |
| <p>No change.</p> | | |
| <p>SEA/AA Response: N/A</p> | | |

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| 21 | <p>Name/Group:</p> | <p>SUZANNE COLLINS Ref: LCC – C160 – CASTL - 13</p> |
| | <p>Submission:</p> <p>Submission relates to the park proposed under Opportunity site 1. As a resident of Scanlon Park the submission welcomes the proposal to provide a park in the area with a playground or maybe a basketball or astro area. Submission also identifies a need for a local village hall that's accessible for the likes of kid's parties or dance classes.</p> | <p>Response</p> <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na</p> |

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| | | Sionna whilst providing a needed community amenity. |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 22 | Name/Group: | RITA O' DOWD Ref: LCC – C160 – CASTL - 15 |
| | Submission: | Response |
| | <p>Submission appeals for lands at Woodpark on the north side of the village to be zoned for residential use. The submission outlines that the area of Daly's Cross and Gardenhill are closer to the village than other designated areas and the Dublin Road which separates the population of Gardenhill from the village. This is a local road since the construction of the M7.</p> <p>The submission outlines that the area is very well connected by the local transport network and is within 50m walking distance of the bus stop and shops at Daly's Cross and 900m walk to Castleconnell railway station. There are also footpaths that link into the village amenities, as well as cycle lanes from Daly's Cross along the Dublin Road in both directions.</p> <p>The submission concludes that there is an acute shortage of housing in the area and the younger generation are being forced to leave Castleconnell and move to Limerick City and other towns.</p> | <p>Having regard to the location of the lands removed from the village of Castleconnell and adequate zoned lands available in line with the Core Strategy within the settlement it is considered that the proposed lands are not appropriate to be zoned for residential purposes.</p> |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 23 | Name/Group: | NOEL PRENDIVILLE Ref: LCC – C160 – CASTL - 16 |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1</p> <p>1. Submission outlines that as a resident of the Tonville/Tontines cul-de-sac, are alarmed at the proposal for a park with a new access to</p> | <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park</p> |

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| | <p>Tonville. The submission identifies that this access is not shown in the Draft Plan. The submission outlines that at present the cul-de-sac is used by the residents and their visitors and this will create additional traffic/pedestrian hazards on a narrow roadway and will impact on the residential amenity of the area.</p> <p>Concern is voiced in relation to the open access to the park with no lighting, CCTV or supervision, which will create an environment for antisocial activities, which will exacerbate the existing situation.</p> <p>2. Submission outlines that the current playground is not being maintained properly and questions who will maintain this new park and why is the money not being spent on upgrading the existing playground and riverside park.</p> | <p>and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>2. Work is currently underway to progress the upgrade and extension to the playground.</p> |
| | Chief Executive's Recommendation: | |
| | 1-2. No change. | |
| | SEA/AA Response: N/A | |

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| 24 | Name/Group: | EILEEN PRENDIVILLE Ref: LCC – C160 – CASTL - 17 |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1 Submission made on behalf of a resident of the Tonville/Tontines cul-de-sac.</p> | |

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| | <p>1. A quote is taken from the Draft Plan in relation to the link the local park will create between Scanlon Park through Bruach na Sionna to the village centre. The submission argues that the proposed additional opening shown from Bruach na Sionna into the Tonvilles will not bring people into the village centre, but into the cul-de-sac at Tonvilles and the additional pedestrian and cycle traffic on a narrow roadway will disturb the existing privacy of the residents.</p> <p>Concern is voiced that the additional activity created at the park and next to the cemetery will disturb funerals. The area for the proposed park is identified for anti-social behaviour and the submission suggest that having a park that is open 24 hours a day will only increase this activity, unless lighting CCTV and supervision is put in place.</p> <p>2. The submission also notes that the existing playground/public park is not being maintained properly and a commitment needs to be given from LCCC and any available money should be spent on upgrading the existing facilities in the village.</p> | <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>2. Work is currently underway to progress the upgrade and extension to the playground.</p> |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 25 | Name/Group: | RICHE RYAN – PRINCIPAL CASTLECONNELL NATIONAL SCHOOL Ref: LCC – C160 – CASTL -20 |
| | <p>Submission:</p> <p>1. As principal of Castleconnell National School for 15 years it is outlined that there is a need for resourced playing facilities for children and teenagers in the village and this should be the first priority in the Plan.</p> <p>Submission identifies that the school has been the subject of anti-social behaviour including vandalism as the school grounds has been the only area for entertainment in the village. The submission suggest that the town park should be floodlit and a Multi-Use Games Area(MUGA) with steel anti vandal outdoor fencing built and should incorporate a pump track and a skate park.</p> <p>It is also suggested that a second MUGA location should be provided in the village and the suggestion is on lands at the front of St. Flannan Terrace.</p> <p>2. The state of disrepair of the Parish Hall is also identified and should be prioritised for renovation and restoration. This could accommodate the vibrant basketball club which operates in the village during the winter. It is suggested that if this is not feasible, an alternative location for the basketball club needs to be provided in the village</p> | <p>Response</p> <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>2. Objective C1: Educational and Community Facilities will be amended to include support for upgrades to the Community hall.</p> |

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| | <p>3. The Greenway link from the University of Limerick to Castleconnell and onward to Montpelier is identified as critical to Castleconnell’s success in attracting tourists. Equally the River is identified as a strength to the village and should be used.</p> | <p>3. Limerick City and County Council in conjunction with Transport Infrastructure Ireland are undertaking a feasibility study to examine the potential development of a greenway route at this location and will engage with Clare County Council as appropriate.</p> <p>In the interest of clarity an existing walkway from the rear of the Castle Oaks linking to the Stradbally North Road has been identified on the Amenity and Sustainable Transport Map.</p> |
| Chief Executive’s Recommendation: | | |
| <p>1-2. No change.</p> <p>3. Amend the Amenity and Sustainable Transport Map to include the existing walkway from the rear of the Castle Oaks linking to the Stradbally North Road.</p> | | |
| SEA/AA Response: N/A | | |

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| 26 | Name/Group: | JANET COSTELLO AND MARTIN JOYCE Ref: LCC – C160 – CASTL -21 | |
| | Submission: | Response | |
| | <p>Submission provides support for the public park proposed in the Local Area Plan at Scanlon Park and requests that equipment for persons with special needs is incorporated into the proposal. The submission also encouraged the introduction of areas for adults to sit near the playground</p> | <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> | |

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| | | The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity. |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 27 | Name/Group: | EOGHAN MESKELL Ref: LCC – C160 – CASTL - 22 |
| | Submission: | Response |
| | <p>Submission identifies that significant population growth has taken place in the village, but this has not been supported by the provision of facilities.</p> <ol style="list-style-type: none"> 1. The Village Garden located alongside the village hall and is identified as a welcome addition to the village, however it has attracted anti-social behaviour such as damage to property, littering, damage to gardens and harassing people visiting and walking by. Residents have also experienced damage to cars and gardens, broken windows and littering. 2. The current state of the Worrall Inn has been identified and its potential to provide commercial units in the village is also identified. 3. Concerns regarding the speed of traffic exiting Bruach na Sionna is identified and the submission proposes that speed bumps similar to those outside the Castle and St Patrick's Villas and Belmont Road should be introduced along Main Street to slow down traffic and enhance pedestrian safety. | <ol style="list-style-type: none"> 1. The Local Area Plan promotes the principle of proper planning and sustainable development, which at its core supports the development of vibrant, well connected and integrated communities. In so doing it aims to avoid zoning areas or including objectives which would contribute to anti-social behavior. The Plan process also involves engagement with wide ranging stakeholders such as the Gardai however specific incidents of anti-social behaviour are outside the scope of the Local Area Plan process. 2. There is currently enforcement proceeding issued against the developer of the Worrall Inn for non-compliance with planning conditions attached to the site. 3. Objective SM1: "Movement and Accessibility" provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process. |

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| | <p>4. Concern with respect to the safety of the T-junctions at Skehan’s and O’ Brien’s Cross.</p> <p>Submission also identifies the need for further footpath extensions, with lighting around the village and across the Forge Road</p> | <p>4. Specific works in terms of traffic safety are beyond the scope of the Local Area Plan but will be referred to the Roads, Traffic and Cleansing Department in the Transportation and Mobility Directorate of the Local Authority for consideration and appropriate action.</p> |
| <p>Chief Executive’s Recommendation:</p> | | |
| <p>1-3. No change.</p> | | |
| <p>SEA/AA Response: N/A</p> | | |

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| 28 | <p>Name/Group: JOHN O’ BYRNE Ref: LCC – C160 – CASTL - 23</p> | |
| | <p>Submission:</p> <p>Submission relates to the park proposed under Opportunity site 1</p> <p>1. Concern is voiced in this submission in relation to the proposal to provide a community park in Castleconnell and seeks clarity as to who this park is being built for and identifies an anti-social behaviour problem in the area and the plans do not identify if there are gates, lighting and security to be provided for the proposed park. Concerned voiced in terms of feeling safe in one’ home if a park was located to the rear of dwellings.</p> <p>The question of who will have responsibility for maintenance and access to the site is also asked as well as concerns in relation to the location of the basketball court and its proximity to the graveyard and potential noise implications during funerals.</p> | <p>Response</p> <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |

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| | <p>2. Submission raises the need for investment in the existing infrastructure in the village, such as the existing playground, the footbridge to Clonlara and the Castle and suggests that this would be a better investment for the community. Submission concludes that the viability of the park needs to be considered as a matter of urgency.</p> | <p>2. It is anticipated that a funding application will be made to the NTA for the repair of the footbridge.</p> <p>The Castle is in private ownership and the Council will seek to work with the landowners to secure appropriate funding for restoration works.</p> <p>Work is currently underway to progress the upgrade and extension to the playground.</p> |
| Chief Executive's Recommendation: | | |
| 1-2. No change. | | |
| SEA/AA Response: N/A | | |

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| 29 | Name/Group: | EAMONN McQUADE Ref: LCC – C160 – CASTL - 24 | |
| | Submission: | Response | |
| | <p>1. Submission sets out the village needs to be protected as there has been examples of bad developments including low quality housing and not enough protection of the commercial resources and locations in the village.</p> <p>2. Submission identifies that all chapters of the Plan provide an integrated set of issues and opportunities. There are a number of priority issues identified in the submission:</p> <ul style="list-style-type: none"> • Good quality housing to be provided in a balanced way to maintain a healthy population profile; • Protect the commercial viability of the village by rejecting planning permission that reduces the accommodation for shops, offices and other enterprises; | <p>1. Policy RL 3; “Retail Strategic Policy” and Objective RL 01; “Retail Development” provide support for sustainable long term retail growth in Castleconnell and places an emphasis on the village centre as the primary shopping location and encourages the upgrade and expansion of existing retail units and the development of new units in the village centre.</p> <p>2. The Plan provides support for good quality housing, protection of the commercial viability of the village and supports the development of community facilities both in terms of objectives in the Plan and specific land use zonings.</p> | |

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| | <ul style="list-style-type: none"> Develop community supports such as playground, youth centre and a community centre supported by community involvement | |
| Chief Executive's Recommendation: | | |
| 1-2. No change. | | |
| SEA/AA Response: N/A | | |

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| 30 | Name/Group: | KEN O' NEILL Ref: LCC – C160 – CASTL - 25 |
| | Submission: | Response |
| | <p>Submission compliments the plan and identifies a number of points in relation to Chapter 8.</p> <ol style="list-style-type: none"> The R525 Regional Road is identified as a narrow, heavily trafficked road with no hard shoulder, but it is used by a variety of road users and needs to be appropriately lit to ensure safety for users, if it is to be included in the looped walk. Suggestion that part of Opportunity Site's 1 and 2 could be set aside for use as allotments. SuDS, solar panels and all appropriate sustainable measures should be incorporated in all developments. Native planting, such as native fruit trees should be encouraged to allow for community foraging including for example blackberry and raspberry hedgerows. Recreational areas should include raingardens and wildflowers. | <ol style="list-style-type: none"> Specific works in terms of traffic safety are beyond the scope of the Local Area Plan but will be referred to the Roads, Traffic and Cleansing Department in the Transportation and Mobility Directorate of the Local Authority for consideration and appropriate action. Opportunity Site 1 is zoned for Residential and Education and Community purposes and Opportunity Site 2 for Open Space and Recreation Purposes. In line with the zoning matrix the provision of allotments is open for consideration on these zoning types. Objective IU 04: "Surface Water Management and SuDS" and Objective IU 06: "Energy Generation" support sustainable measures in the village. Noted |

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| | <p>5. Suggestion that three information points should be provided for the 3 Architectural Conservation Area's. This could be a representative artistic piece which could tie in the unique landscapes of the River Shannon and would be provided at focal points which are easily accessible to walkers. Suggestion that the points identified on these boards could be incorporated into new developments in the area.</p> <p>6. There is huge angling heritage in Castleconnell and the submission identifies the need to incorporate the Enright's Salmon Rod into the Plan. Submission outlines that other species of fish, including Pike and Coarse Fish are also fished in the village. Submission concludes that it is important to bring this aspect of the heritage of the village into the lives of future generations of the village.</p> | <p>5. The Local Authority will work with community groups should funding become available to develop such a proposal.</p> <p>6. Castleconnell was noted, particularly in the past for the quality of its fisheries. This and its tourism importance helped to establish Enright's Fishing Tackle and Rods, a business which prospered at the turn of the 19th and 20th centuries. Reference is made in the Plan to the villages fishing past and its potential for tourism.</p> |
| Chief Executive's Recommendation: | | |
| 1-6. No change. | | |
| SEA/AA Response: N/A | | |

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| 31 | Name/Group: | CLLR MICHAEL MURPHY Ref: LCC – C160 – CASTL - 26 |
| | Submission: Submission outlines the opposition to extending the Enterprise and Employment zoned lands adjacent to the Belmont Road on two grounds. <ul style="list-style-type: none"> The Belmont Road does not have the capacity for Heavy Good Vehicles and there is no willingness on the part of the residents of this road for a new entrance for the purpose of Enterprise and Employment. The proposed lands fall away significant and may require infill material which could have an | Response In order to avoid leapfrogging the location of the Enterprise and Employment land shall be relocated to adjoin the New Residentially zoned lands at Coolbawn and lands will be zoned for agriculture use adjoining the Belmont Road. Objective SM 1: Movement and Accessibility shall be amended to include in objective a) <u>Any development of the lands at Coolbawn for Residential and Enterprise and Employment use shall provide for pedestrian/cycling permeability</u> |

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| | <p>environmental impact on the surrounding lands and streams.</p> | <p><u>between these lands and Station Road/Railway Road.</u></p> <p>Objective ED 1 already includes for a requirement to provide for a buffer to provide a buffer to protect residential amenity. However in the interest of clarity minor amendments shall be made to the objectives as follows: Amend Objective Ed 1: Enterprise and Employment Objectives b) Ensure any proposals for lands zoned for Enterprise and Employment adjoining the R445 <u>and the R525</u> and the Belmont Road include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the regional roads have sufficient capacity to facilitate the extent of the development planned. The cost of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposal at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed developments <u>and any existing or proposed</u> the adjoining residential developments.</p> |
| <p>Chief Executive’s Recommendation:</p> | | |
| <p>Amend the Land Use Zoning Map to replace an area of agricultural land with Enterprise and Employment lands and Enterprise and Employment land with Agricultural land. Amend the Settlement Capacity Audit for the new Enterprise and Employment Site Amend Objective SM 1: Movement and Accessibility to include in objective a) <u>Any development of the lands at Coolbawn for Residential and Enterprise and Employment use shall provide for pedestrian/cycling permeability between these lands and Station Road/Railway Road.</u> Amend Objective ED 1: Enterprise and Employment Objectives b) Ensure any proposals for lands zoned for Enterprise and Employment adjoining the R445 <u>and the R525</u> and the Belmont Road include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the regional roads have sufficient capacity to facilitate the extent of the development planned. The cost of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposal at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed developments <u>and any existing or proposed</u> the adjoining residential developments.</p> | | |
| <p>SEA/AA Response: To support compact growth the lands have been relocated to consolidate the land bank.</p> | | |

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| 32 | Name/Group: | MARIE MESKELL Ref: LCC – C160 – CASTL - 27 |
| | Submission: | Response |
| | Submission refers to Appendix 11 – Record of Protected Structures and structure number 1079. Submission outlines that the property is a self-contained detached house and the development description is incorrectly described as a “semi-detached pair of houses” and should be amended to read a “detached 7 bay two storey house” | Suggested text changes shall be made to the description of RPS 1079 in Appendix 11 |
| | Chief Executive’s Recommendation: | |
| | Change development description in Appendix 11 - Record of Protected Structures by removing “semi-detached pair of houses” to “detached 7 bay two storey house” | |
| | SEA/AA Response: | |
| | The description for RPS 1079 will be amended to accurately reflect the character and nature of this structure and will provide clarity. | |

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| 33 | Name/Group: | CHELSEA CANAVAN Ref: LCC – C160 – CASTL - 28 |
| | Submission: | Response |
| | <p>1. Submission identifies the success of the Village Garden and the work undertaken by the Tidy Town Group in maintaining it. Concern is voiced in relation to the anti-social behaviour that takes place there, including trespassing into neighbouring properties, uprooting planting and intimidating passers-by. Submission would welcome some solutions to dealing with this night time anti-social behaviour which could include security cameras, lighting and possibly locking the garden at night time.</p> <p>Business such as the Protea Café and the ACM centre and café have breathed new life into the village centre and complement the existing businesses. The submission considers that the village could be much more vibrant, if further commercial units such as, the Post Office, a library, health food shop,</p> | <p>1. The Local Area Plan promotes the principle of proper planning and sustainable development, which at its core supports the development of vibrant, well connected and integrated communities. In so doing it aims to avoid zoning areas or including objectives which would contribute to anti-social behavior. The Plan process also involves engagement with wide ranging stakeholders such as the Gardai however specific incidents of anti-social behaviour are outside the scope of the Local Area Plan process.</p> |

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| | <p>restaurant, gift shop etc could be established. Concern is voiced over the very sudden closure of the Post Office, the stalled development of the Worrall Inn for commercial purposes and its partial completion and concerns that the Ramble Inn appears to be in decline.</p> <p>2. Concern is voiced in relation to the derelict nature of the Worrall Inn, which presents a real eyesore in the village and the rubbish surrounding the building needs to be removed urgently. The building is identified as a beautiful historic building, which needs specialist building attention to address the crack in the façade and a conservation architect should be employed to consider the historic lantern over the door, the missing cast iron railings and the original slated roof and guttering.</p> <p>3. Any future improvement plans for Bruach na Sionna needs to consider a second point of egress as just one point is quite dangerous as conflicts arise between children playing and traffic movements. Specific issues relate to traffic speed where there is no signage to indicate slow down, no distinction exists between the road and the footpath, the paving indicates that the entrance road is a shared surface or a home zone yet there is no signage to indicate this. Submission considers that pedestrians should have priority over vehicles on Main Street at this junction and other solutions to reduce traffic speed should be considered here. The continuity of the historic streetscape has been broken by the entrance to Bruach na Sionna and the bare side wall of the</p> | <p>2. There is currently enforcement proceedings issued against the developer of the Worrall Inn for non-compliance with planning conditions attached to the site.</p> <p>3. Objective SM1: "Movement and Accessibility" provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process.</p> |
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| | <p>Worrall Inn needs to be considered architecturally.</p> <p>Concern is raised in relation to the state of the footpaths in the village and particularly for those in wheelchairs or who are partially sighted as there is a lack of dropped kerbs and pedestrian crossings. The submission suggests that improvements to the footpaths should consider the historical nature of the village and the fact that it is in an ACA. It is suggested that any works to the footpath in these area should be stone kerbing instead of concrete and an appropriate paving surface like stone sets and cobbled gutters.</p> <p>The submission seeks the use of the CCTV system installed in the village along the Main Street to help deter anti-social behaviour and cannot understand the delay in prioritising its use.</p> <p>4. The facilities at the playground need to be upgrade and repaired and consideration needs to be given to facilities for teenagers.</p> <p>5. Works need to be undertaken at Skehan’s Cross, as there is a complete lack of visibility on both sides but most especially on the right hand side which is obstructed by a protruding wall and two Beech trees.</p> | <p>4. Work is currently underway to progress the upgrade and extension to the playground.</p> <p>5. Specific works in terms of traffic safety are beyond the scope of the Local Area Plan but will be referred to the Roads, Traffic and Cleansing Department in the Transportation and Mobility Directorate of the Local Authority for consideration and appropriate action.</p> |
| | Chief Executive’s Recommendation: | |
| | 1-4. No change. | |
| | SEA/AA Response: N/A | |

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| 34 | Name/Group: | DONAL RYAN Ref: LCC – C160 – CASTL - 29 | |
| | Submission: | Response | |
| | <ol style="list-style-type: none"> 1. Submission requires that the Plan should be more definitive and concrete, regarding what is to be delivered, so that reflection on the Plan when it has expired can be considered on the basis of what has been achieved. 2. A bus stop and a visible schedule for the bus needs to be put in place in the short term at a location in the village. A one-way system needs to be considered for traffic movement around the village, which needs to examine parking provision. 3. Submission request that no limitations should be put on local people building houses on owned-land. It sets out that to drive people into housing estates, where capacity does not exist at a local or national level to provide the required housing is not acceptable. 4. Submission identifies a number of issues with the proposal for the proposed community park and sets out the only advantage to this park is that it is on Council owned lands. Otherwise it is identified as isolated with potential for anti-social activity. If a community park is to be developed on these lands, full detailed plans are needed for: <ul style="list-style-type: none"> • CCTV infrastructure and resources to monitor it and undertake actions; • Site needs to be fully developed before it becomes operational; | <ol style="list-style-type: none"> 1. Actions, timeframe and responsibility for specific projects has been set out in Chapter 11 Table 7 of the Draft Plan. 2. The Planning Authority will liaise with the National Transport Authority in relation to the provision of infrastructure relating to public transport. Objective SM1: “Movement and Accessibility” provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process. 3. The Local Area Plan designates specific land use zonings appropriate for particular types of development in line with the principles of sustainable compact growth. 4. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area. The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public | |

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| <ul style="list-style-type: none"> • Provide overlooking from housing to the park to address anti-social activities; • Secure perimeter to the park to be sympathetic to the local built heritage and environment; • Facilities and amenities in the park should cater for all age groups; • Resourcing for local Gardaí to keep it secure outside of opening hours; • Commitment to address abuse or anti-social behaviour immediately on reporting <p>5. The Plan must be accompanied by a detailed description of how enforcement will be resourced and actioned in Castleconnell. The example of the Bruach na Sionna development and the lack of compliance with planning permissions and lack of enforcement is cited, which facilitates rogue developers to operate through extended timelines with little or no impact on their operations and no visible consequences.</p> <p>6. Georgian villages, such as Castleconnell need a commitment in the LAP to resource and support conservation and prevent threats or damages to this infrastructure. The example of the poor condition of the Worrall Inn is cited in this regard and need for footpath upgrades which reflect the character of the village.</p> <p>7. Adequate commercial facilities are required in the village centre to enable local commercial businesses to operate. Replacing commercial premises with residential removes the capacity of the village for business activity and footfall.</p> | <p>Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>5. The Council will initiate enforcement proceeding as appropriate for non-compliance with planning legislation.</p> <p>6. Consultation will take place with relevant stakeholders in relation to any public realm upgrade works.</p> <p>7. Applications will be considered on a case by case basis.</p> |
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| | <p>8. Specific actions and goals need to be put into the Plan to address anti-social behaviour and the required resources to support this need to be put in place.</p> | <p>8. The Local Area Plan promotes the principle of proper planning and sustainable development, which at its core supports the development of vibrant, well connected and integrated communities. In so doing it aims to avoid zoning areas or including objectives which would contribute to anti-social behavior. The Plan process also involves engagement with wide ranging stakeholders such as the Gardai however specific incidents of anti-social behaviour are outside the scope of the Local Area Plan process.</p> |
| <p>Chief Executive's Recommendation:</p> | | |
| <p>1-8 No change.</p> | | |
| <p>SEA/AA Response: N/A</p> | | |

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| 35 | <p>Name/Group:</p> | <p>JOHN AND TONJA FARKAS Ref: LCC – C160 – CASTL - 30</p> |
| | <p>Submission:</p> <p>1. Submission identifies the success of the Village Garden and the work undertaken by the Tidy Town Group in maintaining it. Concern is voiced in relation to the anti-social behaviour that takes place there, including trespassing into neighbouring properties, uprooting planting and intimidating passers-by. Submission would welcome some solutions to dealing with this night time anti-social behaviour which could include security cameras, lighting and possibly locking the garden at night time.</p> <p>Business such, as the Protea Café and the ACM centre and café have breathed new life into the village centre and complement the existing businesses. The submission considers that the village could be much more vibrant, if further commercial units, such as the Post</p> | <p>Response</p> <p>1. The Local Area Plan promotes the principle of proper planning and sustainable development, which at its core supports the development of vibrant, well connected and integrated communities. In so doing it aims to avoid zoning areas or including objectives which would contribute to anti-social behavior. The Plan process also involves engagement with wide ranging stakeholders such as the Gardai however specific incidents of anti-social behaviour are outside the scope of the Local Area Plan process.</p> |

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| | <p>Office, a library, health food shop, restaurant, gift shop etc could be established. Concern is voiced over the very sudden closure of the Post Office, the stalled development of the Worrall Inn for commercial purposes and its partial completion and concerns that the Ramble Inn appears to be in decline.</p> <p>2. Concern is voiced in relation to the derelict nature of the Worrall Inn which presents a real eyesore in the village and the rubbish surrounding the building needs to be removed urgently. The building is identified as a beautiful historic building, which needs specialist building attention to address the crack in the façade and a conservation architect should be employed to consider the historic lantern over the door, the missing cast iron railings and the original slated roof and guttering.</p> <p>3. Any future improvement plans for Bruach na Sionna needs to consider a second point of egress as just one point is quite dangerous as conflicts arise between children playing and traffic movements. Specific issues relate to traffic speed where there is no signage to indicate slow down, no distinction exists between the road and the footpath, the paving indicates that the entrance road is a shared surface or a home zone yet there is no signage to indicate this. Submission considers that pedestrians should have priority over vehicles on Main Street at this junction and other solutions to reduce traffic speed should be considered here. The continuity of the historic streetscape has been broken by the entrance to Bruach na Sionna and the bare side wall of the</p> | <p>2. There is currently enforcement proceeding issued against the developer of the Worrall Inn for non-compliance with planning conditions attached to the site.</p> <p>3. Objective SM1: “Movement and Accessibility” provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process.</p> |
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| | <p>Worrall Inn needs aesthetic consideration.</p> <p>Concern is raised in relation to the state of the footpaths in the village and particularly for those in wheelchairs or who are partially sighted as, there is a lack of dropped kerbs and pedestrian crossings. The submission suggests that improvements to the footpaths should consider the historical nature of the village and the fact that it is in an Architectural Conservation Area. It is suggested that any works to the footpath in these area should be stone kerbing instead of concrete and an appropriate paving surface like stone sets and cobbled gutters.</p> <p>The submission seeks the use of the CCTV system installed in the village along the Main Street to help deter anti-social behaviour and cannot understand the delay in prioritising its use.</p> <p>4. The facilities at the playground need to be upgrade and repaired and consideration needs to be given to facilities for teenagers.</p> <p>5. Works need to be undertaken at Skehan’s Cross as there is a complete lack of visibility on both sides but most especially on the right hand side which is obstructed by a protruding wall and two Beech trees.</p> <p>6. Concern that the Plan does not address any of the existing problems with the public transport system and in the absence of a bus stop and bus shelter along with parking along the street the bus has to double park to take on passengers which causes a</p> | <p>4. Work is currently underway to progress the upgrade and extension to the playground.</p> <p>5. Specific works in terms of traffic safety are beyond the scope of the Local Area Plan but will be referred to the Roads, Traffic and Cleansing Department in the Transportation and Mobility Directorate of the Local Authority for consideration and appropriate action</p> <p>6. It is intended that the Village Centre Traffic Management Plan will be developed within the lifetime of the Plan.</p> |
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| | serious safety issue. The submission identifies the inclusion of a Village Centre Traffic Management Plan and public realm upgrades objective and seeks that this objective becomes a short term objective as opposed to medium to long term. Parking in the village centre is also identified as an issue of concern. | |
| Chief Executive's Recommendation: | | |
| 1-5. No change. | | |
| SEA/AA Response: N/A | | |

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| 36 | Name/Group: | WILL AND ELIZABETH BREEN, JOHN MITCHELL AND PAT AND MARY KEATING Ref: LCC – C160 – CASTL - 31 |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1</p> <p>1. Concern is voiced in relation to the development of the site next to St Joseph's Cemetery, which has been a focal point for anti-social behavior over the decades. The site was used as a shortcut to access the village and after incidents of vandalism it was closed off with high fencing. Since the development of Bruach na Sionna there has been issues with anti-social behaviour and violence and the Gardai have been involved. It is set out that the location of the field has made it difficult to combat this behaviour.</p> <p>There are challenges with utilising this site which include:</p> <ul style="list-style-type: none"> • The site will be an open park and cannot be accessed by vehicles – concern that the Gardai will not be able to access the site; • Noise generated from the park especially at funeral times; • The location of the park will not make it useable for all of the community as it is | <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na</p> |

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| | <p>isolated and there does not appear to be support locally for it.</p> <p>2. Locals have been advised that this budget is to be spent on parks and recreation projects. The submission notes that there are a number of facilities for public use, which require maintenance work or upgrading. It is considered that the creation of a park away from the main thoroughfare does not open up the area to all of the residents of Castleconnell.</p> <p>3. The additional housing proposed to overlook the park is considered a mistake and will lead to further traffic, overcrowding and possibly anti-social behaviour. It is considered that the creation of this park is being used to justify the building of additional housing units and in this regard the park is not strictly needed or wanted by the residents of the Tonville cul de sac.</p> | <p>Sionna whilst providing a needed community amenity.</p> <p>2. Work is currently underway to progress the upgrade and extension to the playground.</p> <p>3. The provision of land for residential development affords an opportunity for the overlooking of the proposed Park at this location and the passive surveillance from residential development will act as a deterrent to anti-social behaviour in the park. The provision of these lands for residential development are seen as a means of safeguarding the community and is in line with the principles of proper planning and sustainable development. To further safeguard residential amenity and increase natural surveillance additional residentially zoned lands in the order of .04 hectares is included.</p> |
| Chief Executive's Recommendation: | | |
| <p>1. No change.</p> <p>2. No change.</p> <p>3. Amend the land use zoning map to include an additional area of .04 hectares for New Residential at Scanlon Park. Amend the Settlement Capacity Audit increase the site area of site number 2 from .63 hectares to .67 hectares.</p> | | |
| <p>SEA/AA Response: The changes proposed above will comply with the principle of sustainable development and when implemented will ensure compliance with higher tier plans and guidance.</p> | | |

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| 37 | Name/Group: | DANIEL MESKELL Ref: LCC – C160 – CASTL - 32 |
| | Submission: | Response |
| | <p>This submission seeks clarification in relation to the Flood Zone identified in the townland of Cloon and Commons.</p> <p>Reference is made in the submission to Section 9.3 Flood Risk Management and Appendix 1 Flood Map Drawing CCFD/23-29/R12 and the OPW CFRAM study and the Castleconnell Flood Relief Scheme in the Draft Plan.</p> <p>The specific lands in questions are located north east of the village and a number of issues are raised in relation to the flood extant.</p> <ul style="list-style-type: none"> Lands are approx. 32m OD elevation and is drained to the River Shannon via the Cedarwood Stream. The Cedarwood Stream has an approx. discharge elevation of 22m OD, with an elevation difference of 10m between land identified as Flood Zone and the discharge point at the River Shannon. The WLCFRAM Model predicts an approx. 23.5m OD at the Cedarwood Stream discharge point – this is an elevation difference of 8.5m between WLCFRAM model and land identified in Flood Zone. Clarification is sought on how the above referenced land is identified in a Flood Zone. | <p>Whilst the Cedarwood Stream discharges to the River Shannon, it is a separate watercourse and catchment that passes through an urban environment prior to joining the River Shannon.</p> <p>The water levels of any watercourse vary along its length due to a number of factors. In the case of the Cedarwood Stream, it is mainly influenced by the presence of culverts along its length (particularly those beneath the railway which can restrict flow), channel roughness due to the presence of vegetation etc. and limited conveyance capacity of the channel. Therefore, despite the elevation difference between the outlet to the River Shannon and the lands in question adjacent to the Cedarwood Stream, predicted water levels will vary accordingly.</p> <p>The CFRAM Study previously published flood extent maps for Castleconnell in June 2017 which indicated that lands to the east of the railway line adjacent to the Cedarwood Stream were at risk of flooding. More detailed hydraulic flood modelling and mapping carried out as part of the ongoing Castleconnell Flood Relief Scheme confirms that lands adjacent to the Cedarwood Stream east of the railway line (and as identified in your submission) are partly located within Flood Zone A and B.</p> |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 38 | Name/Group: | SEAN MADIGAN Ref: LCC – C160 – CASTL - 33 |
| | <p>Submission:</p> <p>Submission relates to the park proposed under Opportunity site 1</p> <ol style="list-style-type: none"> Submission voices concern with respect to the access from the Tontines into the proposed community park. It identifies that the residents were not consulted and are not in favour of this connections. It sets out that the Bruach na Sionna estate is privately owned and providing a local amenity would enhance the value of these properties at tax payer's expense. <p>The submission suggests that the proposed park will create more problems than it will solve and argues that as the park is only 1.119ha with only half of it to be used as a</p> | <p>Response</p> <ol style="list-style-type: none"> The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area. <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <ol style="list-style-type: none"> The intension of the local park is to provide an amenity for the whole of the community. <p>The park is identified in the Plan as a local park. Table 3 sets out that the proposal is for a local park for public use which will provide connectivity to Castleconnell village and a community amenity through a safe and attractive networks of walkways and cycle paths.</p> |

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| <p>park it does not meet the Councils own guidelines for a community park in that:</p> <ul style="list-style-type: none"> • A community park should be built on lands 2-20ha; • A community park should accommodate a wide range of uses including playing pitches, passive recreation and biodiversity areas; • A small park should be built on lands .02-2ha; • When building a small park the park should be overlooked with passive surveillance with as many houses as possible – currently no houses overlook the area; • Not located to the side or rear of dwellings – currently this would be built behind every house that is close to it. <p>3. Submission sets out that the local Councillors have a discretionary spend and sets out a number of areas where this funding could be better spent around the village:</p> <ul style="list-style-type: none"> • Pitch development for Lisnagry FC; • Development of sports facilities at Castleconnell National School – install lights/construct changing facilities; • Kayak baths; • Upgrade and fit out of village hall; • Upgrade and maintenance works to playground; <p>The submission argues that an objective has been included to upgrade the playground subject to resources and the €100,000 available would be better spent at this location.</p> <p>It is suggested that if all current projects and initiatives were completed then this money could be spent on new projects which would have a greater impact for the local community.</p> | <p>3. Work is currently underway to progress the upgrade and extension to the playground.</p> |
| <p>Chief Executive’s Recommendation:</p> | |
| <p>1-3 No change.</p> | |
| <p>SEA/AA Response: N/A</p> | |

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| 39 | Name/Group: | DAVE AND FIDELMA RYAN Ref: LCC – C160 – CASTL - 34 |
| | <p>Submission:</p> <ol style="list-style-type: none"> Submission identifies the success of the Village Garden and the work undertaken by the Tidy Town Group in maintaining it. Concern is voiced in relation to the anti-social behaviour that takes place there, including trespassing into neighbouring properties, uprooting planting and intimidating passers-by. Submission would welcome some solutions to dealing with this night time anti-social behavior, which could include security cameras, lighting and possibly locking the garden at night time. <p>Business such as the Protea Café and the ACM Centre and café have breathed new life into the village centre and complement the existing businesses. The submission considers that the village could be much more vibrant, if further commercial units, such as the Post Office, a library, health food shop, restaurant, gift shop etc could be established. Concern is voiced over the very sudden closure of the Post Office, the stalled development of the Worrall Inn for commercial purposes and its partial completion and concerns that the Ramble Inn appears to be in decline.</p> <ol style="list-style-type: none"> Concern is voiced in relation to the derelict nature of the Worrall Inn, which presents a real eyesore in the village and the rubbish surrounding the building needs to be removed urgently. The building is identified as a beautiful historic building, which needs specialist building attention to address the crack in the façade and a conservation architect should be | <p>Response</p> <ol style="list-style-type: none"> The Local Area Plan promotes the principle of proper planning and sustainable development, which at its core supports the development of vibrant, well connected and integrated communities. In so doing it aims to avoid zoning areas or including objectives which would contribute to anti-social behavior. The Plan process also involves engagement with wide ranging stakeholders such as the Gardai however specific incidents of anti-social behaviour are outside the scope of the Local Area Plan process. There is currently enforcement proceeding issued against the developer of the Worrall Inn for non-compliance with planning conditions attached to the site. |

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| | <p>employed to consider the historic lantern over the door, the missing cast iron railings and the original slated roof and guttering.</p> <p>3. Any future improvement plans for Bruach na Sionna needs to consider a second point of egress, as just one point is quite dangerous as conflicts arise between children playing and traffic movements. Specific issues relate to traffic speed where there is no signage to indicate slow down, no distinction exists between the road and the footpath, the paving indicate that the entrance road is a shared surface or a home zone yet there is no signage to indicate this. Submission considers that pedestrians should have priority over vehicles on Main Street at this junction and other solutions to reduce traffic speed should be considered here. The continuity of the historic streetscape has been broken by the entrance to Bruach na Sionna and the bare side wall of the Worrall Inn needs to be aesthetic consideration.</p> <p>Concern is raised in relation to the state of the footpaths in the village and particularly for those in wheelchairs or who are partially sighted as, there is a lack of dropped kerbs and pedestrian crossings. The submission suggests that improvements to the footpaths should consider the historical nature of the village and the fact that it is in an Architectural Conservation Area. It is suggested that any works to the footpath in these area should be stone kerbing instead of concrete and an appropriate paving surface like stone sets and cobbled gutters.</p> | <p>3. Objective SM1: “Movement and Accessibility” provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process.</p> |
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| | <p>The submission seeks the installation of a CCTV system along the Main Street to help deter anti-social behavior.</p> <p>4. The facilities at the playground need to be upgrade and repaired and consideration needs to be given to facilities for teenagers.</p> <p>5. Works need to be undertaken at Skehan’s Cross, as there is a complete lack of visibility on both sides, but most especially on the right hand side which is obstructed by a protruding wall and two Beech trees.</p> <p>6. The pump located at Main Street and Station Road is identified as an iconic street artefact and the submission seeks that this pump should be refurbished and brought back into working order.</p> | <p>4. Work is currently underway to progress the upgrade and extension to the playground.</p> <p>5. Specific works in terms of traffic safety are beyond the scope of the Local Area Plan but will be referred to the Roads, Traffic and Cleansing Department in the Transportation and Mobility Directorate of the Local Authority for consideration and appropriate action.</p> <p>6. The Local Authority will work with community groups should funding become available to develop such a proposal.</p> |
| Chief Executive’s Recommendation: | | |
| 1-6 No change. | | |
| SEA/AA Response: N/A | | |

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| 40 | Name/Group: | ADRIAN AND NICKY McNAMARA Ref: LCC – C160 – CASTL - 35 |
| | Submission: | Response |
| | <p>1. Submission highlights issues that need consideration for those living in the village centre in terms of parking, security and safety.</p> <p>2. Clarification is sought on how Objective TCF 1: Town Centre First will be implemented in the village.</p> | <p>1. Objective SM1: “Movement and Accessibility” provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process.</p> <p>2. The Council is committed to implementing the Town Centre First initiative, set out in national legislation, which represents a new approach to revitalising town centres and addressing the challenges that exists, including vacancy and</p> |

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| | <p>3. Concern that the Plan does not address any of the existing problems, with the public transport system and in the absence of a bus stop and bus shelter, along with parking along the street, the bus has to double park to take on passengers, which causes a serious safety issue. The submission identifies the inclusion of a Village Centre Traffic Management Plan and public realm upgrades objectives and seeks that this objective should become a short term objective as opposed to medium to long term. Parking in the village centre is also identified as an issue of concern.</p> <p>Concerns are voiced in relation to Movement and Accessibility through the village, especially with the arrival of Enable Ireland to the village. It is identified that there are no crossing points or speed restrictions identified in the village.</p> <p>4. Anti-social behaviour is identified as a threat to the reinvigoration of the village and in the absence of CCTV, there is no evidence to support reports of this type of behaviour.</p> | <p>dereliction. Limerick City and County Council will work with local communities to maximise the potential of town and villages throughout Limerick, to adapt to the changing environment and also to provide, a wide range of opportunities to drive future growth and development have also been identified.</p> <p>3. Objective SM1: “Movement and Accessibility” provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process.</p> <p>4. The Local Area Plan promotes the principle of proper planning and sustainable development, which at its core supports the development of vibrant, well connected and integrated communities. In so doing it aims to avoid zoning areas or including objectives which would contribute to anti-social behavior. The Plan process also involves engagement with wide ranging stakeholders such as the Gardai however specific incidents of</p> |
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| | <p>5. Guidance is required in relation to the Architectural Conservation Area's in the village centre and concern is raised in relation to unauthorised developments and a lack of enforcement in this regard.</p> | <p>anti-social behaviour are outside the scope of the Local Area Plan process.</p> <p>5. The Local Authority will work with community groups should funding become available to develop such a proposal. Enforcement issues are outside the scope of the Plan however will be dealt with by the relevant section of the Council.</p> |
| <p>Chief Executive's Recommendation:</p> <p>1-5 No change.</p> | | |
| <p>SEA/AA Response: N/A</p> | | |

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| 41 | <p>Name/Group: ELÉ MADIGAN Ref: LCC – C160 – CASTL - 36</p> | |
| | <p>Submission:</p> <p>Submission relates to the park proposed under Opportunity site 1</p> <p>1. Submission voices concern with respect to the access from the Tontines into the proposed community park. It identifies that the residents were not consulted and are not in favour of this connections.</p> | <p>Response</p> <p>1. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability</p> |

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| | <p>2. It sets out that the Bruach na Sionna estate is privately owned and providing a local amenity would enhance the value of these properties at tax payer's expense.</p> <p>The submission suggests that the proposed park will create more problems than it will solve and argues that as the park is only 1.119ha, with only half of it to be used as a park it does not meet the Council's own guidelines for a community park in that:</p> <ul style="list-style-type: none"> • A community park should be built on lands 2-20ha; • A community park should accommodate a wide range of uses including playing pitches, passive recreation and biodiversity areas; • A small park should be built on lands .02-2ha; • When building a small park the park should be overlooked with passive surveillance with as many houses as possible – currently no houses overlook the area; • Not located to the side or rear of dwellings – currently this would be built behind every house that is close to it. <p>3. Submission sets out that the local Councillors have a discretionary spend. The submission outlines a number of areas that this funding could be better spent such as:</p> <ul style="list-style-type: none"> • Pitch development for Lisnagry FC; • Development of sports facilities at Castleconnell National School – install lights/construct changing facilities; • Kayak baths; | <p>between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> <p>2. The intension of the local park is to provide an amenity for the whole of the community.</p> <p>The park is identified in the Plan as a local park. Table 3 sets out that the proposal is for a local park for public use which will provide connectivity to Castleconnell village and a community amenity through a safe and attractive networks of walkways and cycle paths</p> <p>3. Work is currently underway to progress the upgrade and extension to the playground. Further maintenance works as necessary will be undertaken around the village as resources allow.</p> |
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| | <ul style="list-style-type: none"> • Upgrade and fit out of village hall; • Upgrade and maintenance works to playground. <p>The submission argues that an objective has been included to upgrade the playground subject to resources and with €100,000 available, it would be better spent at this location.</p> <p>It is suggested that if all current projects and initiatives were completed then this money could be spent on new projects which would have a greater impact for the local community.</p> | |
| Chief Executive's Recommendation: | | |
| 1-3. No change. | | |
| SEA/AA Response: N/A | | |

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| 42 | Name/Group: | BILLY O' DOWD (ESTATE OF BRIAN & MOYA GUBBINS DECEASED) Ref: LCC – C160 – CASTL - 37 | |
| | Submission: | Response | |
| | <p>1. Representations are made on behalf of the deceased landowners of Stormont House. A map is included identifying an area which was subject of a preplanning for a dwelling house and where concerns by the Planning Authority in relation to the existing zoning, the sites location in a flood zone and its proximity to a dwelling house were all cited.</p> <p>The submission sets out that the proposed location of the dwelling is at the highest point on this site and has never flooded as is the case for the adjoining dwelling, which is on a lower elevation.</p> <p>This submission seeks to have the zoning in this site, either changed from Special Control Area to residential or that provision is made on a case by case basis to allow for development in the Special Control Area, similar to the provisions in this</p> | <p>1. The lands at Stormont House are identified as falling within Flood Zone A and B and in line with the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 residential development is identified as a highly vulnerable use in this area and this development would be considered inappropriate in this zone.</p> <p>To protect the natural habitat of the river and its designation as part of the Lower River Shannon SAC it is considered prudent to safeguard this area with a Special Control Area designation. The provision of residential development in this area is not considered acceptable. This is supported by the submission made by the OPW which sets out that a Special Control Area zoning would not satisfy criteria 2 of the Justification Test.</p> | |

objective for “ancillary leisure/tourism”.

A number of reasons are outlined to support this:

- The Flood Relief Scheme proposed for Castleconnell provides protection to the west and north of this site and the submission suggests that any permission granted could include a condition to preclude development until the flood works are implemented.
- Any new dwelling permitted on this site will not compromise the existing buildings on site, no architectural value.
- Wording for the Special Control Area zoning objective should be amended as follows:
“To protect the natural habitat of the river and its designation as part of the Lower River Shannon Special Area of Conservation. Purpose: The Special Control Area designation will facilitate the preservation in situ of the identified archaeological, including subterranean, remains. Development ~~including holiday homes and holiday apartments will not be permitted on lands zoned special control area. Ancillary leisure/tourism development may be permitted~~ shall be considered on a case by case basis where it can be satisfactorily demonstrated that there will be no impact

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| | <p>on the integrity of this Special Control Area or on the natural habitat of the river and its designation as part of the Lower River Shannon Special Area of Conservation. The extension, expansion or conversion of existing non-conforming uses in this special control zone shall be assessed on a case by case basis.</p> <ul style="list-style-type: none"> • The current site should not be included in the Special Control Area as the site will have no adverse direct impacts on the river area. Any potential for indirect effects to the river could be dealt with through a planning application process and special technical and scientific assessments to include archaeological and ecological assessments should be submitted and considered. <p>The submission concludes that the site is an infill site between existing dwellings and a housing development and zoning this site residential would facilitate settlement growth within the existing footprint of the village. Alternatively the submission recommends the wording of the Special Control Area objective is amended in line with the text above.</p> | |
| | Chief Executive's Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| | <p>Councils own guidelines for a community park in that:</p> <ul style="list-style-type: none"> • A community park should be built on lands 2-20ha; • A community park should accommodate a wide range of uses, including playing pitches, passive recreation and biodiversity areas; • A small park should be built on lands .02-2ha; • When building a small park, the park should be overlooked with passive surveillance with as many houses as possible – currently no houses overlook the area; • Not located to the side or rear of dwellings – currently this would be built behind every house that is close to it. <p>3. Submission sets out that the local Councillors have a discretionary spend. The submission sets out a number of areas what this funding could be better spent such as:</p> <ul style="list-style-type: none"> • Pitch development for Lisnagry FC; • Development of sports facilities at Castleconnell National School – install lights/construct changing facilities; • Kayak baths; • Upgrade and fit out of village hall; • Upgrade and maintenance works to playground; <p>The submission argues that an objective has been included to upgrade the playground subject to resources and with €100,000 available it would be better spent at this location.</p> <p>It is suggested that if all current projects and initiatives were completed then, this money could be spent on new projects which would have a greater impact for the local community.</p> | <p>3. Work is currently underway to progress the upgrade and extension to the playground. Further maintenance works as necessary will be undertaken around the village as resources allow. Further maintenance works as necessary will be undertaken around the village as resources allow.</p> |
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| Chief Executive's Recommendation: | |
| 1-3 No change. | |
| SEA/AA Response: N/A | |

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| 44 | Name/Group: | PATRICK MESKELL Ref: LCC – C160 – CASTL - 44 |
| | Submission: | Response |
| | <ol style="list-style-type: none"> 1. Submission suggests that a one way system is introduced around the three main streets of the village, New Street, Castle Street and Main Street. Limit car parking to one side of the street on New Street and Main Street. This will ease congestion and improve safety. 2. Maintain and further development green corridors for the movement of wildlife, establish new areas for planting of native species and re-wild portions of green spaces. A formal policy should be considered by the Council to ban the use of herbicides, insecticides and pesticides in the village and county wide by Council staff and sub-contractors. 3. In support of the objectives to attract employment to Castleconnell, this submission requests that the Plan boundary is extended and lands previously zoned and currently outside the Draft Plan boundary be zoned for Enterprise and Employment use. Justification is provided in terms of the proximity of the land to the village and its access to the National Road network. The submission suggests that potential exists to develop the site as a sustainable business park. The submission contends that the proposed extension of Enterprise and Employment Land down the Belmont Road is not desirable as this land is not immediately accessible to | <ol style="list-style-type: none"> 1. Objective SM1: "Movement and Accessibility" provides for the delivery of a Traffic Management Plan for the village which will consider traffic flow around the village and will incorporate public realm works. Specific traffic issues will be considered as part of this process. 2. Chapter 8 of the Draft Plan Climate Action, Environment and Heritage promotes the development of green corridors and supports new planting. The inclusion of specific objectives in relation to herbicides, pesticide and insecticides is outside the scope of the LAP. 3. Having regard to the location of the lands removed from the village of Castleconnell and adequate zoned lands available within the settlement it is considered that the proposed lands are not appropriate to be zoned for enterprise and employment purposes. Furthermore given the distance of the site from the village and the need for pedestrian and cycle connectivity between enterprise lands and residential development as set out in the submission from the Office of the Planning Regulator the current site is not considered suitable. |

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| | <p>the R445 and it would avoid traffic being filtered down towards the village along a local road.</p> <p>4. The submission seeks an area of land in the vicinity of the National School to be rezoned for Residential Serviced Sites.</p> <p>5. Concern voiced in relation to the proposed playground linking Scanlon Park to Bruach na Sionna via a link at the Tontines and its potential to create further anti-social behaviour in the area. Submission suggests that further consideration needs to be given to establishing social outlets for youths on the large green areas in the housing estates of the village. The submission suggests that vandal proof facilities should be installed in places, such as Castlerock, St. Patrick's Villas, Ferry Crossing, St. Flannan's Terrace and Scanlon Park in contrast to a secluded park as proposed.</p> <p>6. Submission suggest that funding should be provided for the</p> | <p>4. The Department of Education have requested that a buffer zone is provided to allow for potential expansions into the future around the school. Having regard to restricted access and the buffer provided for Education and Community use it is not considered appropriate to zone the lands for residential use.</p> <p>5. The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area. The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022. Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development. The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity. Further development of amenity spaces will be considered based on need and funding resources.</p> <p>6. The Planning Authority will support community groups in seeking funding</p> |
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| | restoration of the village hall, which could provide amenities, to support sporting clubs, like boxing, basketball and racket sports. | to undertake enhancement to community infrastructure around the village. |
| Chief Executive's Recommendation: | | |
| 1-6 No change. | | |
| SEA/AA Response: N/A | | |

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| 45 | Name/Group: | GEORGIA CORCORAN Ref: LCC – C160 – CASTL - 45 |
| | Submission: | Response |
| | <p>This submission proposes the idea of establishing an artist retreat/educational farm in Castleconnell to provide local jobs, educational opportunities, preserve the natural lands from being over developed and provide tourism potential. Potential to work with local community groups is identified and facilities at the Tyrone Guthrie Centre and Airfield Estate are referenced, in terms of providing immense cultural wealth to their surrounding area.</p> <p>Submission suggests that this retreat could be located in either Opportunity Site and would meet many of the Objectives set out in the Plan including:</p> <ul style="list-style-type: none"> • The development of education, cultural, leisure, social and community uses and facilities; • Provide for education, training, adult learning community and social infrastructure; • Provide or and improve general enterprise, employment, business and commercial activities; • Protect and improve rural amenity and provide for development of agricultural uses. | Adequate zoned lands are available to support the proposal as outlined. Any such proposal would require a planning application and an appropriate level of environmental assessment. |
| Chief Executive's Recommendation: | | |
| No change. | | |
| SEA/AA Response: N/A | | |

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| 46 | Name/Group: | ROGER AND ANNA HAYES Ref: LCC – C160 – CASTL - 46 |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1</p> <p>Submission notes that Castleconnell is surrounded by walkways and a community park is not needed, however it identifies that the children’s park which is a community park in the centre of the village needs to be extended and upgraded urgently.</p> | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| | Chief Executive’s Recommendation: | |
| | No change. | |
| | SEA/AA Response: N/A | |

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| 47 | Name/Group: | MARTA BEDNAREK Ref: LCC – C160 – CASTL - 47 |
| | Submission: | Response |
| | <p>This is a submission made on behalf of a number of different people who were born, raised and still living in Castleconnell with signatures of 250 submitted to support the submission</p> | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme.</p> |

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| | <p>Submission relates to the park proposed under Opportunity site 1</p> <p>Submission supports the development of a community park and sets out a need for a skateboard park, graffiti wall, pathway with potential for a running track and adequate public lighting.</p> <p>The submission sets out that the park needs to be properly managed with proper lighting in a suitable open space where it can be supervised. The submission suggests that this space is located to the front of Scanlon Park, where all members of the community can socialise. The park needs to cater for all age groups, but particularly those aged 8-18, who have no indoor or outdoor facilities to accommodate their needs. The opportunity a skate park provides from an education perspective with opportunities for BMX and scooters are considered beneficial to tackle anti-social behaviour in the village.</p> | <p>Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| Chief Executive's Recommendation: | | |
| No change. | | |
| SEA/AA Response: N/A | | |

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| 48 | Name/Group: CIAN WARFIELD Ref: LCC – C160 – CASTL - | |
| | Submission: | Response |
| | <p>Submission relates to the park proposed under Opportunity site 1.</p> <p>Concern is expressed at the Councils decision to create a throughway in the Tontines into the proposed community park. Submission outlines safety concerns relating to increased footfall and antisocial behaviour which previously blighted the area and only ceased after the residents of the lane secured a permanent closure of the opening at the end of the cul de sac. There is a concern that any new opening at the end of this laneway will see a return to this anti-social behaviour. The submission outlines there was insufficient engagement between</p> | <p>The Draft Local Area Plan for Castleconnell sets out a high level indicative sketch for the development of a local park between Scanlon Park and Bruach Na Sionna without access to the Tontines housing scheme. Funding has been made available to the Local Authority to develop a local park in the area.</p> <p>The Draft Local Area Plan includes an indicative layout for this area, which could provide for new residential development overlooking this Public Park. This was displayed at the public</p> |

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| | <p>the elected members and the residents of the cul de sac.</p> <p>From a practical viewpoint the small laneway cannot support the increased traffic and footfall that the reopening of the cul de sac would represent. The demographic in Scanlon Park is very youthful and many commute on e-scooters and this represents a danger to the residents that walk the lane.</p> | <p>information evening in Castleconnell on the 13th of October 2022.</p> <p>Further consultation will take place through the part 8 process to inform the final design of the proposed park. Policy support is included in the Draft Local Area Plan to facilitate this development.</p> <p>The Park will create connectivity to the village and increase permeability between Scanlon Park and Bruach na Sionna whilst providing a needed community amenity.</p> |
| | <p>Chief Executive's Recommendation:</p> | |
| | <p>No change.</p> | |
| | <p>SEA/AA Response: N/A</p> | |

LATE SUBMISSIONS RECEIVED 15/11/22 OUTSIDE THE STATUTORY PERIOD FOR PUBLIC CONSULTATION

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| Name/Group: | NTA |
| Submission: | |
| <p>NTA are in the process of preparing a final Limerick Shannon Metropolitan Area Transport Strategy for publication, which is aligned with the RSES and the Metropolitan Area Strategic Plan. To ensure consistency between the Draft Plan and these Plans a number of recommendations are made.</p> <p>It notes that the final LSMATS will be published during the next stage of the LAP process and while the LAP is consistent with the LSMATS, there is a broad range of measures contained in the revised draft which would be beneficial for inclusion in the Draft Plan.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> • Text of LAP should be reviewed to align with the policies and objectives of the revised Draft LSMATS and the final LSMATS once published; • A statement is include in the final LAP to clarify that the intension of the Local Authority is to pursue a pattern of development and growth based on supporting the provision of enhanced bus services and improved walking and cycling infrastructure; • Clarity is provided on the incorporation of LSMATS measures and objectives fully in Chapter 7 as appropriate; • The reconfiguration of the Amenity and Sustainable Transport map into a comprehensive cycle network showing primary, secondary and greenway routes and how they serve the main demands for travel in Castleconnell; • Objective SM1(c) would benefit from a clear objective to deliver a School Street at Castleconnell National School; • The provision of a new Park and Ride facility at Castleconnell "in the village" is not specifically provided for in the LSMATS and based on the absence of a rationale for a significant increase in frequency and capacity on the rail line, the distance from the nearest national road network interchange and the potential adverse effects of drawing regional car traffic into Castleconnell, it is not clear why Objective SM1 (f) has been included in the Draft Plan and its removal should be considered. • Objective SM3 should include a statement to the effect that when cycling, pedestrian and public realm schemes are being planned and designed, the reallocation of road space from the private car(including on street parking) to these modes will be considered in the first instance. | |

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| Name/Group: | SENATOR PAUL GAVAN |
| Submission: | |
| <p>Submission notes the late arrival of this information and seeks consideration of a number of points:</p> <p>Sustainable Communities/Mobility:</p> <ul style="list-style-type: none"> • Urgent need to upgraded bus service between Castleconnell and Castletroy/UL – demand presently exists and it would provide a significant shift away from the private car to public transport; • Urgent need for a bus shelter in the village – suitable location in the village centre, at Scanlon Park and Cedarwood estates; • Submission urges the Council to liaise directly with Bus Eireann and NTA; | |

- Footpath needed from Nelsons Cross to the Scout campsite – this is an urgent road safety issue that needs to be addressed;
- Urgent need to complete the network of footpaths around the village, including a footpath from Skehan’s Cross to Nelsons Cross on the R525. Further emphasis needs to be made in the Plan to this.

Housing:

Proposals to add a further 135 units of social housing is welcomes as there is currently 443 families seeking housing in the area, however presently there are only plans for an additional 5 units.

Submission urges the Council to acquire land and deliver housing urgently and ensure that consideration is given to housing needs of those with disabilities.

Community Park:

Support is lent to the provision of a community park in Castleconnell and the submission notes that adequate protection of the public realm is required in terms of accessibility, design and oversight.

Recreation:

Submission notes that a lot needs to be done in the village in the delivery of recreation facilities, especially for young people and in this regard support is lent to the idea of a skate park in the village.

Tourism:

Submission commends the positive proposals in the plan in relation to tourism, however raises concerns with respect to the issue of motorway signage. The submission notes that presently drivers from Dublin have no signage for Castleconnell, until they pass the village. There is a need to include Castleconnell on the sign at the Birdhill exit of the motorway. This issue needs to be raised with the NTA.

PART B

PROPOSED AMENDMENTS TO DRAFT CASTLECONNELL LOCAL AREA PLAN 2023 – 2029

(To be read in tandem with Part A)

Note: The following sets out amendments, which include text to be omitted ~~struck through in red~~ and wording to be inserted underlined in green. Where policies or objectives are proposed to be included or amended, the policy/objective numbers of those in the Proposed Plan may need to be revised.

AMENDMENTS TO PROPOSED LOCAL AREA PLAN TEXT

Chapter 3 Development Strategy

1. Amend text accompanying Table 2 to read “The following minimum densities shall apply to residential zoned lands in Castleconnell”.
2. Amend Objective H3 as follows

Objective H3: Density and New Residential Development: It is an objective of the Council to: Ensure that all residential development complies with the residential density requirements set out in Table 2 and encourage a range of densities will be considered on New Residential and other mixed use lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009).

Chapter 5 Sustainable Communities

1. Amend Objective C2 b) as follows

Objective C2: New Amenity Walkways and Cycleways

1. Careful consideration shall be taken in areas containing sensitive habitats and species and in particular, Natura 2000 sites, environmental assessments shall be carried out to an appropriate level to safeguard these areas.
2. Ensure that walkways are taken inland from the river bank to prevent disturbance of habitat features and bird life. Adequate buffer distances shall be provided to prevent disturbance of birds, other species and riparian habitats and shall also incorporate where possible screening or use of existing topography to screen human movements. Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for additional public access.
3. Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are already subject to human disturbance.

4. Ensure that walkways are appropriately designed and developed to allow room for birds and other species to withdraw.
5. Avoid looped walks around the entirety of ponds, lakes and water bodies and habitat features close to the river channel.
6. Lighting shall be designed to take account of sensitive habitats and shall only be permitted, if deemed suitable and supported with an appropriate level of environmental assessment.
7. Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases, such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.

2. Amend Objective C2 New Amenity Areas Walkways and Cycleways as follows:

Objective C2 New Amenity Areas Walkways and Cycleways

- a) Proposals for new Walkways/Cycleways, Greenways and Blueways within the SAC will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.
- h) Support the upgrade of the community centre and seek appropriate funding in conjunction with relevant community groups.

3. Amend Objective C3 Parks Open Space and Recreation as follows:

Objective C3 Parks Open Space and Recreation

- d) This extension will be subject to appropriate environmental assessment and any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted

Chapter 6 Economic Development and Tourism

1. Amend Objective Ed 1 as follows:

Objective Ed 1: Enterprise and Employment Objectives

- b) Ensure any proposals for lands zoned for Enterprise and Employment adjoining the R445 and the R525 ~~and the Belmont Road~~ include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the regional roads have sufficient capacity to facilitate the extent of the development planned. The cost of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposal at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed developments and any existing or proposed ~~the adjoining~~ residential developments.

2. Amend Objective ED 2 by adding the following:

Objective ED 2: Tourism Objectives

- b) Proposals for new Walkways/Cycleways, Greenways and Blueways within the SAC will be subject to appropriate environmental assessments. Any development which would have

significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.

3. Amend Section 6.2 to include:

Any expanding walks adjoining or within the SAC which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.

Chapter 7 Sustainable Mobility

1. Amend Objective SM1 by adding the following:

Objective SM1: Movement and Accessibility

- a) Any development of the lands at Coolbawn for Residential and Enterprise and Employment use shall provide for pedestrian/cycling permeability between these lands and Station Road/Railway Road.
- (g) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response.

Chapter 8 Climate Action, Environment and Heritage

1. Amend Objective CH 09 by adding the following:

Objective CH 09: Archaeological Heritage

- a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, including wreck, sites and objects underwater. This is to include all sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the County Archaeologist.
- c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. In assessing proposals for development the Council will take account of the Archaeological potential of rivers and other waterways.
- e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.

2. Amend Section 8.2 and add the following:

This Plan promotes networks of blue green infrastructure as aligned with higher-level plans, including the Limerick Development Plan 2022-2028, and the Regional Spatial and Economic Strategy for the Southern Region.

3. Section 8.4 Archaeological Heritage – Add the following text Archaeological heritage is comprised of all material remains of past societies with the potential to add our knowledge of such societies.

4. Amend Objective CH1 Climate Change by adding the following:

Objective CH 01: Climate Change

g) promote the appropriate adaption of built heritage to respond to the effects of climate change.

5. Amend Objective CH 04 Special Control Area by adding the following:

Objective CH 04: Special Control Area

b) Ensure that development including holiday homes and holiday apartments shall not be permitted on land zoned special control area. Ancillary leisure/tourism development that are water compatible may be permitted.

Chapter 9 Infrastructure and Utilities

1. Amend Objective IU 05: Flood Risk by adding the following:

Objective IU 05: Flood Risk Management

b) These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.

e) ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA.

2. Amend Section 9.2 Water Supply, Wastewater and Surface Water to include: Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document.

3. Amend Section 9.1 Water and Wastewater Infrastructure to change the completion date for the upgrade works to the wastewater plant from ~~2025~~ to 2026.

4. Amend Objective IU 02: Wastewater Infrastructure by adding the following:

Objective IU 02: Wastewater Infrastructure

b) This include the separation of foul and surface water through the provision of sewerage networks and nature-based rainwater management measures.

5. Amend Objective IU 03: Water Supply Infrastructure as follows

Objective IU 03: Water Supply Infrastructure

c) To promote water conservation and demand management measures along all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements including innovative solutions in specific locations.

6. Amend Objective IU 05(b) Flood Risk Management by adding the following:

Objective IU 05: Flood Risk Management

b) Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan.

Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit

1. Include the following text in Chapter 10 Land Use Zoning Objective and Purpose: for Open Space and Recreation, Special Control Area and Agriculture Limit future development within Flood Risk Zone A/B to water compatible development.

2. Amend Table 6 Section 10.3 as follows:

| | |
|------------------------------------|---------------------------------|
| Education and community facilities | 6.386 <u>7.283</u> |
| Open Space and Recreation | 75.018 <u>74.121</u> |

Chapter 11: Monitoring and Evaluation

1. Include the support for the upgrade of the community centre seeking appropriate funding in conjunction with the community as action 9 in Table 7.

| | | | |
|-----------------|------------------------------------|---------------------------------------|---------------------------|
| <u>Action 9</u> | <u>Upgrade of Community Centre</u> | <u>LCCC, relevant community group</u> | <u>Medium – Long term</u> |
|-----------------|------------------------------------|---------------------------------------|---------------------------|

Appendix II:

1. Change development description in Appendix II - Record of Protected Structures by removing "~~semi-detached pair of houses~~" to "detached 7 bay two storey house"

AMENDMENTS TO SETTLEMENT CAPACITY AUDIT

10.5 Settlement Capacity Audit

In accordance with Appendix 3 of the National Planning Framework (NPF), the tiered approach to zoning has been applied to zoned lands as laid out in Fig.11.1 below. Tier 1 refers to lands that are adequately serviced and can connect to existing services (road, path, public lighting, water supply and surface water drainage). Tier 2 lands refer to lands that have constraints in terms of connecting to services, but have the potential to become fully serviced over the lifetime of the Plan. The Settlement Capacity Assessment sets out the sites identified for new residential development, serviced sites and enterprise and employment with respect to availability of key infrastructure to ensure that these lands are developable over the lifetime of the plan. The sites are identified as being serviced (utilities), served by public transport and community infrastructure and satisfies the principles of the Ten Minute Town Concept and compact growth, all promoted by higher level spatial plans. Where existing infrastructure is located in close proximity to a site and can potentially extended to service the site, these services have been indicated as available. It should be noted that the table below is for information purposes only and developers are advised to avail of pre-planning consultation with the service providers regarding development of these lands prior to submitting a planning application.

| Site No. | Zoning | Area (ha) | Density | Est. Yield | Lighting | Footpath | Public Transport | Road Access | Water | Foul | Surface Water | Flood Risk | Infill/ Brown-field | Cost | Comments if applicable | Tier |
|----------|---------|-------------------|--------------|---------------------|----------|----------|------------------|-------------|-------|------|---------------|------------|---------------------|-------|--|------|
| 1 | NR | 26 .23 | 22 units /ha | 6 5 | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ | | Infill site <350m from Village Centre | 1 |
| 2 | NR | 63 .67 | 22 units /ha | 14 15 | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ | | Part of Opportunity Site 1(refer to Section 4.5 Opportunity Sites for Development Potential and Guidance). Site <250m from village centre. In line with submission from Irish Water sewer and water mains diameters may need upgrading. | 1 |
| 3 | NR | .62 | 22 units /ha | 14 | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ | | <250m from Village Centre with potential to provide residential frontage to the Scanlon Park estate and frame the entrance to the existing estate. In line with submission from Irish Water sewer and water mains diameters may need upgrading. | 1 |
| 4 | NR | 6.1 | 22 units /ha | 134 | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ! | ✗ | ✓ | €600K | Site <350m from village centre and adjacent to the National School. Part of site included as Additional Lands (2.5 ha), anticipated yield 55 units as per <i>Development Plans Guidelines for Planning Authorities June 2022</i> . A masterplan will be required for the overall development of the lands. | 1 |
| 5 | NR | .49 | 22 units/ha | 11 | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ! | ✗ | ✓ | €75K | Extension of Duration granted for a dwelling 21/7001 which expires during the lifetime of the LAP. (14/3/26) | 2 |
| 6 | RSS | 1.1 | 10 units/ha | 11 | ✗ | ✗ | ✗ | ✓ | ✓ | ✓ | ! | ✗ | ✗ | €165 | Adjacent to a successful cluster of Residential Serviced Sites within the village boundary. | 2 |
| 7 | RSS | 1.4 | 10 units/ha | 14 | ✗ | ✗ | ● | ✓ | ✓ | ✓ | ! | ✗ | ✗ | €210K | Site adjacent to the National School <500m from village centre | 2 |
| 8 | RSS | 1.6 | 10 units/ha | 16 | ✗ | ✗ | ✗ | ✓ | ✓ | ✓ | ! | ✗ | ✗ | €240K | Adjacent to a successful cluster of Residential Serviced Sites at the outer edge of the village boundary. | 2 |
| 9 | E and E | 6.5 | n/a | n/a | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ! | ✗ | ✗ | €975K | Site located <1km from village centre adjacent to the R445. Applicants will have to provide a TTA and a minimum landscaped buffer zone of 20m to the adjoining residential properties. | 2 |

| | | | | | | | | | | | | | | | |
|----|---------|---|-----|-----|---|---|---|---|---|---|---|---|---|-------|---|
| 10 | E and E | 4 | n/a | n/a | ✓ | ✓ | ! | ✓ | ✓ | ✓ | ! | ✘ | ✘ | €600K | Applicants will have to provide a TTA and a minimum landscaped buffer zone of 20m to the adjoining residential properties. |
| 10 | E and E | 4 | n/a | n/a | ✓ | ✓ | ● | ✓ | ✓ | ✓ | ! | ✘ | ✘ | €600K | <u>Applicants will have to provide a TTA and a minimum landscaped buffer zone of 20m to the adjoining residential properties.</u> |

Figure 11.1 Settlement Capacity Audit

| Legend | | | |
|-----------------|------------------------------|-------------------------------------|-------------------------------|
| Serviced/Yes | ✓ | Serviceable/ Investment required | ! |
| Not required/No | ✘ | Located within a 500m walk | ● |
| NR | New Residential | RSS | Residential Serviced Sites |
| E and E | Enterprise and Employment | Cost (K) | Cost in Thousands |

Amendments to Settlement Capacity Audit Map

1. Amend map to change the location of site number 10.
2. Amend map to change the boundary of site number 1.
3. Amend map to change the boundary of site number 2.

Legend

-  Settlement Capacity Audit Sites
-  Castleconnell LAP Boundary

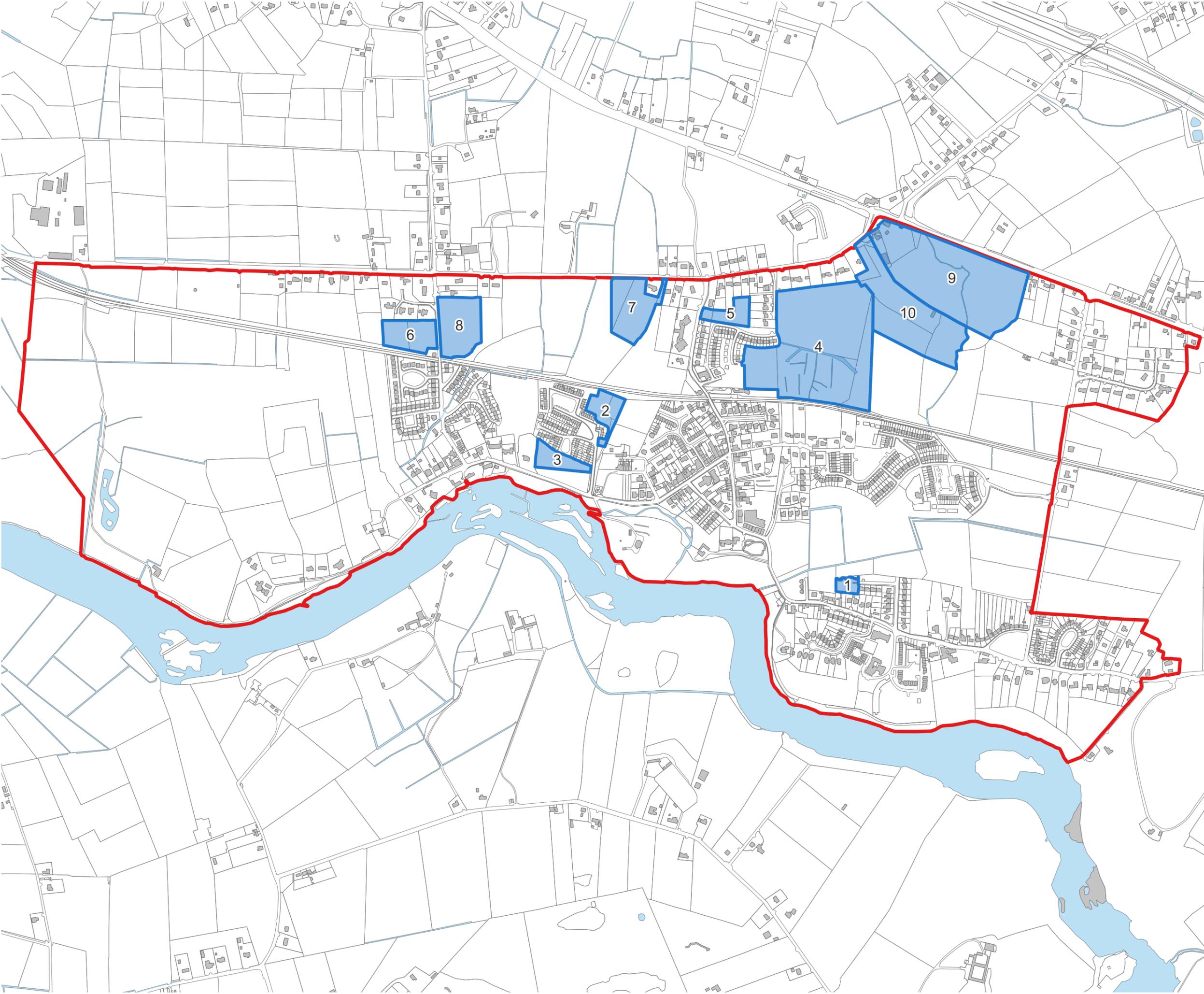
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DATE: December 2022 DWG. No: CCSCA/23-29/R11

DRAWN BY: J. D CHECKED BY: N.O'C

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AMENDMENTS TO MAPS

Amendments to Land Use Zoning Map:

1. Amend map to replace an area of 4 hectares of agricultural land with Enterprise and Employment lands and Enterprise and Employment land with Agricultural land at Coolbawn at site number 10.
2. Amend map to reduce area of residentially zoned land at site number 1 Stradbally North from .26 hectares to .23 hectares.
3. Amend the Land use zoning map to change an area of .897 Hectares zoned Open Space and Recreation to Education and Community zoned lands.
4. Amend map to increase an area for residentially zoned land at site number 2 Scanlon Park from .63 hectares to .67 hectares.

Amendments to Map 2 Flood Zone:

1. Amend the Flood Map to reduce area of residentially zoned land at Stradbally North from .26 hectares to .23 hectares.
2. Amend the Flood Map to replace an area of agricultural land with Enterprise and Employment lands and Enterprise and Employment land with Agricultural land.
3. Amend the Land use zoning map to change an area of .897 Hectares zoned Open Space and Recreation to Education and Community zoned lands.
4. Amend map to increase an area for residentially zoned land at site number 2 Scanlon Park from .63 hectares to .67 hectares.
5. Amend flood map to include the CFRAM flood detail at Worlds End

Amendments to Map 3 Amenity and Sustainable Transport:

1. Amend map to extend walkway to identify existing walkway along the river to the rear of the Castle oaks Hotel.

Legend

-  Submissions
-  LAP Boundary

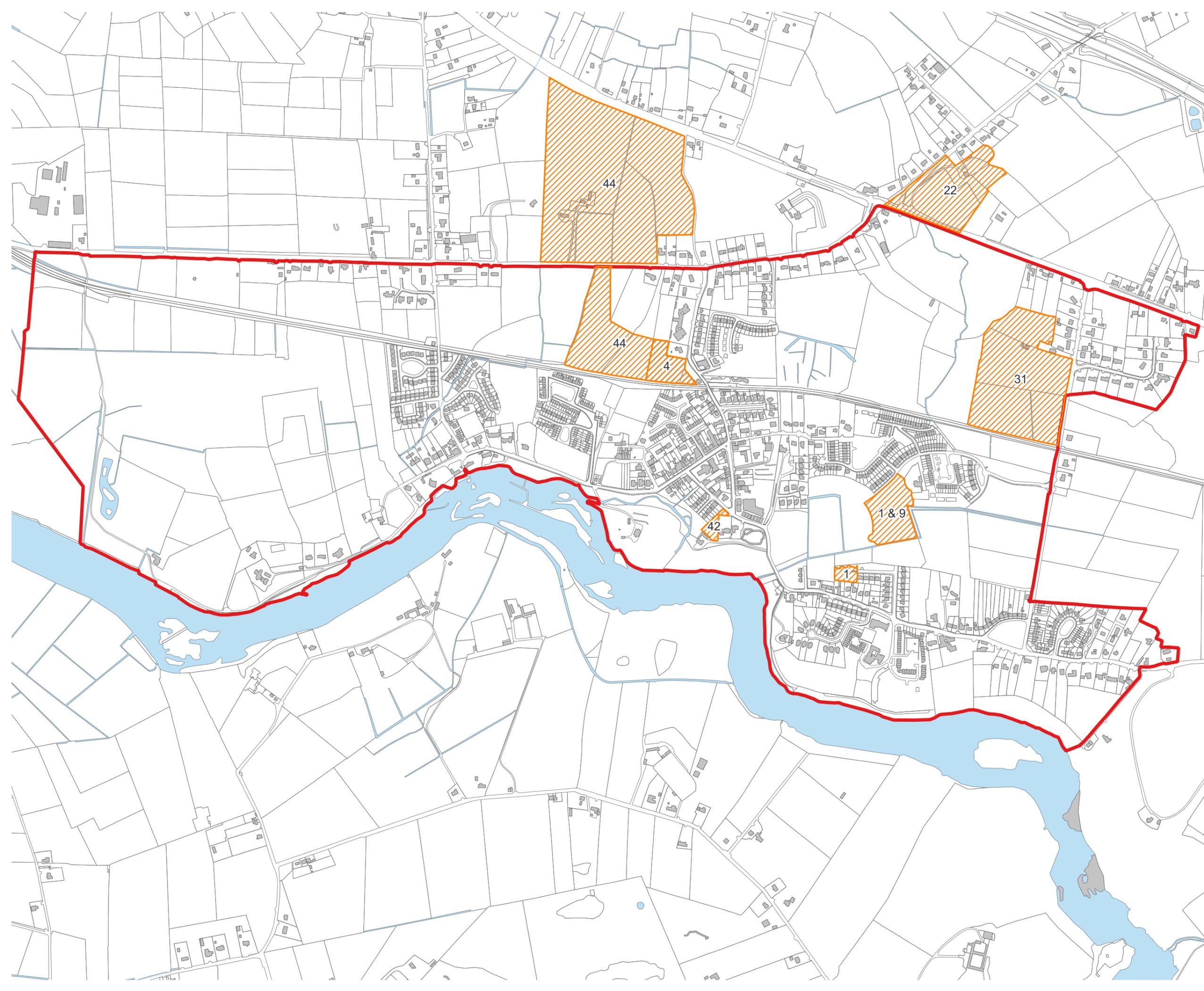
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Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Special Control Area
- Utilities
- Village Centre
- LAP Boundary

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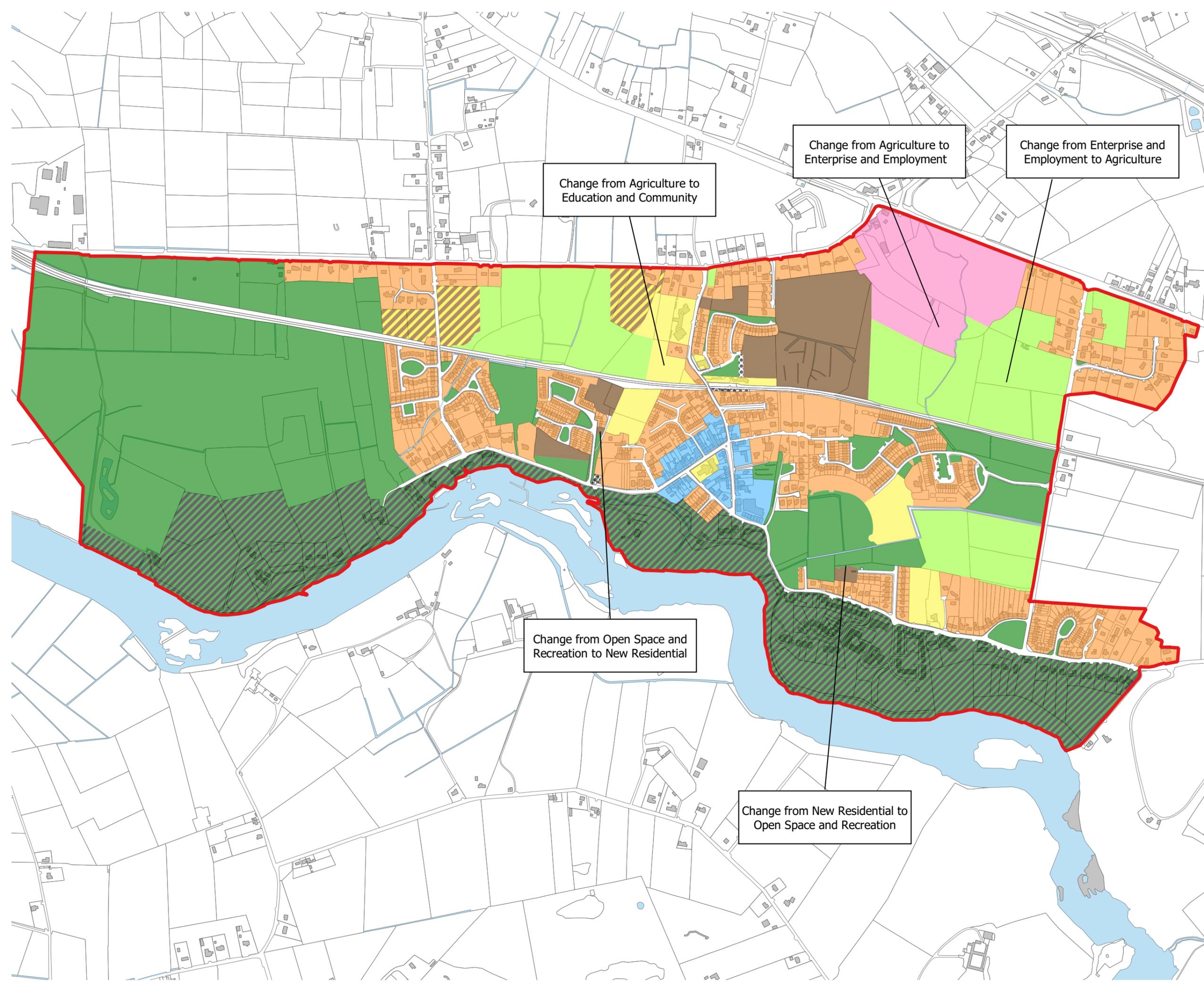
Change from Agriculture to
Enterprise and Employment

Change from Enterprise and
Employment to Agriculture

Change from Agriculture to
Education and Community

Change from Open Space and
Recreation to New Residential

Change from New Residential to
Open Space and Recreation



Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Special Control Area
- Utilities
- Village Centre
- Opportunity Sites
- Castleconnell P&R
- LAP Boundary

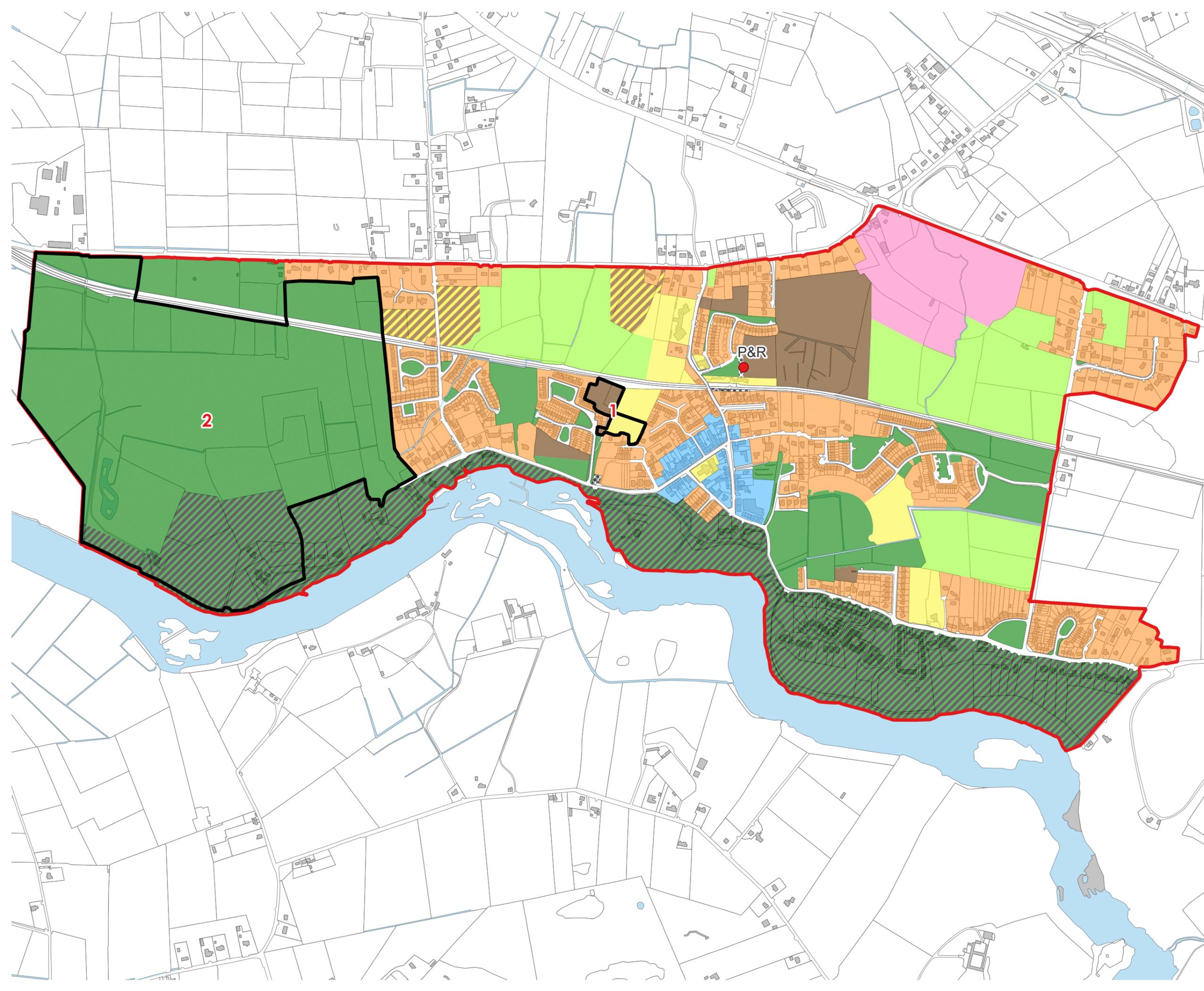
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**Chief Executives Report
on Submissions
Received on Draft Plan**

Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Special Control Area
- Utilities
- Village Centre
- Flood Zone A
- Flood Zone B
- Opportunity Sites
- Castleconnell P&R
- Castleconnell LAP Boundary

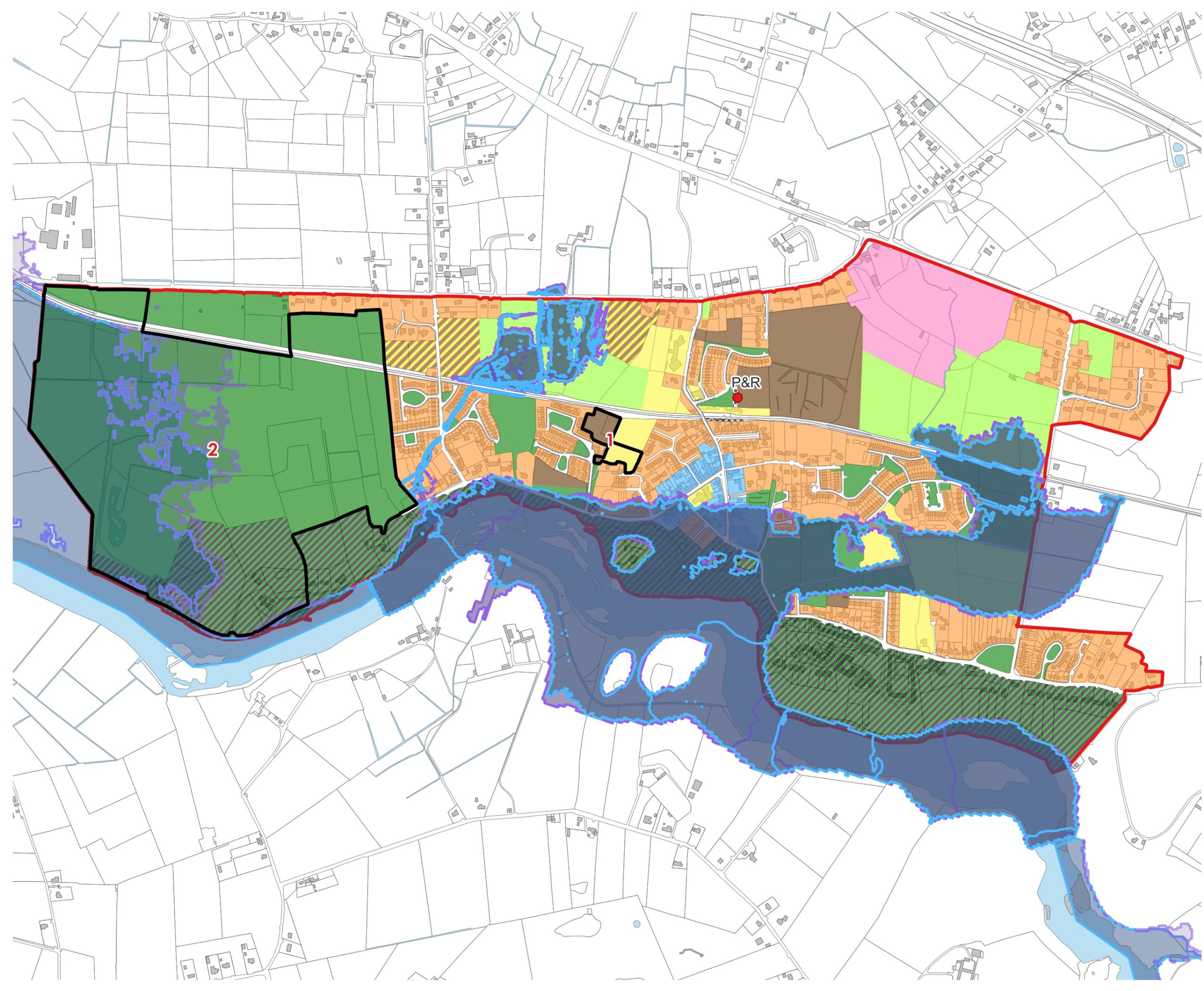
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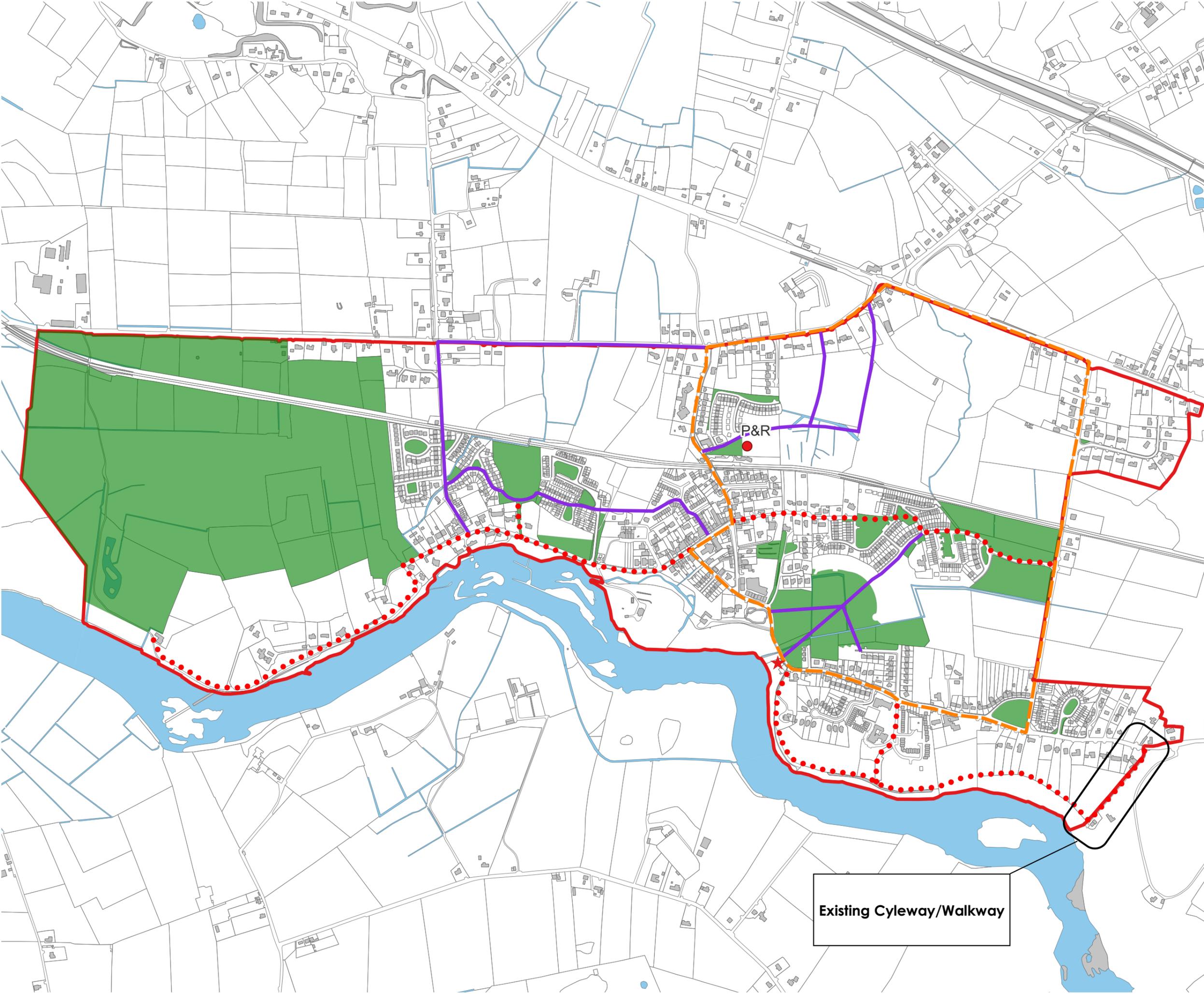
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Legend

- Existing Pedestrian/
Cycle Routes/Links
- Castleconnell
Sli Na Slainte
- Potential Pedestrian/
Cycle Routes/Links
- Castleconnell P&R
- Open Space
and Recreation
- ★ Playground - LCCC
- LAP Boundary



Existing Cyleway/Walkway

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| | |
|--|---------------------------|
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PART C

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING AND APPROPRIATE ASSESSMENT SCREENING

Amend the report title from Natura Impact ~~Statement~~ to Natura Impact Report.

Amend the Natura Impact Report to include the following objectives.

- ~~1. Avoid areas with sensitive habitats and species.—~~
Careful consideration shall be taken in areas containing sensitive habitats and species and in particular, Natura 2000 sites, environmental assessments shall be carried out to an appropriate level to safeguard these areas.
- ~~2. Ensure that walkways are taken inland from river banks to prevent disturbance of habitat features and bird life.— Careful planning is required to ensure adequate buffer distances to prevent disturbance of bird and other species and riparian habitats and shall also incorporate where possible elements of screening or use of existing topography to screen human movement. Ecological assessment will determine the correct locations and types of access and routes permissible in specific locations. It may also identify sensitive areas which would benefit from no additional public access.—~~
Ensure that walkways are taken inland from the river bank to prevent disturbance of habitat features and bird life. Adequate buffer distances shall be provided to prevent disturbance of birds, other species and riparian habitats and shall also incorporate where possible screening or use of existing topography to screen human movements. Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for additional public access.
- ~~3. Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are areas already subject to a certain amount of human disturbance. This would ensure that disturbance through provision of access to water shall be kept to a minimum.—~~
Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are already subject to human disturbance.
- ~~4. Ensure that walks are located on one side of the river only to allow room for birds and other species to withdraw.—~~
Ensure that walkways are appropriately designed and developed to allow room for birds and other species to withdraw.
- Avoid looped walks around the entirety of ponds, lakes and water bodies and habitat features close to the river channel.
- ~~6. Avoidance of lighting.—~~

Lighting shall be designed to take account of sensitive habitats and shall only be permitted, if deemed suitable and supported with an appropriate level of environmental assessment.

7. Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases, such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.

PART D
UPDATED STRATEGIC FLOOD RISK ASSESSMENT

TABLE OF CONTENTS

- 1.0 Introduction
 - 2.0 Flood Risk Management Policy
 - 2.1 EU Floods Directive
 - 2.2 National Flood Policy
 - 2.2.1 National CFRAM Programme
 - 2.2.2 Flood Risk Management Guidelines
 - 3.0 Flood Risk Identification
 - 3.1 Introduction – Stage 1 Flood Risk Identification
 - 3.2 Flood Risk Indicators
 - 3.3 Conclusion of Stage 1 SFRA
 - 4.0 Stage 2 Strategic Flood Risk Assessment
 - 4.1 Assessment of information outlined above and Delineation of Flood Zones
 - 4.2 Flooding from Other Sources
 - 4.3 Flood defences
 - 4.4 Flood Risk Zone Mapping
 - 4.5 Climate change considerations
 - 5.0 Recommendations and Integration with Local Area Plan
 - 5.1 Introduction
 - 5.2 Integration of provisions of Flood Risk Assessment and Flood Management into the Local Area Plan
 - 6.0 Conclusion
- Appendix I - Flood Justification Tests

1.0 Introduction

The preparation of the Castleconnell Local Area Plan has been subject to a Strategic Flood Risk Assessment (SFRA), in accordance with The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular PL 2/2014. The SFRA provides an assessment of flood risk and includes mapped extents of Flood Risk Zones. This report considers flood extents to inform the preparation of a land use plan.

The Local Area Plan is a land use plan and provides an overall strategy for the proper planning and sustainable development of the functional area of the village of Castleconnell over the six-year period 2023 – 2029. The principles on which the plan has been developed upon is compact growth, promotion of a self-sustaining settlement supported by sustainable transport choices, to promote the growth of the village, in an environmental manner.

Castleconnell is located approximately 10 kilometres northeast of Limerick City. The village adjoins the River Shannon, which is the county boundary between Counties Limerick and Clare. The village has developed in a linear fashion along the banks of the River Shannon with the Main Street running parallel to the River. The topography of Castleconnell and surrounding areas is largely low-lying. Flood risk in Castleconnell is largely dominated by the River Shannon and its associated tributaries.

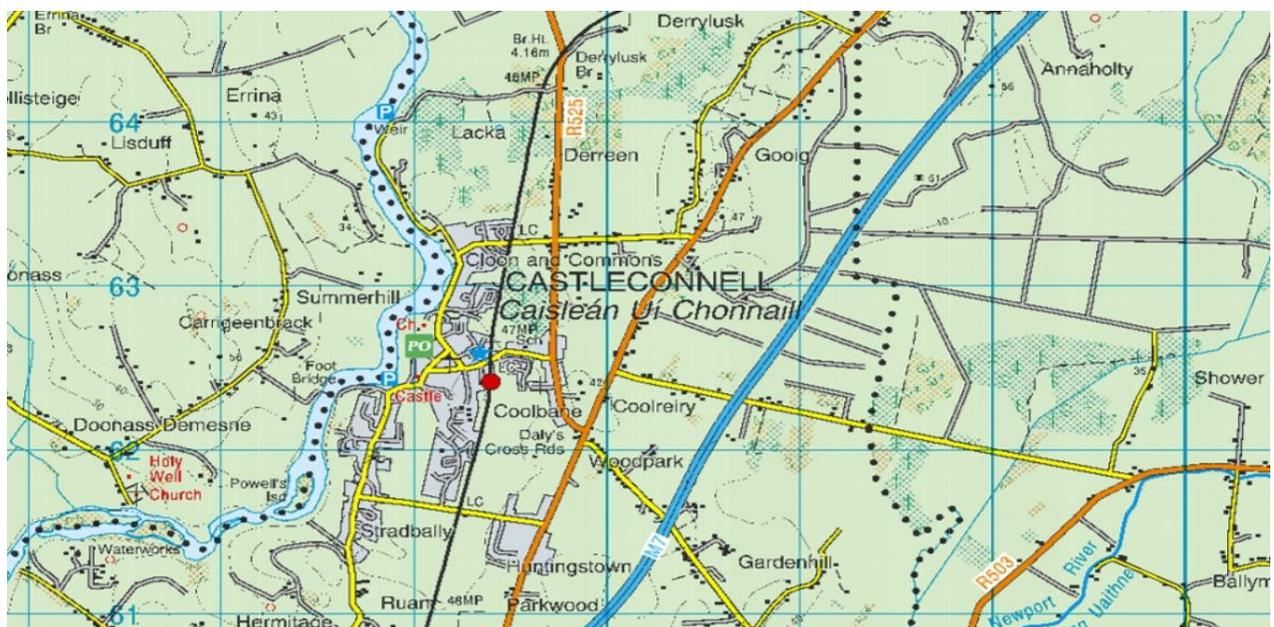


Figure 1: Castleconnell village located on the banks of the River Shannon

2.0 Flood Risk Management Policy

2.1 EU Floods Directive

The European Directive 2007/60/EC provides the overarching European legislation, in relation to managing flood risk, it seeks to reduce and manage the risks that flooding pose to humans, the environment, cultural heritage and the environment. The legislation applies to both inland and coastal water sources and requires EU states to:

- Carry out a preliminary assessment in order to identify the river basins and associated coastal areas, where potential significant flood risk exists;
- Prepare flood extent maps for the identified areas;
- Prepare flood risk management plans focused on prevention, protection and preparedness. These plans are to include measures to reduce the probability of flooding and its potential consequences.

Implementation of the EU Floods Directive is required to be coordinated with the requirements of the EU Water Framework Directive and the current National River Basin Management Plan.

2.2 National Flood Policy

In line with evolving European legislation and evolving national legislation, the government in 2004 established a Flood Policy Review Group and carried out an interdepartmental review of national flood risk management policy and approved a Flood Policy Review Report. The recommendations of the Report included appointment of the OPW as lead agency for co-ordinating delivery of flood risk management policy. The OPW carries out this role by co-ordinating the implementation of flood risk management policy and measures across three strategic areas:

- Prevention - avoiding construction in flood-prone areas;
- Protection - taking feasible measures to protect areas against flooding.
- Preparedness - planning and responding to reduce the impacts of flood events.

The review also identified a number of key measures for implementation in relation to flood risk management, most relevant to plan preparation is the "Planning System and Flood Risk Management Guidelines" published in 2009, which provide guidance to Local Authorities on plan formulation and decision making in areas at risk of flooding. The review also resulted in an enhancement to availability of data on flood risk and reporting on flood events, which assists in decision making in relation to land use planning.

2.2.1 National CFRAM Programme

The OPW undertook the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme in consultation with the Local Authorities and supported by external engineering consultants. The objectives of the CFRAM Programme was to:

- Identify and map the existing and potential future flood hazard and flood risk in the areas at potentially significant risk from flooding, called Areas for Further Assessment (AFAs);
- identify feasible structural and non-structural measures to effectively manage the assessed risk in each of the AFAs, and
- Prepare a set of Flood Risk Management Plans, and associated Strategic Environmental and Habitats Directive (Appropriate) Assessments, that set out the proposed feasible measures and actions to manage the flood risk in these areas and their river catchments.

The Programme is being implemented through CFRAM studies that have been undertaken for each of the river basin districts in Ireland. The CFRAM Programme comprises three phases as follows:

- The Preliminary Flood Risk Assessment (PFRA) mapping exercise, which was completed in 2012;
- The CFRAM Studies and parallel activities, with Flood Risk Management Plans and
- Implementation and Review.

The CFRAM programme has provided invaluable background information in relation to flooding throughout Ireland and is invaluable in terms of plan formulation. These maps have recently been updated with the National Indicative Fluvial Mapping and National Coastal Flood Hazard Mapping and probabilistic and historical ground water flood maps prepared by the Geological Survey of Ireland.

2.2.2 Flood Risk Management Guidelines

In 2009, the OPW and the Department of the Environment and Local Government (DEHLG) published Guidelines on flood risk management for Planning Authorities - **The Planning System and Flood Risk Management - Guidelines for Planning Authorities**. These Guidelines seek to establish a regime to assist with flood risk identification, assessment and management and embed this into the planning process.

The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;

- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

The Guidelines follow the principle that development should not be permitted in flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in lower risk areas that are consistent with the objectives of proper planning and sustainable development.

One of the key areas identified in the Flood Guidelines is around identifying flood risk, which is an expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event. It is normally expressed in terms of the following relationship:

Flood risk = Likelihood of flooding x Consequences of flooding

Likelihood of flooding is normally defined as the percentage probability of a flood of a given magnitude or severity occurring or being exceeded in any given year.

Consequences of flooding depend on the hazards associated with the flooding (e.g. depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of people, property and the environment potentially affected by a flood (e.g. the age profile of the population, the type of development and the presence and reliability of mitigation measures).

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning.

There are three types of flood zones defined for the purposes of the Flood Guidelines:

- Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);

- Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- Flood Zone C – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

Flood Zone C covers all other areas that are not in zones A or B.

3.0 Flood Risk Identification

3.1 Introduction – Stage 1 Flood Risk Identification

Flood risk identification was undertaken in order to identify whether there may be any flooding or surface water management issues within or adjacent to zoned lands and consequently whether Stage 2 SFRA (flood risk assessment) should be proceeded to. Stage 1 SFRA is based on existing information on flood risk indicators based on available flood detail.

In Castleconnell, the River Shannon forms the western boundary of the village and tributaries of the River Shannon, such as the channel, which enters the river at Ferrybank, run through the village.



Figure 2: Channel entering the river at Ferrybank

Such tributary streams and channels extend throughout the plan area. Some of these are entirely artificial, while others have been heavily modified. All of them are designed to convey water as quickly as possible to the River Shannon. Given the rate of flow in the river during flood conditions, Castleconnell is susceptible to fluvial flood risk. Castleconnell and the surrounding area was badly flooded most recently in 2009, 2015 and 2020, following periods

of prolonged rainfall. The rise in water levels in the main river channel has the effects of backing up those tributaries in the plan area which drain into it and this contributes further to local flood risk within the plan boundaries.

CFRAMS provides for project-level development and assessment of a Flood Relief Scheme for Castleconnell, including environmental assessment as necessary and further public consultation, for refinement and preparation for planning / exhibition and, if and as appropriate, implementation. The potential measure would protect at-risk properties against the 1% AEP Fluvial flood event by a combination of flood defences, improved channel conveyance and other works. Limerick City and County Council in conjunction with OPW have engaged consultants to progress a flood relief scheme for Castleconnell.

To date, significant quantities of data has been gathered which has provided valuable insight into previous flooding mechanisms and issues throughout Castleconnell. As part of the development of the flood relief scheme, the project team reviewed a number of previous flood events (including 2009, 2015 and 2020) within Castleconnell in order to develop a detailed understanding of the relevant flood mechanisms throughout the scheme area. In particular, the flood event that occurred in February 2020 has been important in calibrating the 2D hydraulic model to accurately represent flooding in Castleconnell.

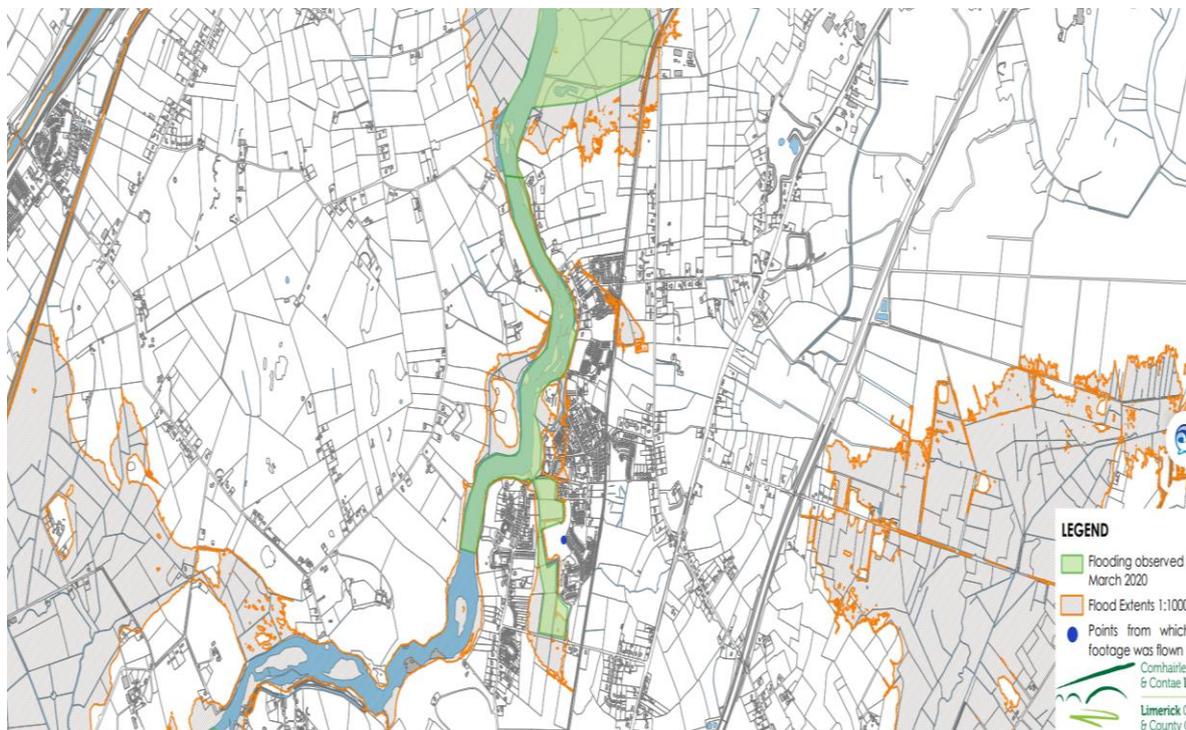


Figure 3: Maps produced from Drone footage showing the extent of flooding in March 2020

3.2 Flood Risk Indicators

In 2009, major flooding took place in Castleconnell. Approximately 70 houses were affected by flooding. The majority of these houses were located in the western portion of the plan area, close to the existing village centre. These are located to the east, south east and Further flooding took place in 2015 and in 2020, where infrastructure, such as roads were rendered impassable in Castleconnell village, south of the castle ruins. Commercial properties to the east, southeast and south of the castle ruins have been flooded. The health care centre southeast of the castle ruins was also flooded as was the pumping station north of the castle ruins. All of these are considered to be of high vulnerability risk.

Additional flooding events had taken place in 1990, so over a 30-year period at least four significant flood events had taken place in the village.

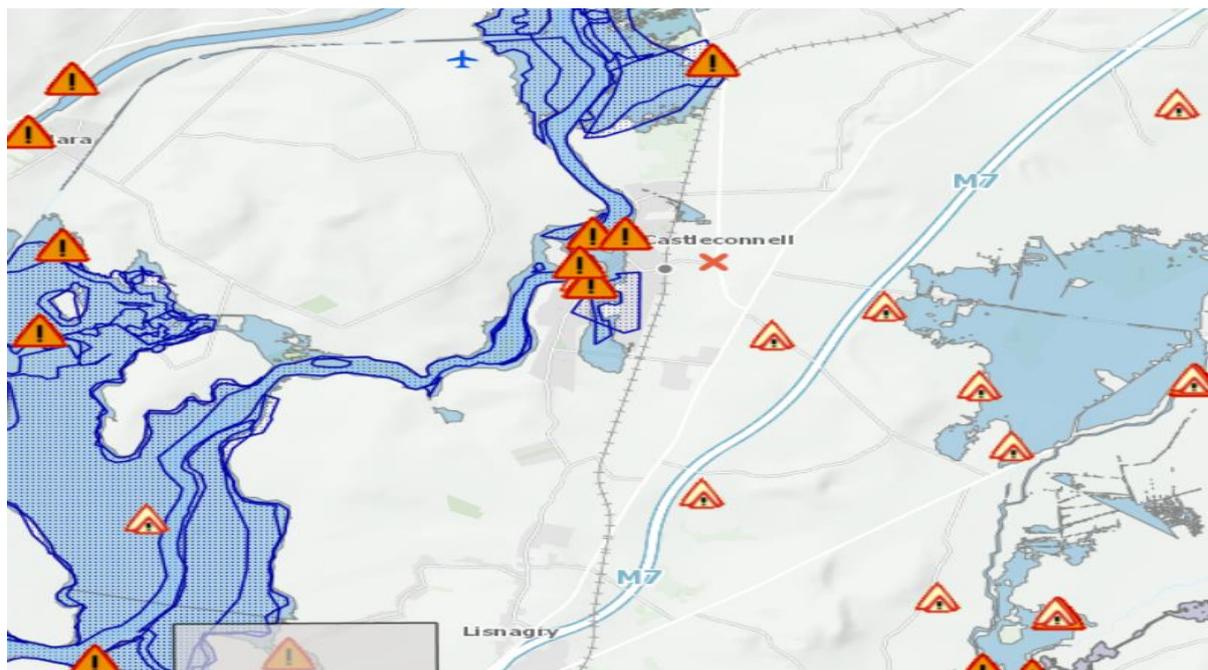


Figure 4: Taken from www.floodinfo.ie, this shows the concentration of Flood events in Castleconnell



Figure 5: High water levels close to Ferrybank, following heavy rain in early 2018.

3.3 Conclusion of Stage 1 SFRA

The information detailed above indicates elevated levels of flood risk in various locations across the Plan area; therefore, a Stage 2 SFRA has been proceeded to.

4.0 Stage 2 Strategic Flood Risk Assessment

Introduction

Stage 2 SFRA is being undertaken to:

- Confirm the sources of flooding that may affect zoned and adjacent areas;
- Appraise the adequacy of existing information as identified by the Stage 1 SFRA; and
- Scope the extent of the risk of flooding through the preparation of a Flood Zone Map.

4.1 Assessment of information outlined above and Delineation of Flood Zones

In order to inform the Stage 2 assessment, the village of Castleconnell was inspected, which involved numerous site visits in order to examine, the potential source and direction of flood paths from fluvial sources, locations of topographic features that coincide with the flood

boundaries and to identify vegetation associated with a high frequency of flood inundation. As the preparation of this report is coinciding with the preparation of the flood relief scheme for Castleconnell, various studies being carried out to support the scheme, has assisted in informing this report and has informed the zoning decisions in the Draft Local Area Plan.

Three factors influence the zoning decisions in relation to these areas. The first is the existence of the flood risk as presented by the CFRAM flood maps (see Figure 6 below) and discussions with Local Authority personnel, the second is the low-lying nature of the lands and history of flood risk. The six inch map series indicates regular drainage features identifying the potential for water logging. It was noted that streams run through part of this area, and some of them had been straightened and deepened to increase their conveyance capacity. The third factor to be considered is the core strategy that informs the Draft Plan. The Core Strategy Figures set out in Table 3.1 of the draft plan indicates that 15.0 ha is required for residentially zoned land. This is less than in the existing plan. In accordance with the Flood Guidelines for Planning Authorities, it is not considered appropriate to zone lands at risk of flooding. The reduction in zoned lands will also lead to a potential increase in lands, which have permeable, i.e. undeveloped surfaces within and close to the plan area, which would help manage surface water runoff, which is a factor to consider in flood risk management.

Discussions regarding drainage and flooding issues took place with Local Authority personnel, which indicated the vulnerability of Castleconnell to flooding and specific locations, which have been vulnerable to flood risk in the past and the need for progress in terms of the development and implementation of a Flood Relief Scheme in Castleconnell. The flood maps have informed the new zoning extent so that in these areas zoning is for uses compatible with flood risk, such as open space or amenity uses or agricultural uses. As noted above, much the Special Control Area is also subject to flood risk and this zoning pattern is also compatible with the relevant flood risk. This approach to zoning has evolved in the preparation of the plan, considering submission received to date and also as a result of analysis being carried out to support the Castleconnell Flood Relief Scheme.

Hydrology and hydraulics tasks are currently being finalised with the final reports to be published in the coming weeks. To facilitate this, a number of surveys including (but not limited to); topographic surveys, drainage (including CCTV) have been undertaken over the course of the project to gather a detailed understanding of flood risk in Castleconnell. This study has included a detailed review of all relevant watercourses and tributaries, which flow into and potentially affect Castleconnell with the main outputs consisting of predicted flood extents mapping for the design events, namely the Cedarwood Stream.

As a result of this work, it is considered that the 2009 flood event was of a similar magnitude to a 1% Annual Exceedance Event (AEP) also known as the 1 in 100-year event. The proposed

scheme will be designed to protect against a 1 in 100-year event and will also take appropriate account of the unique flow conditions that are experienced in Castleconnell downstream of Parteen Weir.

The Flood Relief Scheme is currently in the options appraisal phase. The project team have considered an extensive list of potential flood management measures, including flood walls, embankments, road raising, demountable barriers, river restoration and maintenance works, flow diversion, storage and more. Each of these measures have been assessed by technical, social, environmental or economic criteria. From this appraisal, three options are being brought forward to the public consultation stage for a more detailed assessment.

4.2 Flooding from Other Sources

While pluvial flood risk has not featured to great degree in flood risk assessment in the village, due to the far greater effects from fluvial flooding posed by the River Shannon, it is often the case in modern developed areas that it can have local effects. To date much development has not tended to rely on attenuation or nature friendly measures to try and control water flow and run off and local rain fall events can generate considerable volumes of water. In submissions to other plans and in the PFRA for Castleconnell, the OPW draws attention to the importance of local factors in determining flood risk and possible movement and in built up areas this is an important element.

In Castleconnell there has been significant development in the last twenty years which has altered local ground conditions. Even where open space occurs in developments where impermeable surfaces might not exist, the effects of the passage of construction traffic and machinery have often compacted soil and subsoil, which would diminish, water's ability to infiltrate through the soil. This has occurred in the plan area, where an increase in impermeable surfaces and soil compaction has resulted in increased water flow to the local watercourse and hence to the River Shannon. One watercourse would serve as an example, the Stradbally East stream (FRA, 2019 submitted with planning application 19/518). This is now heavily modified and is a straightened and deepened drain. This does increase its conveyance capacity but its original function was to convey water from agricultural land and now forms the boundary of a developed residential site.

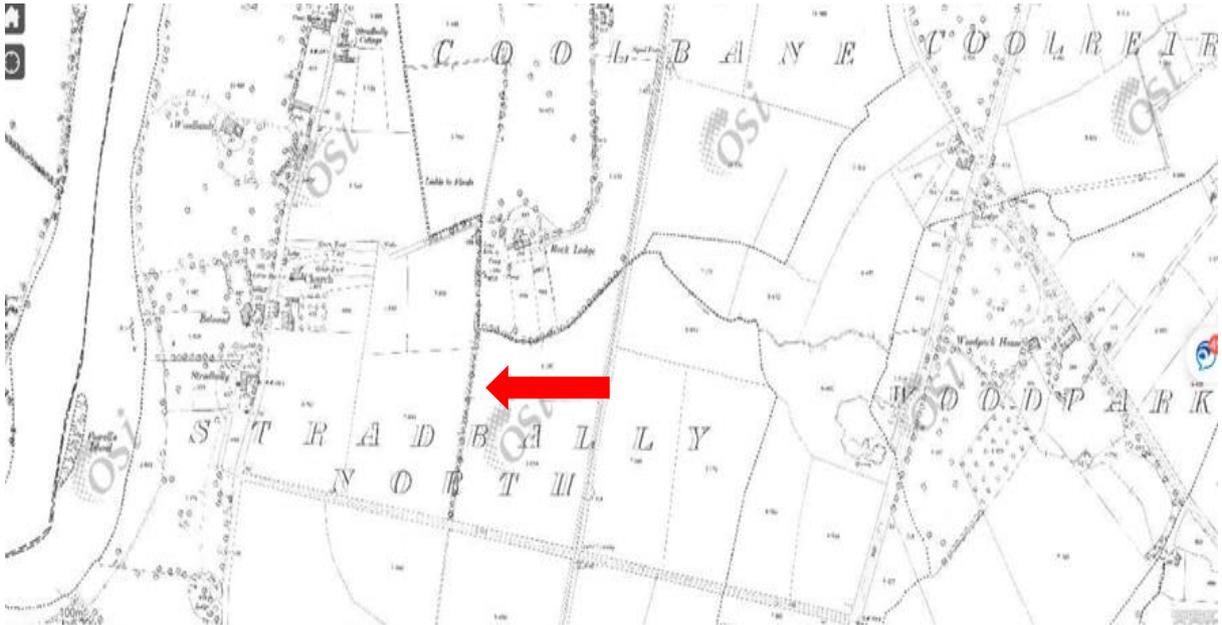


Figure 6: The red arrow indicates the east Stradbally Stream on the 25-inch maps dating from c.1900



Figure 7: Taken in 2005 this picture shows Castle Rock under construction, and the red arrow shows the watercourse. It now absorbs run off at a rate greater than that associated with the previous agricultural usage

From the above it can be seen that local changes in development patterns and intensification of land usage can have an effects on over land flow and surface water movement in particular. This can exacerbated when the drainage of these tributaries to the River Shannon is impeded by high water levels in the main channel when the river is in flood. This is a factor that is being borne in mind in Castleconnell in the plan and has been reflected in the insertion of policies, which promote nature based solutions and Sustainable Urban Drainage (SuDs). This is dealt with further in Section 3.4 below.

Soil types around Castleconnell tend to be poorly drained. These vary from mineral soils (podzolics) to peat in the northern most part of the plan area. Gleys are present in the southern part of the plan area. All of these would have impeded drainage characteristics and as a result would not have a great deal of absorption capacity. Shown below is the winter 2015/16 surface waterflooding map, which reinforces that point.



Figure 8: Locations of 2015/2016 surface water flooding in Castleconnell. Source: GSI website.

4.3 Flood defences

In 2010, the OPW financed the construction of impermeable earthen embankment and associated works at rear of Meadow Brooke Estate/ Purchased of temporary booms and pumps /Placement of a sluice onto the bridge culvert at Island House (OPW, Flood Risk Management Plan County Summary). These measures have assisted in dealing with flood events in Castleconnell, however, the requirement remains for a designed flood relief scheme. The Flood Relief Scheme will consist of one or a combination of flood risk management measures: Floodwalls, Embankments, Road Raising, and Barriers. These have been presented to the public in consultation meetings in September of 2022 and their responses are currently being appraised.

4.4 Flood Risk Zone Mapping

A Flood Risk Map has been produced taking into account the findings of the Stage 1 and Stage 2 SFRA as detailed above. The map is illustrated below identifies Flood Zone A (darker blue) and Flood Zone B4 (lighter blue). As per the Guidelines, the flood zones in Castleconnell are as follows:

- Flood Zone A – where the probability of flooding from the River Shannon and its tributaries is highest (greater than 1% or 1 in 100 for river flooding);
- Flood Zone B – where the probability of flooding from the River Shannon and its tributaries is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding); and;
- Flood Zone C – where the probability of flooding from the River Shannon and its tributaries is low (less than 0.1% or 1 in 1000 for river flooding).



Figure 9: Flood extent in Castleconnell. Dark blue shows areas with 1:100 flood risk, while the light blue shows 1:1000.

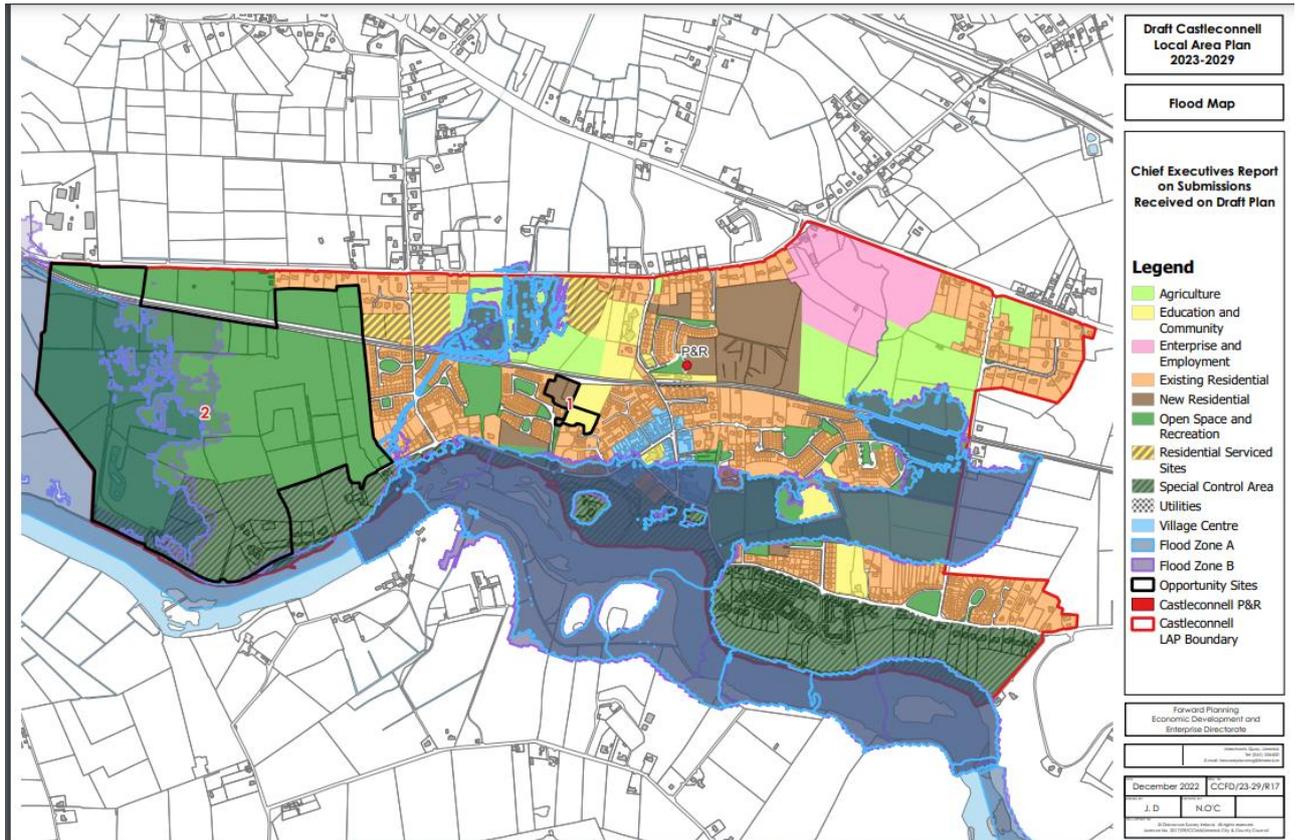


Figure 10: Zoning Map and Flood Extents in Castleconnell

4.5 Climate change considerations

The Planning System and Flood Risk Management Guidelines for Planning Authorities and Technical Appendices, 2009 recommends that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects. In this regard, the Guidelines recommends:

- Recognising that significant changes in the flood extent may result from an increase in rainfall or tide events and accordingly adopting a cautious approach to zoning land in these potential transitional areas;
- Ensuring that the levels of structures designed to protect against flooding such as flood defences, land raising or raised floor levels are sufficient to cope with the effects of climate change over the lifetime of the development they are designed to protect (normally 85-100 years); and
- Ensuring that structures to protect against flooding and the development protected are capable of adaptation to the effects of climate change when there is more certainty about the effects and still time for such adaptation to be effective

Advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW Draft Guidance on Assessment

of Potential Future Scenarios for Flood Risk Management (2009). Two climate change scenarios are considered. These are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). The MRFS is intended to represent a "likely" future scenario based on the wide range of future predictions available. The HEFS represents an "extreme" future scenario at the upper boundaries of future projections. The mapping provided in the SFRA Flood Zones A and B have been informed by the OPW's CFRAMS Present-Day Scenario.

In addition to considering climate change factors in the SFRA, the Council have embedded the principles of Sustainable Urban Drainage Systems (SuDS) and Nature Based Solutions (NBS) into the Local Area Plan, which not only has climate benefits, but also a range of environmental benefits to support the delivery of sustainable development. The approach taken in the proposed Local Area Plan, in line with the recently adopted Limerick Development Plan 2022 – 2028, which seeks to adopt SuDS and nature based solutions as the best practice approach, not just on key development sites. The Council will work with developers to promote SuDS and nature based solutions on a case-by-case basis and tailor solutions to the specific sites. In Chapter 5 of the Plan, Table 4 *Public Realm Open Space Provision in Residential Developments in Castleconnell*, outlines the requirement to provide new spaces as part of developments. Though part of standard planning practice, the requirement for minimum open space provision will ensure new permeable surfaces within new developments.

Similarly, Section 9.2 of the Plan Surface Water Management and SuDS will ensure the adoption of nature friendly solutions to the issue of surface water management. The contents of the publication *Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Interim Guidance Document*, will be very useful in this regard.

The approach taken in the proposed Local Area Plan, in line with the recently adopted Limerick Development Plan 2022 – 2028, is to seek to adopt SuDS and nature based solutions as appropriate not just on key development sites. The Council will work with developers to promote SuDS and nature based solutions on a case-by-case basis and tailor solutions to the specific sites.

Recommendations and Integration with Local Area Plan

5.1 Introduction

In order to comply with The Planning System and Flood Risk Management - Guidelines for Planning Authorities and Department of the Environment, Community and Local Government Circular (PL 2/2014) and contribute towards flood risk management within the Plan area, the recommendations below have been made by the SFRA process.

- Previously undeveloped lands within Zones A or B should not be zoned for incompatible uses, unless a Justification Test is passed (including a planning conclusion that there are no alternative locations available for accommodating such uses). With respect to previously developed lands, the potential conflict between zonings and highly vulnerable development will be avoided by applying a limiting land use policy approach, as outlined in Objective IU O5 shall be applied on these lands. Full details of all flood justification tests are included in Appendix 1.
- Incorporate policies and objectives to manage surface water in line with Sustainable Urban Drainage Systems and nature-based solutions.

5.2 Integration of provisions of Flood Risk Assessment and Flood Management into the Local Area Plan

In the formulation of the Local Area Plan to date, the Council have sought to ensure that appropriate integration of the recommendation of the Strategic Flood Risk Assessment for the Draft Castleconnell Local Area Plan has taken place, in order to comply with the Flood Guidelines and the proper planning and sustainable development of the area. Objectives as follows are critical to complying with the relevant legalisation:

- Objective IU O5 – Flood Risk Management – which seeks to comply with the Flood Guidelines and Circular PL2/2014, it also seeks to cooperate with the OPW in delivery of the flood relief scheme and to safeguard access to drainage channels;
- Objective IU O4 – Surface Water Management and SuDS – which relates directly to surface water management and protecting, surface water resources.

Coupled with key policies and objectives in the Limerick Development Plan 2022 – 2028, which are as follows:

- Policy CAF P5 – Managing Flood Risk - It is a policy of the Council to protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate lands, in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any subsequent document) and the guidance contained in Development Management Standards and the Strategic Flood Risk Assessment (SFRA).
- Objective CAF O20 – Flood Risk Assessments – It is an objective of the Council to require a Site-Specific Flood Risk Assessment (FRA) for all planning applications in Flood Zones A and B and consider all sources of flooding (for example coastal/tidal, fluvial, pluvial or groundwater), where deemed necessary.
- Objective IN O12 – Surface Water and SuDS – The Development Plan sets out that there are many approaches to management of surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants)

and amenity and these are collectively referred to as Sustainable Urban Drainage Systems (SuDS). The use of SuDS to address surface water and its diversion from combined sewers is encouraged, in particular, in infill/brownfield sites and higher density areas as appropriate.

It is considered that the approach outlined above and the policies and objectives of the Limerick Development Plan and the Draft Castleconnell Local Area Plan provide a robust approach to support the Plan making process.

6.0 Conclusion

Stage 2 SFRA has been undertaken as part of the Plan-preparation process and the SFRA has informed the preparation of the Plan. The SFRA has mapped boundaries identifying areas at risk of flooding, taking into account many factors to determine the extent of flooding. In the preparation of this Local Area Plan, significant rationalisation of the zoning pattern has been carried out, the Council have, in so far as possible sought to avoid zoning of lands at flood risk or have zoned lands for water compatible uses. The Council have also sought to incorporate nature based solutions and blue green infrastructure measures into the plan, as a means of dealing with surface water, while also benefitting climate action. The Council, in conjunction with the OPW are currently developing a flood relief scheme for the village of Castleconnell, which will seek to safeguard the village from flood risk.

APPENDIX I - FLOOD JUSTIFICATION TESTS

As per Section 4.2 of Flood Guidelines, Flood Justification Tests has been undertaken for lands zoned in the Draft LAP, which are identified as liable to flooding, according to the most up to date flooding maps available. These lands are in the main are developed or unsuitable for development and where unsuitable for development have been zoned for purpose of agricultural use, Special Control Area or Open Space and Recreation, which will generally only permit water compatible uses.

(a) Lands located in the village core zoned Village Centre

| | |
|---|---|
| 1 | The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines. |
| | Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Part of the lands within the village centre, are identified as being risk as flooding, however, the lands are predominantly developed and also form the core of the village and in line with national, regional and local planning policy critical to the overall development of the village centre, will facilitate consolidation and by in large is brown field or infill lands. |



| | | |
|----------|--|---|
| 2 | The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular: | |
| | (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement | The lands are zoned village centre, reflecting their existing uses. The lands are essential to facilitate regeneration and expansion of the centre of the settlement. |
| | (ii) Comprises significant previously developed and/or under-utilised lands | These lands are already developed and currently occupied by existing uses as per their proposed zoning objective. |
| | (iii) Is within or adjoining the core of an established or designated urban settlement | The lands are zoned village centre and located in the core of the village. |
| | (iv) Will be essential in achieving compact or sustainable urban growth | The redevelopment on these lands will contribute to compact urban growth aligned to higher-level spatial policy. |
| | (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement | The lands are currently developed. |

| | | |
|---|---|---|
| 3 | <p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p> | <p>The extent of Flood Zone A/B across the village centre zoning is limited and risks can be managed by following the sequential approach, guided by an appropriately site specific flood risk assessments.</p> |
| <p>4 Conclusion of the Justification Test</p> | | |
| <p>Given the measures above, the objectives of the Draft LAP, the Planning Authority is satisfied that the proposed zoning of these lands as village centre for development is appropriate subject to more detailed site-specific flood risk assessment to be submitted as supplementary information with planning applications on these lands,</p> | | |

(b) Existing Residential

| | | |
|--|---|--|
| 1 | <p>The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.</p> | |
| <p>Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Part of the lands within the settlement are zoned existing residential and are identified as being risk as flooding, however, the lands are also close to the core of the village and in line with national, regional and local planning policy critical to the overall development of the village centre, will facilitate consolidation and by in large is brown field or infill lands.</p> | | |



2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:

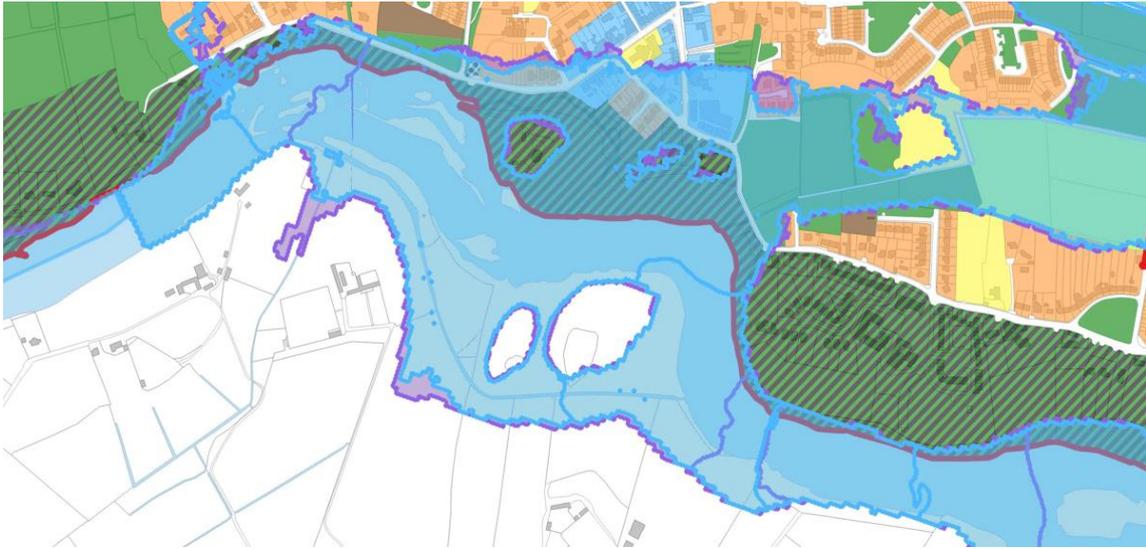
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| <p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</p> | <p>The lands are already developed and the zoning reflects their existing uses. They are a reflection of the development of the village. Given the emphasis of the NPF and the RSES on the use of existing development sites, these areas are essential to the viability of the settlement.</p> |
| <p>(ii) Comprises significant previously developed and/or under-utilised lands</p> | <p>These lands are already developed and currently occupied by existing uses as per their proposed zoning objective.</p> |
| <p>(iii) Is within or adjoining the core of an established or designated urban settlement</p> | <p>The lands are existing residential and located in the within the development boundary of the plan.</p> |
| <p>(iv) Will be essential in achieving compact or sustainable urban growth</p> | <p>The redevelopment on these lands will contribute to compact urban growth aligned to higher-level spatial policy.</p> |
| <p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement</p> | <p>The lands are currently developed.</p> |

3 A flood risk assessment to an appropriate level of detail has been The extent of Flood Zone A/B across much of this zoning is limited and risks can be managed by

| | |
|---|--|
| <p>carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p> | <p>limiting development to minor developments in areas that are at risk of flooding as per Section 5.28 of the Flood Guidelines and in line with Circular PL 2/2014.</p> |
| <p>4 Conclusion of the Justification Test</p> | |
| <p>Given the measures above, the objectives of the Draft LAP, the Planning Authority is satisfied that the proposed zoning of these lands as existing residential for development is appropriate subject to the provisions of Section 5.28 of the Planning and Flood Risk Guidance and in line with Circular PL 2/2014.</p> | |

(c) Lands adjoining the River Shannon zoned Special Control Area

| | |
|-----------------|---|
| <p>1</p> | <p>The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.</p> |
| | <p>Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Castleconnell is situated adjoining the River Shannon and has an associated Natura 2000 designation, which is the Lower River Shannon Special Area of Conservation and the lands immediately adjoining the river are at risk of flooding and zoning is in place to safeguard the designated site.</p> |



2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:

(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement

The lands are zoned Special Control Area, having regard to the sensitivities of the lands adjoining the nature designation and to safeguard the river from development, which may affect the designation. These lands, are located on the edge of the settlement, but are important as part of the setting of the Village and because of the sensitivities of the River Shannon, which is designated as an Special Area of Conservation at this point. Limited development is considered open for consideration in this zoning, such as ancillary leisure or tourism, any such development would be subject an appropriate level of flood risk assessment and environmental assessment. Development in this area would be restricted to water compatible development.

(ii) Comprises significant previously developed and/or under-utilised lands

Having regard to the location of the lands and the sensitive nature of the landscape, only development appropriate to its location would

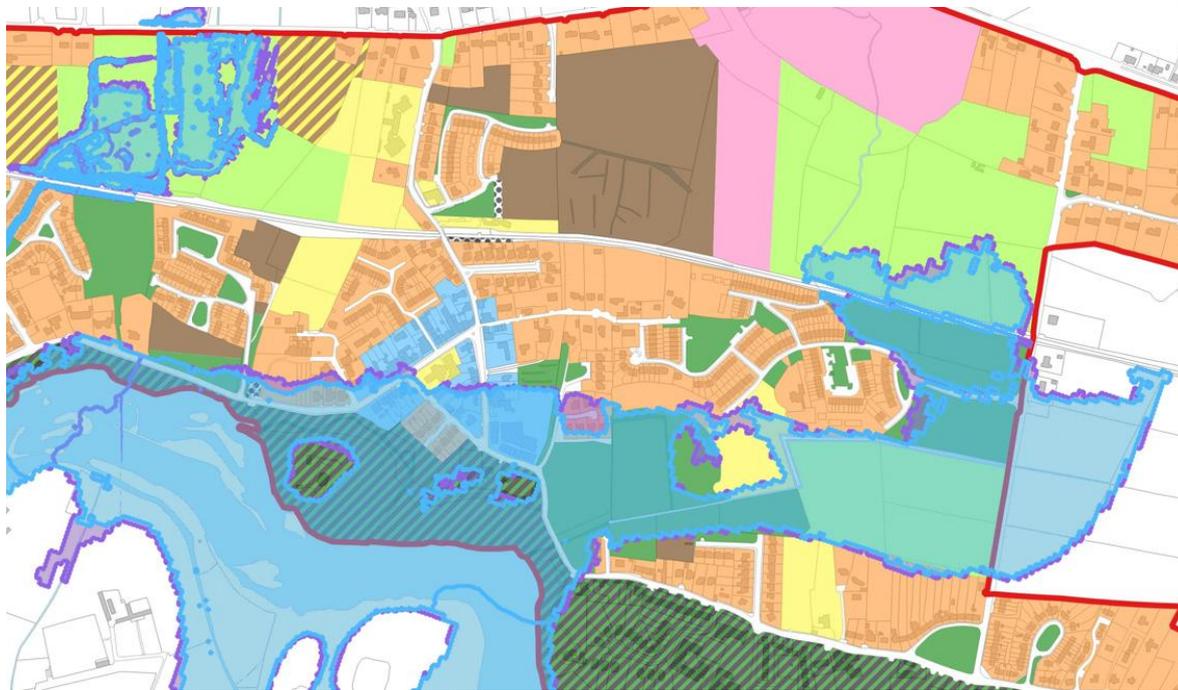
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| | be considered, subject to an appropriate level of assessment. |
| (iii) Is within or adjoining the core of an established or designated urban settlement | The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development. |
| (iv) Will be essential in achieving compact or sustainable urban growth | The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development |
| (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement | The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development |
| 3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. | The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development. |
| 4 Conclusion of the Justification Test | |

Given the measures above, the objectives of the Draft LAP, the Planning Authority is satisfied that the proposed zoning of these lands as Special Control Area, would safeguard the designated site and accordingly, development should be limited to water compatible uses.

(d) Lands zoned Agriculture which is at flood risk within the Plan boundary

1 The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.

Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. For the main part lands zoned, which is at risk of flooding, is zoned for non-vulnerable uses for Agricultural purposes.



2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:

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|--|---|
| (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement | The lands are proposed to be zoned Agriculture and development will be limited in terms of the uses permitted. |
| (ii) Comprises significant previously developed and/or under-utilised lands | Having regard to the location of the lands, only development appropriate to its location would be considered, subject to an appropriate level of assessment. |
| (iii) Is within or adjoining the core of an established or designated urban settlement | The lands are located within the Plan boundary. |
| (iv) Will be essential in achieving compact or sustainable urban growth | Only limited development will be considered, subject to an appropriate level of assessment. |
| (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement | Suitable alternative lands are available for development elsewhere in areas outside of any flood risk. |
| 3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. | These lands at flood risk is nearly entirely within Flood Zone A. Applying the sequential approach to flood management means that development within Flood Zones A and B should be avoided. |
| 4 Conclusion of the Justification Test | |
| Part 2 of the Justification Test has not been passed and the site is at high risk of flooding so should be retained for water compatible uses. | |

(e) Lands zoned Open Space and Recreation which is at flood risk within the Plan boundary

1 The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.

Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. For the main part lands zoned, which is at risk of flooding, is zoned for non-vulnerable uses, such as Agricultural and Open Space and Recreation.



2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:

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| <p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</p> | <p>The lands are proposed to be zoned Open Space and Recreation; development will be limited in terms of the uses permitted.</p> |
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| <p>(ii) Comprises significant previously developed and/or under-utilised lands</p> | <p>Having regard to the location of the lands, only development appropriate to its location would be considered, subject to an appropriate level of assessment.</p> |
| <p>(iii) Is within or adjoining the core of an established or designated urban settlement</p> | <p>The lands are located within the Plan boundary.</p> |
| <p>(iv) Will be essential in achieving compact or sustainable urban growth</p> | <p>Only limited development will be considered, subject to an appropriate level of assessment.</p> |
| <p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement</p> | <p>Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.</p> |
| <p>3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p> | <p>These lands at flood risk is nearly entirely within Flood Zone A. Applying the sequential approach to flood management means that development within Flood Zones A and B should be avoided.</p> |
| <p>4 Conclusion of the Justification Test</p> | |
| <p>Part 2 of the Justification Test has not been passed and the site is at high risk of flooding so should be retained for water compatible uses.</p> | |

(f) Lands zoned Education and Community

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| <p>1</p> | <p>The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under</p> |
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the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.

Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Lands have been zoned for Education and Community use, the access and egress from these lands are identified as being at risk of flooding, however, a site-specific flood risk assessment has been carried out to develop a crèche on the lands.



2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:

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| <p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</p> | <p>The lands are zoned Education and Community and have a planning application approved for the development of a crèche on the lands, for which a commencement notice has been received.</p> |
| <p>(ii) Comprises significant previously developed and/or under-utilised lands</p> | <p>As noted above there is a planning permission granted on the lands for which a commencement notice has been received (19/518).</p> |

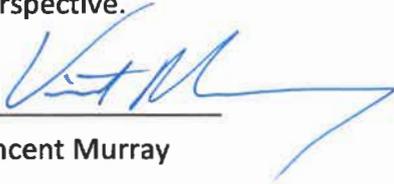
| | | |
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| | <p>(iii) Is within or adjoining the core of an established or designated urban settlement</p> | <p>The lands are located within the Plan boundary.</p> |
| | <p>(iv) Will be essential in achieving compact or sustainable urban growth</p> | <p>This is an essential component of social infrastructure in the village, which has been developed to serve the residential development surrounding the lands and it is located close to a key population point in the village.</p> |
| | <p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement</p> | <p>Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.</p> |
| <p>3</p> | <p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p> | <p>The lands zoned for Education and Community purposes and within Flood Zone A and B are part of a site which planning permission has been granted for a crèche and for which a commencement notice has been submitted. Planning Reference 19/518 refers. A site-specific Flood Risk assessment was submitted and deemed acceptable during the course of the planning process and subsequent planning appeal granted by An Bord Pleanála (ABP) on this site. As part of the appeal to ABP a Flood Assessment and accompanying supporting documentation set out that the principle of a crèche at this site was conditioned in previous permissions under parent permissions. Further, the report established that 100% of the buildings are within Flood Zone C. The conditions attached to this grant of permission also requires the written agreement of the Planning Authority in relation to an emergency access in the event of a flood at Castlerock. This issue is presently being resolved with the Council.</p> |

4 Conclusion of the Justification Test

A flood risk assessment to an appropriate level of detail has been carried out in support of planning application 19/518, which has determined that the site is suitable for the development as outlined in the permission. Accordingly, it is considered appropriate to zone these lands Education and Community, based on the detailed assessment of flood risk and mitigation measures to address flood risk, including both Structural and non structural measures to safeguard the use from flood risk.

Chief Executive's Recommendation:

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), it is recommended that proposed Local Area Plan is made in accordance with the Proposed Plan published on the 1st of October 2022 and the proposed amendments outlined in the Chief Executives Report above. It is considered that the changes listed above will not have any significant impact from a Strategic Environmental Assessment or Appropriate Assessment perspective.



Vincent Murray

A/Director of Services – Economic Development and Enterprise Directorate