



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

Stiúrthóireacht Forbartha Eacnamaíochta,  
Comhairle Cathrach & Contae Luimnigh,  
Cé na gCeannaithe,  
Luimneach.

Economic Development,  
Limerick City and County Council,  
Merchant's Quay,  
Limerick.

**EIRCODE** V94 EH90

t: +353 (0) 61 556 000  
e: [forwardplanning@limerick.ie](mailto:forwardplanning@limerick.ie)

23<sup>rd</sup> March 2023

To: the Cathaoirleach and each Member of the Metropolitan District of Limerick

**Re: Chief Executive Report to Elected Members on the submissions received as part of the public consultation on the Material Alterations to the Draft Castleconnell Local Area Plan 2023 – 2029**

---

A Chomhairleoir, a chara,

I enclose herewith a copy of the Chief Executive's Report on the submissions received as part of the public consultation on the Material Alterations to the Draft Castleconnell Local Area Plan 2023 – 2029.

The Material Alterations to the Draft Local Area Plan were placed on public display from Saturday 28<sup>th</sup> January to 27<sup>th</sup> February 2023 inclusive.

A total of 9 no. submissions were received within the statutory timeframe. A report consisting of a summary of the submissions received together with the Chief Executive's responses and recommendations are attached as required by Section 20 of the Planning and Development Act 2000 (as amended). The submissions can be inspected on <https://mypoint.limerick.ie> or in the Forward Planning Section of Limerick City and County Council during normal office hours and copies of the original submissions will be available for inspection at the April Meeting of the Metropolitan District of Limerick.

The Members of the Metropolitan District of Limerick at their April Meeting shall consider the Chief Executive's Report and decide whether to make or amend the Castleconnell Local Area Plan.

A briefing meeting on Chief Executive's Report will be held **online Monday 3<sup>rd</sup> April 2023 at 10 am**, to brief the Elected Members on the contents of the Report.

If you have any queries on the report please contact Karen Burke, Senior Executive Planner, on 061 557480.

Mise le meas



Vincent Murray

A/Director of Services – Economic Development and Enterprise

# **Draft Castleconnell Local Area Plan 2023 – 2029**

## **Section 20(3)(k) Chief Executive’s Report to Elected Members on Submissions/Observations received during the Public Consultation on the Material Alterations to the Draft Castleconnell Local Area Plan**

**23 March 2023**

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



Comhairle Cathrach  
& Contae **Luimnigh**

---

**Limerick** City  
& County Council



## Contents

1.0	Introduction .....	2
1.1	Structure of this report .....	2
1.2	Progress to date and next steps.....	2
Part A	.....	4
Submissions, Responses and Chief Executive’s Recommendations.....		4
2.0	Persons/ Bodies who made submissions within the statutory timeframe .....	4
2.1	Submission Summaries, Chief Executive’s Responses and Recommendations.....	5
	Office of the Planning Regulator (OPR) .....	5
	Transport Infrastructure Ireland (TII) .....	8
	Uisce Eireann.....	9
	Department of Education.....	10
	Office of Public Works (OPW).....	10
	Montpelier Coolbawn Development Ltd .....	16
	Daniel and Mary Meskell .....	18
2.2	Late Submission .....	19
Part B	- Proposed Amendments to Draft Castleconnell Local Area Plan 2023 – 2029.....	20
3.1	Amendments to Draft Local Area Plan Text .....	20
3.2	Amendments to Maps.....	21
3.3	Amendments to Settlement Capacity Audit .....	23
Part C	- 3.4 Strategic Environmental Assessment Screening and Appropriate Assessment Screening .....	26
Part D	– 3.5 Amendments to Strategic Flood Risk Assessment .....	27
Appendix I	- Flood Justification Tests .....	46



## 1.0 INTRODUCTION

This Chief Executive’s Report outlines the submissions made following publication of the Material Amendments to the Draft Castleconnell Local Area Plan 2023 - 2029. The Material Amendments were placed on public display between Saturday 28<sup>th</sup> January and Monday 27<sup>th</sup> February 2023 inclusive. Nine written submissions were received within this statutory public display period.

This report sets out the Chief Executive’s responses and recommendations to the issues raised in relation to the proposed amendments and in the response proposes further amendments in advance of finalising the Draft Plan. 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).

## 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 a recommendation of the Chief Executive on each of the issues raised.

Part B outlines the proposed amendments 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 outlines the Strategic Environmental Assessment Screening and Appropriate Assessment Screening of the alterations outlined in the report and the updates to the Strategic Flood Risk Assessment, which supports the finalising of the Local Area Plan.

## 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	
<b>Stage 1</b>	
13 <sup>th</sup> January 2022	Notification of official commencement of Draft Castleconnell Local Area Plan 2023 -2029.
12 <sup>th</sup> February – 28 <sup>th</sup> March 2022	First issues stage: Submissions were invited.

<b>Stage 2</b>	
1 <sup>st</sup> October 2022 - 14 <sup>th</sup> November 2022	Draft Plan on public display: Public submissions invited during statutory period.
14 <sup>th</sup> December 2022	Chief Executive's Report issued to the Elected Members of the Metropolitan District of Limerick for consideration.
16 <sup>th</sup> January 2023	Elected Members considered the report issued 14 <sup>th</sup> December 2022 and recommended alterations to the Draft Plan for public display.
<b>Stage 3</b>	
28 <sup>th</sup> January – 27 <sup>th</sup> February 2023	Material Alterations were placed on display for 4 weeks. Public submissions were invited on the proposed alterations only, in accordance with the Planning and Development Act 2000 (as amended).
23 <sup>rd</sup> March 2023	Chief Executive's Report on submissions on the Material Alterations issued to Elected Members for consideration at the April meeting of the Metropolitan District of Limerick Meeting.
<b>The remaining stages of the Plan are as follows:</b>	
17 <sup>th</sup> April 2023	Final adoption of Plan by Elected Members, having considered the Chief Executive's Report on the submissions received on the Material Alterations.
29 <sup>th</sup> May 2023	Plan comes into effect 6 weeks from the date of adoption.

Following receipt of the Chief Executive's Report on the submissions received in relation to the material amendments, the Members of the Metropolitan District of Limerick have up to 6 weeks in which to consider the contents of this report on the material alterations to the Draft LAP. 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. When performing their functions, the Elected Members of the Metropolitan District are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any Local Authority in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

**PART A**

**SUBMISSIONS, RESPONSES AND CHIEF EXECUTIVE'S RECOMMENDATIONS**

**2.0 PERSONS/ BODIES WHO MADE SUBMISSIONS WITHIN THE STATUTORY TIMEFRAME**

<b>Submission No.</b>	<b>Submission received from</b>
<b>Prescribed Bodies</b>	
<b>1</b>	Office of the Planning Regulator (OPR)
<b>2</b>	Transport Infrastructure Ireland (TII)
<b>3</b>	Uisce Eireann
<b>4</b>	Department of Education
<b>5</b>	Office of Public Works (OPW)
<b>6</b>	Department of Agriculture Environmental Coordination Unit
<b>7</b>	Department of Housing, Local Government and Heritage
<b>Individuals</b>	
<b>8</b>	Montpelier Coolbawn Development Ltd
<b>9</b>	Daniel and Mary Meskell
<b>Late Submission</b>	
	Department of Transport

## 2.1 SUBMISSION SUMMARIES, CHIEF EXECUTIVE’S RESPONSES AND RECOMMENDATIONS

<b>1</b>	<b>Name/Group:</b>	<b>Office of the Planning Regulator (OPR) Ref: LCC – C197-CAST3-8</b>
	<b>Submission:</b>	<b>Response</b>
	<p><b>1. Overview:</b> The OPR welcomes the positive approach taken by the Local Authority in responding to the concerns raised at Draft LAP stage of the Local Area Plan preparation. These concerns related to Enterprise and Employment zoning, flood risk management and residential density and the OPR are generally satisfied that the proposed material amendments and issues raised are largely resolved. The report does suggest, however some minor modifications.</p> <p>The amendments made in response to the environmental assessments are welcomed and further comments are made in relation to the process of environmental assessments carried out in respect of material amendments which need to be considered;</p> <p>The OPR welcomes the approach taken to the material amendments in relation to the changes made and makes no recommendations and just one observation.</p>	<p><b>1. Noted.</b></p>
	<p><b>2. Consistency with Regional, Spatial and Economic Strategy</b> The OPR considers the draft LAP as proposed to be amended to be generally consistent with the regional policy objectives of the RSES for the Southern Region.</p>	<p><b>2. Noted.</b></p>
	<p><b>3. Consistency with Development Plan and Core Strategy</b> The OPR considers the draft LAP as proposed to be amended to be generally consistent with the objectives and core strategy of the Limerick Development Plan 2022-2028.</p>	<p><b>3. Noted.</b></p>
	<p><b>4. Compact Growth, Zoning and Tiered Approach to Zoning</b></p>	<p><b>4. Noted.</b></p>

<p>The OPR consider the draft LAP as proposed to be amended to be generally consistent with national and regional objectives and national and regional strategic outcomes for compact growth and with the policy objectives to implement the sequential approach under the Development Plan, Guidelines for Planning Authorities(2022). The OPR welcomes the material amendments which confirms the residential densities are minimum densities and will encourage a range of densities in line with relevant guidelines</p> <p><b>5. Economy and Employment</b> The material amendments to the Zoning Map to amend 4ha of Agricultural zoned land to Enterprise and Employment and to amend 4ha of Enterprise and Employment lands to Agriculture is welcomed. The Office generally encourages the planning authority to ensure that the development of these lands are orientated towards the village rather than the R445.</p> <p><b>6. Environment and Natural and Built Heritage</b> Proposed amendments MA1, MA2 and MA4 in relation to environmental considerations and assessments for lands containing sensitive habitats and species in particular Natura 2000 sites in chapter 5 are welcomed. The Office notes that the Natura Impact Statement has been renamed the Natura Impact Reports in the Environmental report and the objectives of the NIR have been amended.</p> <p>The submission notes that an AA screening determination statement was published with the material alterations however no screening report for either AA or SEA has been published and it is not clear if SEA screening has been carried out for the material alterations. The report recommends that the Planning Authority</p>	<p><b>5. Noted.</b> The purpose of this enterprise and employment zoning is to encourage enterprise development within closed proximity to the village rather than this open countryside which has experienced significant development pressure for this type of development. Therefore, the proposed zoning is considered more sustainable compact growth and better integration of land use and transport planning.</p> <p><b>6. Noted.</b> The Chief Executive report screened each material amendment for SEA/AA and concluded that there was no significant impacts and recommended a number of changes to the environmental reports which were set out in the material alterations document.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>should satisfy itself that the approach taken is consistent with its obligations under the Habitats Directive and the Strategic Environmental Assessment Directive and respective transposing legislation.</p> <p><b>7. Flood Risk Management</b></p> <p>The Office are generally satisfied that the proposed amendments under Chapter 9 of the Land Use Zoning Map and of the Flood Map have resolved the matters that were raised in Recommendation number 2 of the previous submission.</p> <p>The submission recognises the response made by the Planning Authority in relation to the existing permission on the Education and Community zoned lands at Castlerock, Coolbane. The OPR comment that if the permission is not implemented that the Draft Plan does not include guidance on the “design of structural or non-structural flood risk management measures as prerequisites to development in specific areas, ensuring that flood hazard and risk to other locations will not be increased or, if practicable, will be reduced”</p> <p>The submission also notes that the Draft LAP does not provide sufficient guidance on the structural/non-structural mitigation measures for the Village Centre and Existing Residential within Flood Risk Zones A/B, where infill development of highly vulnerable uses can be anticipated.</p> <p>The submission recommends that the Planning Authority consider what minor modifications it can make in finalising the LAP to ensure that the provisions of the Flood Guidelines are fully implemented and flood hazard on these lands and other locations will not be increased or if practical will be reduced.</p> <p>The submission suggests that the Planning Authority should consult with the OPW</p>	<p><b>7.</b> The concerns of the OPR are noted in relation to the land at Castlerock in relation to non-implementation of the permission resulting in the potential need for additional flood measures. However, this development which was granted under planning reference 19/518 has commenced.</p> <p>Reference will be made in the SFRA Appendix 1 – Flood Justification Test part 4 to the development of the Flood Relief Scheme in Castleconnell to address the flood issues in the village. This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village. The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009 in terms of minor developments will also be adhered to.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>including whether the Flood Relief Scheme for Castleconnell would be sufficient to address the requirement for structural measures under section 4.27 of the Flood Guidelines.</p> <p>The submission welcomes Chapter 9 MA4 and the amendment to Objective IU 02 Wastewater Infrastructure to include nature based solutions.</p> <p><b>8. Other</b></p> <p>The OPR concludes that no recommendation are warranted and the substantive issues contained in Recommendation 1 and 2 and in Observations 1 of the OPR’s submission on the Draft LAP have been satisfactorily addressed, subject to review of the flood risk management as set out in the MA Observation 1.</p> <p>The OPR urges the Planning Authority to finalise the Plan and notify the Office as appropriate.</p>	<p>8. Noted</p>
	<p><b>Chief Executive’s Recommendation:</b></p> <p>1 – 6 – No Change</p> <p>7 – Update the SFRA to include the Flood Relief Scheme in Castleconnell to address the requirement for structural measures in terms of justification of existing lands at flood risk. <a href="#"><u>This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village. The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009 in terms of minor developments will also be adhered to.</u></a></p> <p>8 – No change</p> <p><b>SEA/AA Response:</b> The additional text will ensure greater compliance with the Flood Guidelines and will not result in any negative environmental impacts.</p>	
<p>2</p>	<p><b>Name/Group:</b></p> <p><b>Submission:</b></p> <p>Transport Infrastructure Ireland has no specific observations to make in relation to the planning referral on the Proposed Material Alterations to the Draft Castleconnell LAP.</p>	<p><b>Transport Infrastructure Ireland (TII)</b> <b>Ref: LCC-C197– CAST3-3</b></p> <p><b>Response</b></p> <p>Noted</p> <p><b>Chief Executive’s Recommendations:</b></p> <p>No Change</p> <p><b>SEA/AA Response:</b> N/A</p>

<b>3</b>	<b>Name/Group:</b>	<b>Uisce Eireann Ref: LCC – C197 – CASTL3– 6</b>
	<b>Submission:</b>	<b>Response</b>
	<p><b>1. Proposed amendments to zoning</b> Submission notes that network extensions may be required to service some zoned sites within the Plan area and outlines that these shall be developer driven, unless there are committed projects in place to progress these works. All new residential and commercial/industrial developments will be considered on a case by case basis through Uisce Eireanns new Connections process and will be subject to the Connections Charging Policy. Any developments in the vicinity of Uisce Eireann Assets must be in accordance to the Standard Details and Code of Practise and diversion agreements will be required where an Irish Water Asset needs to be diverted or altered.</p> <p><b>2. Site specific comments</b></p> <p>a) Site specific comments are provided on Site number 9 in the Settlement Capacity Audit. The available GIS indicated that the sewer network is available in the adjoining parcel of land at the western extremity of the site and third party permissions maybe required. Alternative access to the network is available in the road to the west and east of the site however a network extension of &gt;200m would be required.</p> <p>b) SCA site No 10 – water network is available in the road. The sewer network is in the northern part of the site and must be protected and/or diverted – third party permissions maybe required.</p> <p>c) Additional Education and Community lands – two sewers are within the site and must be protected/diverted. The design of</p>	<p>1. There are limitations in relation to sewerage network availability in the area. Developers will be advised to consult with Uisce Eireann at an early stage in the process and where third party legal agreements are necessary for connections to the network on private lands consent will be required. The Settlement Capacity Audit will be updated accordingly.</p> <p>2a). Amend the Settlement Capacity Audit to reflect the site-specific comments made in relation to site number 9 and 10 as follows; Site 9 – <u>extension of the sewer/water network will be required and the cost will be borne by the developer.</u></p> <p>b) Site 10 - <u>water network is available in the road. The sewer network is in the northern part of the site and must be protected and/or diverted.</u></p> <p>c) Any development of this site will require consultation with Uisce Eireann during the application stage and appropriate</p>

	any development must take into account the proximity of the sewers.	conditions will be attached to any planning permission granted on site.
	<b>Chief Executive's Recommendation:</b>	
	<ol style="list-style-type: none"> <li>1. Amend the Settlement Capacity Audit to include a Note as follows <u>Where there are limitations in relation to sewerage networks developers will be advised to consult with Uisce Eireann at an early stage in the process and where third party legal agreements are necessary for connections to the network on private lands consent will be required.</u></li> <li>2. a) Amend the Settlement Capacity Audit to reflect the site-specific comments made in relation to site number 9 as follows: Site 9 – <u>An extension of the sewer/water network will be required and the cost will be borne by the developer.</u></li> <li>b) Amend the Settlement Capacity Audit to reflect the site-specific comments made in relation to site number 10 as follows: Site 10 – <u>The water network is available in the road. The sewer network is in the northern part of the site and must be protected and/or diverted.</u></li> <li>c) No Change</li> </ol>	
	<b>SEA/AA Response:</b> The amendments to text seeks to ensure that adequate infrastructure is in place to support the sustainable development of Castleconnell, which is in line with national and regional planning policy.	

4	<b>Name/Group:</b>	<b>Department of Education</b> Ref: LCC – C197 – CAST3 - 5
	<b>Submission:</b>	<b>Response</b>
	The Department has considered the Material Amendments and consider that they do not alter the projected school place requirements in Castleconnell. The submission notes and welcomes the amendment to the Education and Community facilities zoning from 6.386 to 7.283 ha. The Department acknowledge the ongoing work of the Council to ensure that there is sufficient and appropriate zoned lands for educational needs.	Noted.
	<b>Chief Executive's Recommendations:</b>	
	No Change	
	<b>SEA/AA Response:</b> N/A	

5	<b>Name/Group:</b>	<b>Office of Public Works (OPW)</b> Ref: LCC – C197 – CAST3– 4
	<b>Submission:</b>	<b>Response</b>
	<ol style="list-style-type: none"> <li>1. <b>General</b> The OPW outline their role in terms of flood risk and the comments attached relate to flood risk management.</li> </ol>	1. Noted

<p><b>2. Flood Zone Map</b> The OPW welcomes the revision to the Flood Map with Flood Zones correctly labelled in the legend and the inclusion of the flood extents at the north of the village.</p> <p><b>3. PFRA</b> Section 2.21 National CFRAM Programme in the SFRA includes discussion on PFRA and the National CFRAM Programme. This section notes that the maps have been updated by the recently published national indicative fluvial, coastal and aground water flood mapping. It should be clarified that these updated indicative maps have superseded PFRA Mapping and not CFRAM Mapping.</p> <p><b>4. Justification Tests</b> The proposed amendment to include IU 05(e) “ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan making Justification Tests in the SFRA” is welcomed. The submission at Draft stage commented on the need to meet the three criteria of the Justification Test and raises concern that the structural and non-structural measures to development and residual risk that would remain and how it might be managed is not specified in the Material Alterations.</p> <p><b>5. Village Centre</b> The previous comment in relation to a site specific FRA not being considered in itself a mitigation measure and consideration that further guidance on the measures considered acceptable should be provided has not been addressed in the Material Alterations.</p>	<p>2. Noted</p> <p>3. Section 2.21 in The Strategic Flood Risk Assessment will be updated to clarify that the PFRA maps have been superseded by the national indicative fluvial, coastal and groundwater mapping.</p> <p>4. Reference will be made in the SFRA Appendix 1 – Flood Justification Test part 4 to the development of the Flood Relief Scheme in Castleconnell to address the flood issues in the village. This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village. The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009, in terms of minor developments will also be adhered to.</p> <p>5. Reference will be made in the SFRA Appendix 1 – Flood Justification Test part 4 to the development of the Flood Relief Scheme in Castleconnell to address the flood issues in the village. This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village. The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009 in terms of minor developments will also be adhered to.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p><b>6. Education and Community</b> In relation to this zoning type the submission identifies that the Justification Test for this land used type can only be passed where there are no suitable alternative lands for the particular site of development type in areas at lower risk of flooding.</p> <p><b>7. Consideration of Climate Change</b> Proposed to include IU 05(b) which requires flood risk assessments to consider climate change is welcomed. The submission outlines that the impacts of climate change in the preparation of plans by avoiding development in area prone to or which may be required for future flood defence should also be considered. Suggestion that the flood maps prepared under the CFRAM Programme in relation to different degrees of climate impact be reviewed as part of the flood relief scheme and a discussion on climate change and its consideration in the Flood Relief Scheme could be included. The submission recommends that reference is made in the SFRA to the Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 and the guidance on potential future scenarios contained therein.</p> <p><b>8. Nature Based Solutions and SuDS</b> 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 and also that 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 Council should provide guidance for one Opportunity Site and 10 undeveloped sites in the Settlement Capacity Audit on potential SuDS and NBS. Given the size of</p>	<p>6. This site forms part of the granted permission for planning application 19/518 and works have commenced on this site. Future zoning of sites will take place in compliance with the Flood Risk Management Guidelines for Planning Authorities 2009 and any update thereof. The SFRA will be updated.</p> <p>7. Noted, the Strategic Flood Risk Assessment will be updated with reference to Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 and guidance on potential future scenarios contained therein.</p> <p>8. 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, at the Development Management stage. Where opportunities exist between landowners to integrate SuDS and green infrastructure provision this will be incorporated at application stage. Furthermore, the Limerick Development Plan 2022-2028, which is the parent document to the LAP included extensive text in relation to Nature based Solutions and SUDS, all of</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

sites 4, 9 and 10 which adjoin each other opportunities existing for integrated and area based provision of SuDS and green infrastructure.	which must be implemented as part of any planning application.
<b>Chief Executive's Recommendation:</b>	
<ol style="list-style-type: none"> <li>1. No change</li> <li>2. No change</li> <li>3. Amend Section 2.21 in The Strategic Flood Risk Assessment as follows: <u>Clarify that the PFRA maps have been superseded by the national indicative fluvial, coastal and groundwater mapping.</u></li> <li>4. Reference will be made in the SFRA Appendix 1 – Flood Justification Test part 4 to the <u>Flood Relief Scheme currently being prepared for the Village</u> to address the flood issues in the village. <u>This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village .The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009, in terms of minor developments will also be adhered to.</u></li> <li>5. Reference will be made in the SFRA Appendix 1 – Flood Justification Test part 4 to the <u>Flood Relief Scheme currently being prepared for the Village</u> to address the flood issues in the village. <u>The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009, in terms of minor developments will also be adhered to.</u></li> <li>6. Appendix 1 – Flood Justification Tests part (f) will be updated to include the following text <u>Construction work has recently commenced on this site which includes for residential development and the construction of a crèche. Future zoning of sites will take place in compliance with the Flood Risk Management Guidelines for Planning Authorities 2009 and any update thereof. This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village .The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009, in terms of minor developments will also be adhered to.</u></li> <li>7. Section 5.1 of the Strategic Flood Risk Assessment will be updated with reference to <u>Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 and guidance on potential future scenarios contained therein.</u></li> <li>8. No change</li> </ol>	
<p><b>SEA/AA Response:</b> The proposed amendments relate specifically to flooding and seek to protect risk of flooding in Castleconnell, the changes will provide for a more robust flood risk assessment and will safeguard areas in Castleconnell from flooding, in line with the relevant Guidelines. 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>	

6	<b>Name/Group:</b>	<b>Department of Agriculture - Environmental Co-ordination Unit Ref: LCC – C197 – CAST3-1</b>
	<b>Submission:</b>	<b>Response</b>
	Submission notes that the Material Alterations do not lead to any further significant effects on Fishery Harbour	Noted.

	Centres or Aquaculture within their remit and accordingly there are no further comments to be made.	
<b>Chief Executive's Recommendation:</b>		
No Change		
SEA/AA Response: N/A		

<b>7</b>	<b>Name/Group:</b>	<b>Department of Housing, Local Government and Heritage Ref: LCC – C197 – CAST3-7</b>
	<b>Submission:</b>	<b>Response</b>
	<p>1. Submission welcomes the inclusion of many of the suggestions put forward by the Department at Draft stage and particularly Objective C2(a), however the submission recommends a change to the text to read “Proposals for new Walkways/Cycleways, Greenways and Blueways <b>likely to adversely affect the</b> Special Area of Conservation will be subject to appropriate environmental assessments, as it is considered that this wording is more closely aligned to the legislation and developments outside of European Sites, which requires consideration at the screening stage. An example of this is given as disturbance to species within the SAC from a pathway close to, but outside the boundary of the designated area. The submission suggests a similar amendment to Objective ED 2.</p> <p>2. The removal of the commitment in bullet point 1 in the NIR mitigation measures “to avoid areas with sensitive habitats and species” is considered a dilution of the previous commitment. The intended meaning of the new wording is understood, however in order to safeguard wildlife, it is suggested that the addition of a statement of commitment should be included in point one of the NIR as follows “environmental assessment shall be carried out to an appropriate level and projects identified as</p>	<p>1. Amend C2(a) and ED 2 as follows:</p> <p style="padding-left: 40px;">Proposals for new Walkways/Cycleways, Greenways and Blueways <u>likely to adversely affect the Special Area of Conservation within the SAC.</u></p> <p>2. Include the following text in Bullet point 1 of the NIR <u>environmental assessment shall be carried out to an appropriate level and projects identified as damaging important habitats or species will not be permitted.</u></p>

	<p>damaging important habitats or species will not be permitted. The inclusion of this wording in Objective C2 point 2 where European sites are concerned is noted, however it is considered appropriate to consider the importance of biodiversity which may be identified outside of European sites.</p> <p>3. Reference is drawn to point number 2 and 3 of the NIR and how informal pathways can develop in areas without any formal assessment or without going through a consent process and these can cause damage to conservation and potential long term deterioration of conservation sites. The informal paths within Natura 2000 sites may also be unauthorised developments. Therefore the fact that informal access already exists to a sensitive habitat does not necessarily mean that it is not damaged or that it has been legally achieved. The existence of these paths, therefore should not be sufficient grounds for enlargement or measures to facilitate increased usage. This is identified as particularly important where the paths were established post designation of the site which the Lower River Shannon SAC was designated in 1999. This is relevant to a number of points in the NIR for example point 2 of and point 2 of the NIR state "Ecological assessment will determine the appropriate locations, access types and routes and many also identify sensitive areas which are not suitable for <b>additional</b> public access" and the Department suggests the removal of the word additional as existing access could also be problematic and while it may be difficult to address it should not be exclude from ecological</p>	<p>3. Amend Objective C2 point two as follows:</p> <p>Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for <del>additional</del> public access.</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	assessment or automatically assumed as an acceptable baseline.	
	<b>Chief Executive's Recommendation:</b>	
	<p>1. Amend C2(a) as follows: Proposals for new Walkways/Cycleways, Greenways and Blueways <u>likely to adversely affect the Special Area of Conservation</u> <del>within the SAC.</del> Amend ED 2 as follows: Proposals for new Walkways/Cycleways, Greenways and Blueways <u>likely to adversely affect the Special Area of Conservation</u> <del>within the SAC.</del></p> <p>2. Include the following text in Bullet point 1 of the NIR <u>environmental assessment shall be carried out to an appropriate level and projects identified as damaging important habitats or species will not be permitted.</u></p> <p>3. Amend Objective C2 point two as follows: Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for <del>additional</del> public access.</p>	
	<b>SEA/AA Response:</b> 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.	

8	<b>Name/Group:</b>	<b>Montpelier Coolbawn Development Ltd</b> <b>Ref: LCC – C197 – CAST3-2</b>
	<b>Submission</b>	<b>Response</b>
	<p>Submission identifies an area in red in Coolbawn, which forms the basis of the submission and sets out that certain information contained within the Material Alterations in the Draft Plan are incorrect.</p> <p>The information contained in the settlement capacity audit is questioned, especially in relation to the inconsistent detail on the availability of services. Submission noted that had the services that are now available to site 10 in the Material Amendments been included in the Draft Local Area Plan then Montpelier Coolbawn Developments would have made a submission.</p> <p>The submission relates to specific amendments as follows:</p> <p>Chapter 6 – Amendment No. 1 This relates to the Traffic and Transport Assessment and to boundary issues relating to the proposed enterprise and employment</p>	<p>The location of site number 10 was amended following a recommendation from the Office of the Planning Regulator in which they recommended that the site be amended from Agricultural zoning to Enterprise and Employment zoning.</p> <p>The quantum of land zoned for residential use in the Castleconnell Local Area Plan aligns with the Core Strategy projections for population growth in the village as set out in the Limerick Development Plan which was prepared in line with the requirements of national and regional planning legislation.</p> <p>This Local Area Plan has been prepared in line with the Planning and Development Act 2000(as amended) and relevant Section 28 Guidelines in terms of providing for sequential compact growth. In particular the plan was prepared in accordance with section 4.4. of 'Development Plans – Guidelines for Planning</p>

<p>zoning designation proposed for site no 10. The submission queries the zoning designation which contravenes Section 28 guidelines.</p> <p>Amendment No. 1 to Settlement Capacity Audit Map as it relation to site number 10 The location of site number 10 has changed in the Material Alterations document from the SCA which issued with the Draft Plan. Reference is also made to the change in the SCA table which identifies that services are available to site number 10 in the Material Alterations report. The submission suggests that as these new lands are serviced, the zoning should remain as residential and to change the zoning would be a breach of Section 28 guidelines.</p> <p>The legislative basis for the Section 28 guidelines are set out and Section 1.4 of the Development Plans – Guidelines for Planning Authorities is quoted, where it is a requirement of the Planning Authorities to apply any specific planning policy requirements (SPPRs) of guidelines in carrying out their functions. SPPR contained in Section 4.4.1 is referenced “It is a policy and objective of these Guidelines that zoned housing land in an existing development plan that is serviced and can be developed for housing within the life of a new development plan under preparation, should not be de-zoned”.</p> <p>Site was proposed for agricultural use in the Draft Plan and the submission argues that the only lawful circumstances where residential lands can be dezoned is where it is not serviced. As the lands were not identified in the SCA at Draft Stage,the submission assumes that this was because it wasn’t serviced. This lands was purchased on the basis it was serviced and for this reason a submission was not made. Submission also notes that the OPR did not make any comment on dezoning.</p>	<p><i>authorities’, June 2022, prepared by the DHLGH, which states:</i></p> <p><i>“It is a policy and objective of these Guidelines that the development plan core strategy requirements set out in Section 10(2A)( c) and (d) of the Planning Act must be applied to each individual settlement where any land is zoned for residential purposes or a mixture of residential and other uses..”</i></p> <p>Section 6.2 of these guidelines further state <i>“In making individual decisions on residential zonings at particular locations and for individual sites and parcels of land, there <u>must be a clear rationale that relates directly to the core strategy of the development plan, based on an analysis of all settlements to identify sites with realistic capacity for development during the plan period, including infrastructural requirements and housing yield potential.</u>”</i></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	Submission concludes that in the time of a housing crisis that residential lands should not be dezoned and the entirety of the subject lands should remain for residential use per Section 28 of the Planning and Development Act 2000(As amended) and as specifically required by Ministerial guidelines "Development Plans – Guidelines for Planning Authorities".	
<b>Chief Executive's Recommendation</b>		
No Change		
<b>SEA/AA Response: N/A</b>		

<b>9</b>	<b>Name/Group</b>	<b>Daniel and Mary Meskell Ref: LCC – C197 – CAST3-9</b>
	<b>Submission</b>	<b>Response</b>
	The submission acknowledges the response made to their last submission, which was contained in the "Chief Executive Report to the Elected Members on submissions received during the Draft Local Area Plan Public Consultation 14 <sup>th</sup> December 2022". The submission outlines that they are presently engaged with the Castleconnell Flood Relief Scheme design team, as they do not accept and continue to reject the current flood extent map. The submission outlines that the historical and continued neglect of the drainage channels has contributed to poor flood management by the appropriate authorities. They have requested further analysis from the design team to enhance and improve the drainage characteristics of the Cedarwood Stream.	The Local Area Plan and associated Environmental reports have been prepared in consultation with all relevant Sections of the Local Authority and having regard to the proposed Flood Relief Scheme. The preparation of the flood mapping for the proposed Castleconnell Flood Relief Scheme is outside the remit of the LAP.
<b>Chief Executive's Recommendations</b>		
No Change		
<b>SEA/AA Response: N/A</b>		

## 2.2 LATE SUBMISSION

Name/Group	Department of Transport
<b>Submission</b>	
<p>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: 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.</p> <p>The submission further 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>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>Reference is also drawn to The Connecting Ireland Rural Mobility Plan (2022-2025) which is a national public transport initiative aimed at increasing public transport connectively especially for people living outside major cities and towns.</p>	
<b>Note</b>	
<p>This submission is in line with the submission made at Draft Stage by the Department of Transport on the Castleconnell Local Area Plan and was considered in the Chief Executives Report which issued to the Elected Members on the 14<sup>th</sup> of December 2022 and text changes were recommended in this report.</p>	

**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.

**3.1 AMENDMENTS TO DRAFT LOCAL AREA PLAN TEXT**

**Chapter 5 Sustainable Communities**

Text Amendment No.	Proposed Amendment	Submission No.
1	Amend Objective Amend ED 2 as follows: Proposals for new Walkways/Cycleways, Greenways and Blueways <u>likely to adversely affect the Special Area of Conservation</u> <del>within the SAC.</del>	6

**Chapter 8: Climate Action, Environment and Heritage**

Text Amendment No.	Proposed Amendment	Submission No.
2	Amend Objective Amend C2(a) as follows: Proposals for new Walkways/Cycleways, Greenways and Blueways <u>likely to adversely affect the Special Area of Conservation</u> <del>within the SAC.</del>	6

Text Amendment No.	Proposed Amendment	Submission No.
3	Amend Objective C2 point 2 as follows: Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for <del>additional</del> public access.	6

### **3.2 AMENDMENTS TO MAPS**

#### **Amendments to Land Use Zoning Map and Flood Map:**

Change an area of 2.61 hectares zoned Agriculture to Open Space and Recreation zoned lands

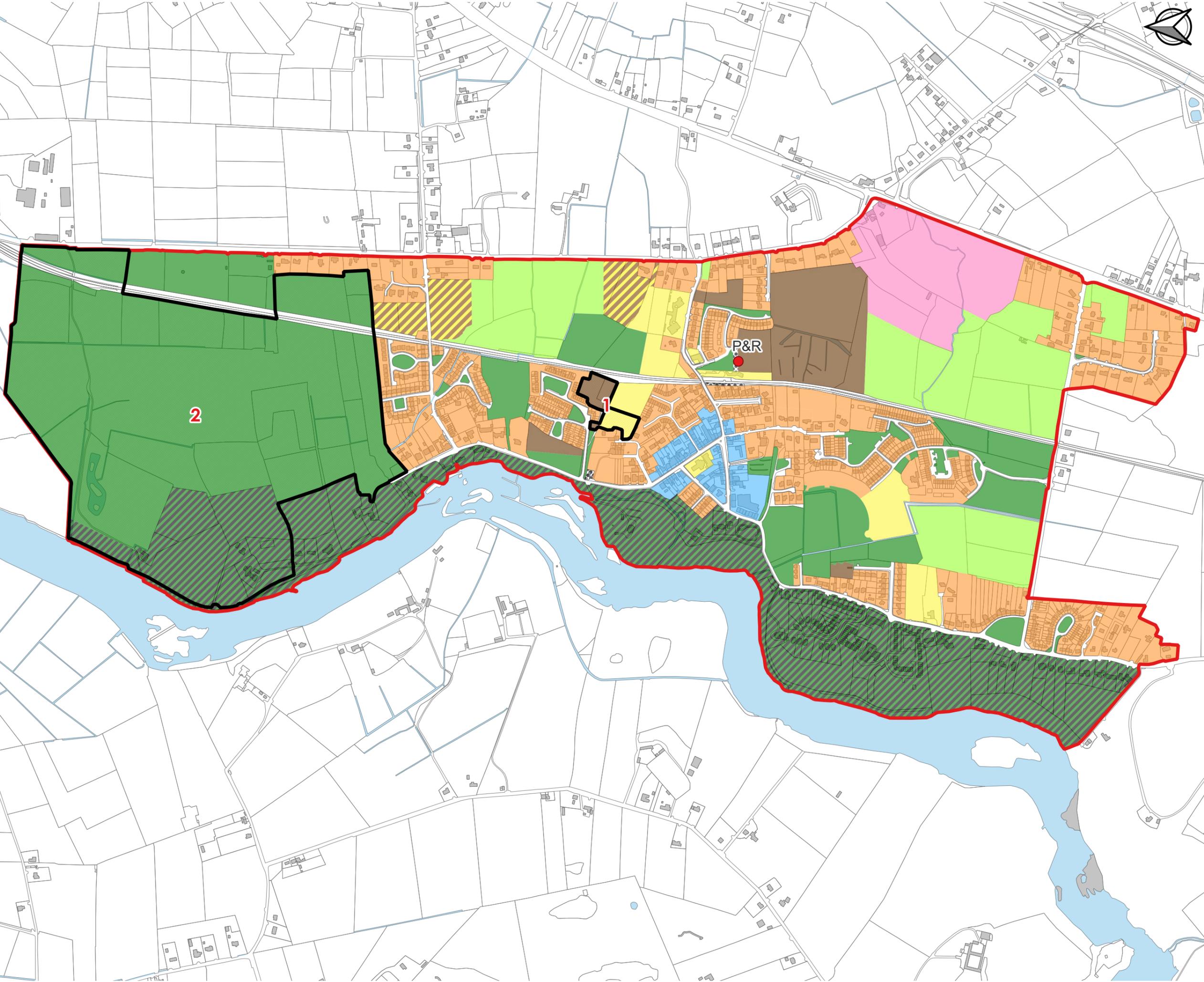
Note: In the Draft Plan lands adjoining the National School were zoned for Open Space purposes in the Draft Local Area Plan. Following a submission from the Department of Education part of this area was changed from Open Space and Recreation to Education and Community. This resulted in a mapping error to the zoning of adjoining lands which incorrectly changed from Open Space and Recreation to Agriculture. This was not a material alteration and the final map will correctly show Open Space and Recreation on these lands.



Chief Executives Report  
on Submissions Received  
on Material Alterations

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



Forward Planning  
Economic Development  
and Enterprise Directorate

Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

SCALE: 23/03/2023	DWG. No. CCZN/23-29/R20
DRAWN BY: J. D	CHECKED BY: N.O'C
DATE:	
© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council	



**Chief Executives Report  
on Submissions Received  
on Material Alterations**

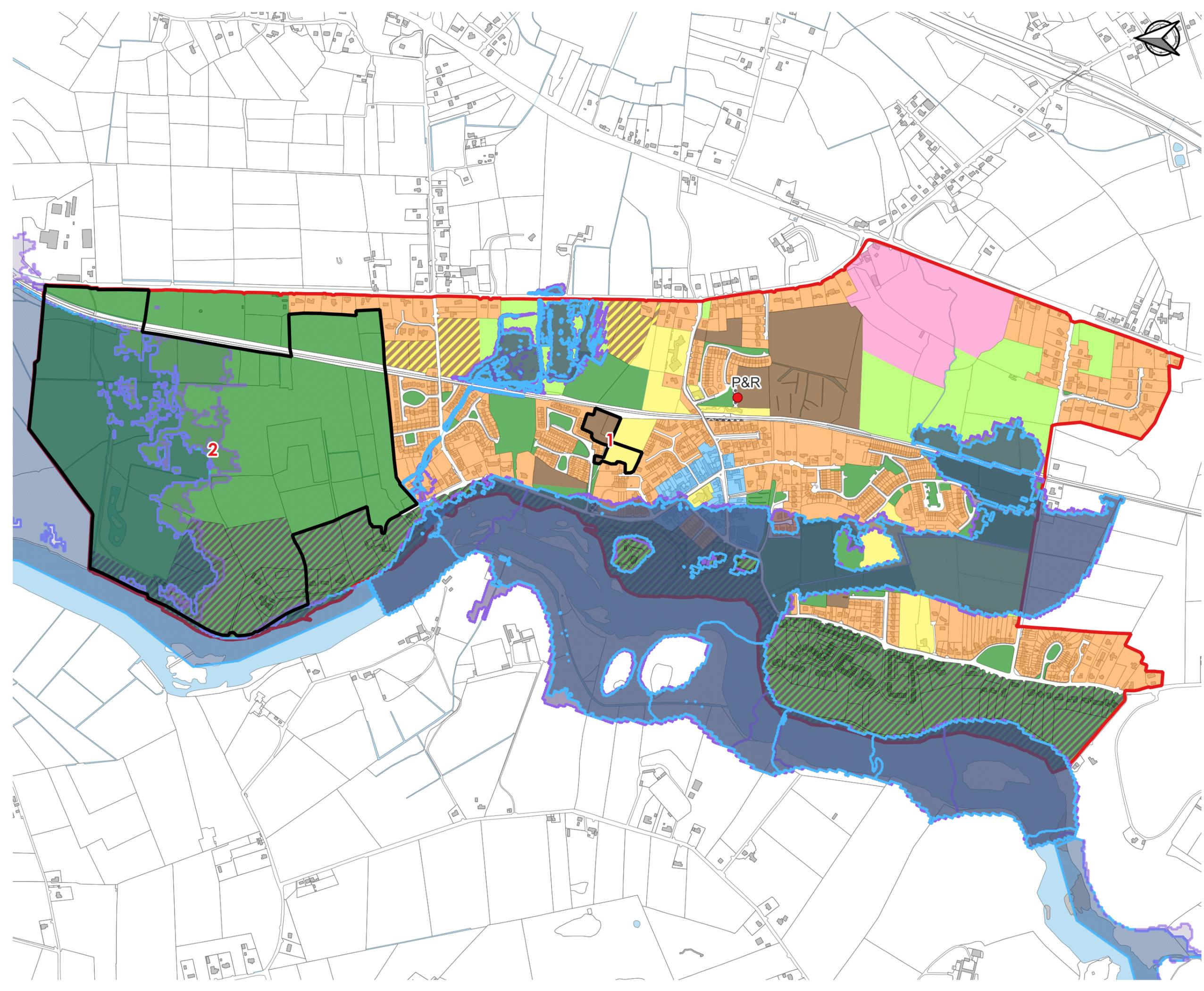
**Legend**

- 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

Forward Planning  
Economic Development and  
Enterprise Directorate

Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

DATE: 23/03/2023	DWG. No: CCFD/23-29/R19
DRAWN BY: J. D	CHECKED BY: N.O'C
© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council	



### **3.3 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 be 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	.23	22 units/ha	5	✓	✓	●	✓	✓	✓	✓	✗	✓		Infill site <350m from Village Centre	1
2	NR	.67	22 units/ha	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. <u>In line with submission from Irish Water sewer and water mains diameters may need upgrading.</u>	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. <u>An extension of the sewer/water network will be required and the cost will be borne by the developer.</u>	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. <a href="#">The water network is available in the road. The sewer network is in the northern part of the site and must be protected and/or diverted.</a>	2
----	---------	---	-----	-----	---	---	---	---	---	---	---	---	---	-------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---

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

Note:

Where there are limitations in relation to sewerage networks developers will be advised to consult with Uisce Eireann at an early stage in the process and where third party legal agreements are necessary for connections to the network on private lands consent will be required.

## **PART C - 3.4 STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING AND APPROPRIATE ASSESSMENT SCREENING**

Amend the Natura Impact Report to include the following objectives.

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 and projects identified as damaging important habitats or species will not be permitted. ~~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.

## **PART D – 3.5 AMENDMENTS TO STRATEGIC FLOOD RISK ASSESSMENT**

### Table of Contents

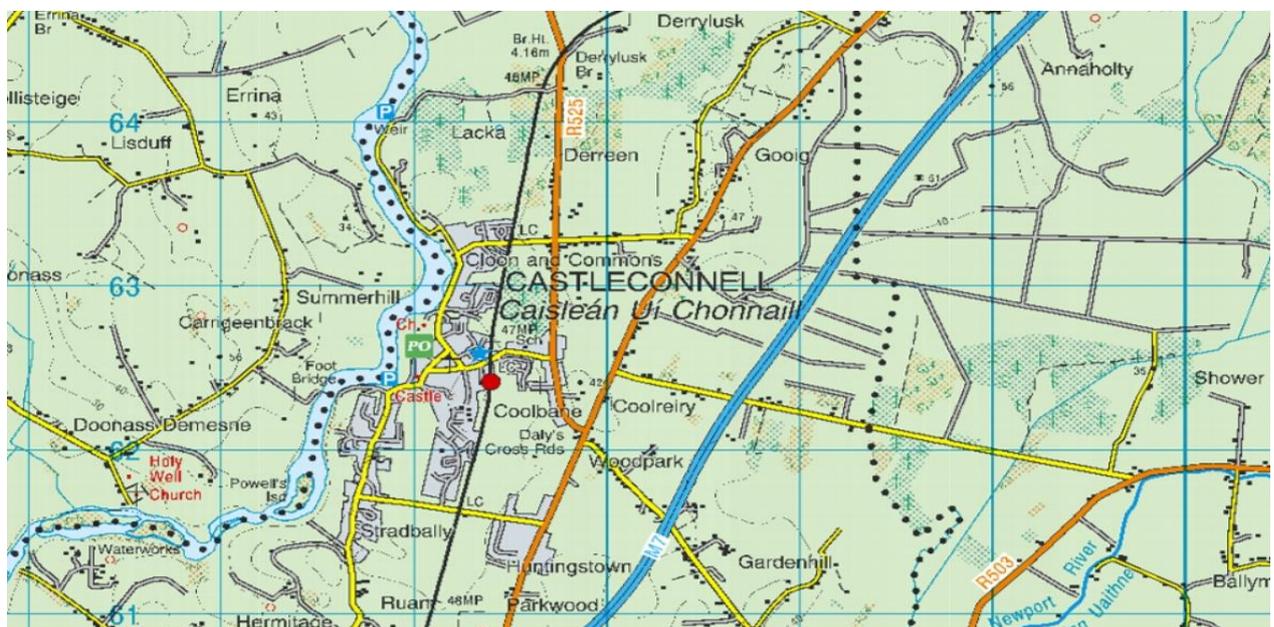
- 1.0 Introduction
  - 2.0 Flood Risk Management Policy
    - 2.1 EU Floods Directive
    - 2.2 National Flood Policy
      - 2.2.1 National CFRAM Programme
      - 2.2.2 Flood Risk Management Guidelines
  - 3.0 Flood Risk Identification
    - 3.1 Introduction – Stage 1 Flood Risk Identification
    - 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, [these have been superseded by the national indicative fluvial, coastal and groundwater mapping;](#)
- 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.



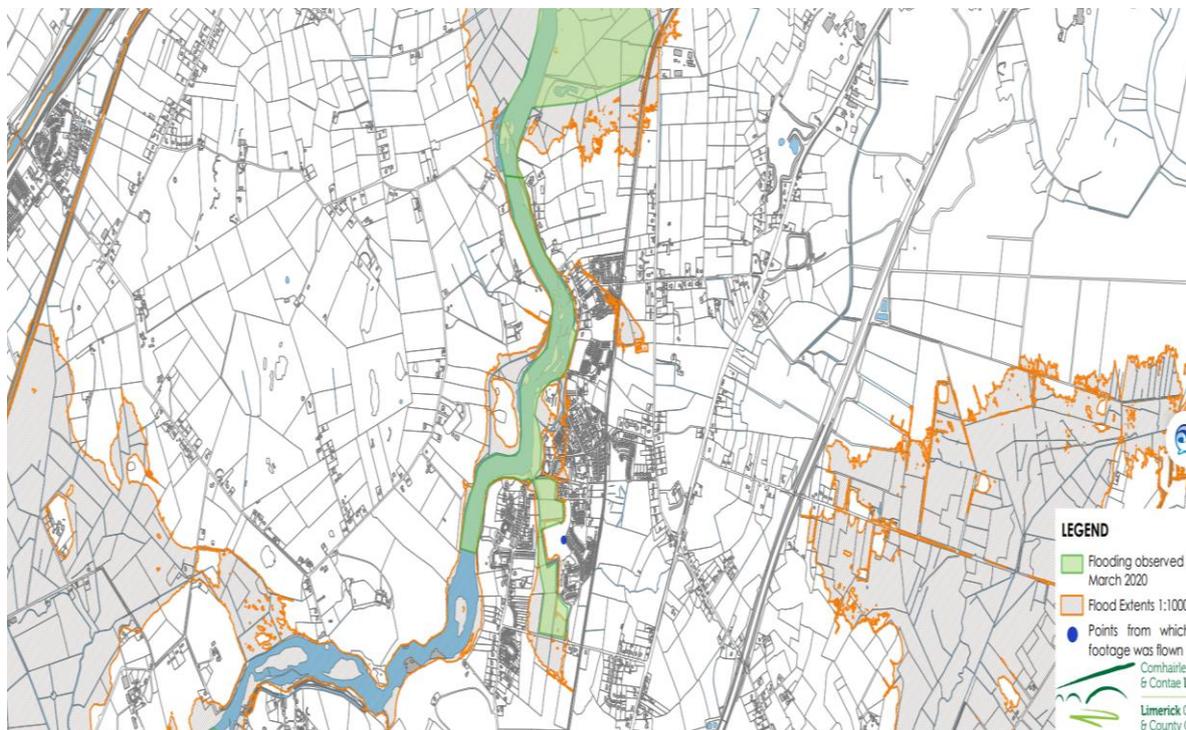
**Figure 2:** Channel entering the river at Ferrybank

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.

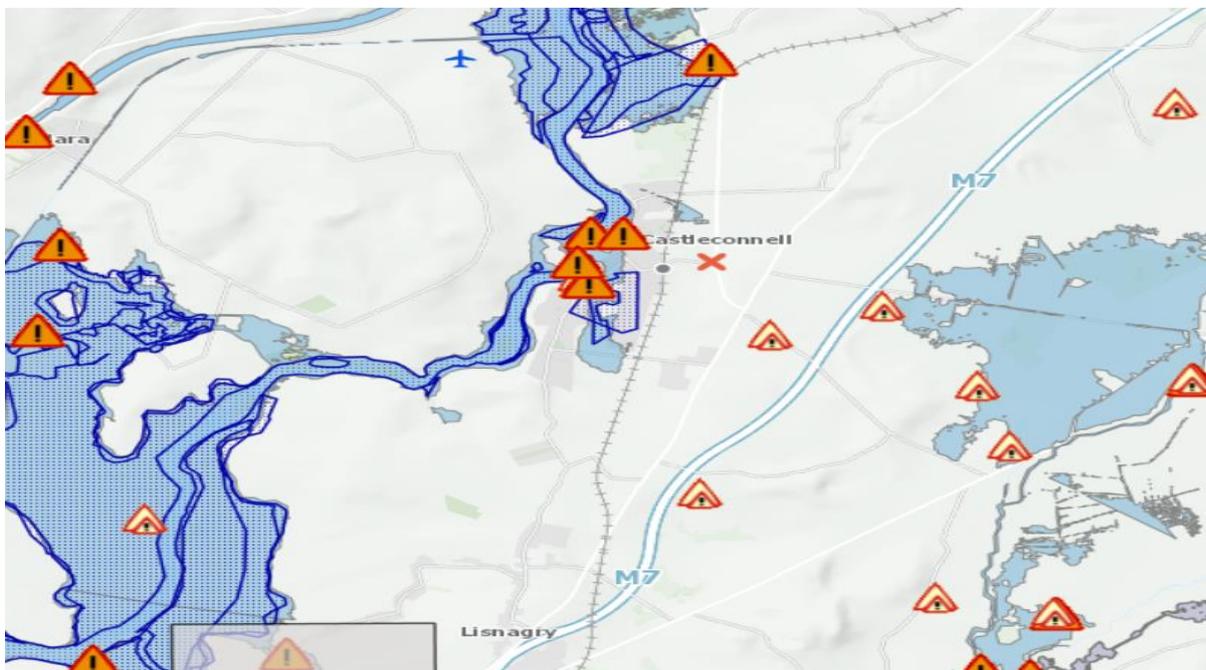


**Figure 3:** Maps produced from Drone footage showing the extent of flooding in March 2020

### 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](http://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

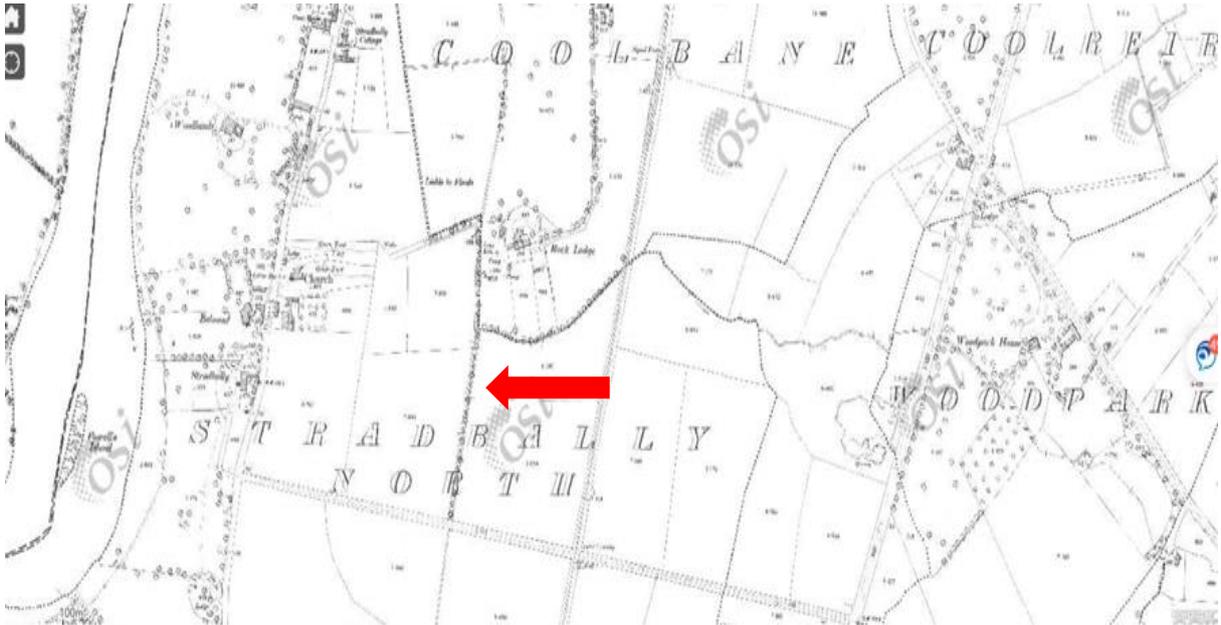
scheme will be designed to protect against a 1 in 100-year event and will also take appropriate account of the unique flow conditions that are experienced in Castleconnell downstream of Parteen Weir.

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.

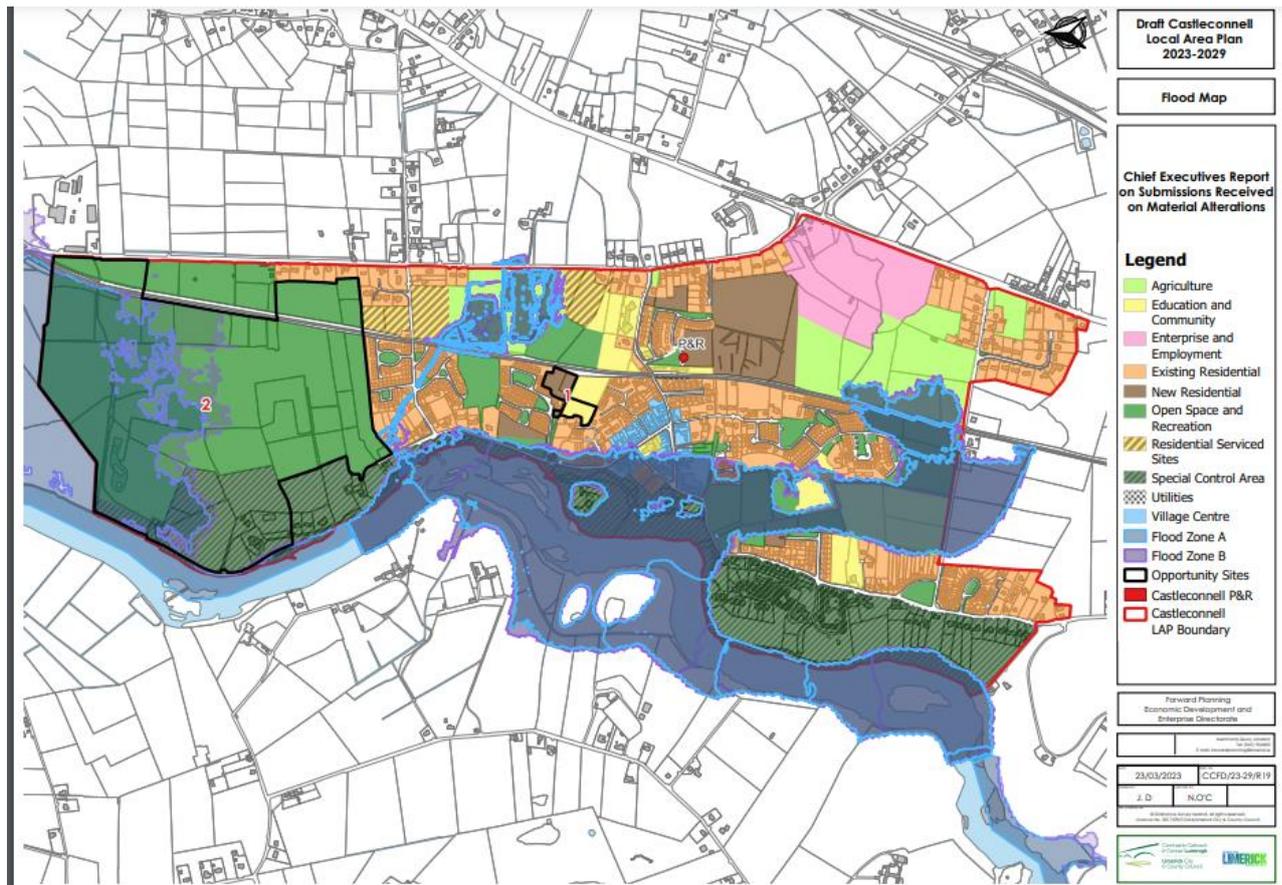
### 4.4 Flood Risk Zone Mapping

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 the [Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 and guidance on potential future scenarios contained therein](#) 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.



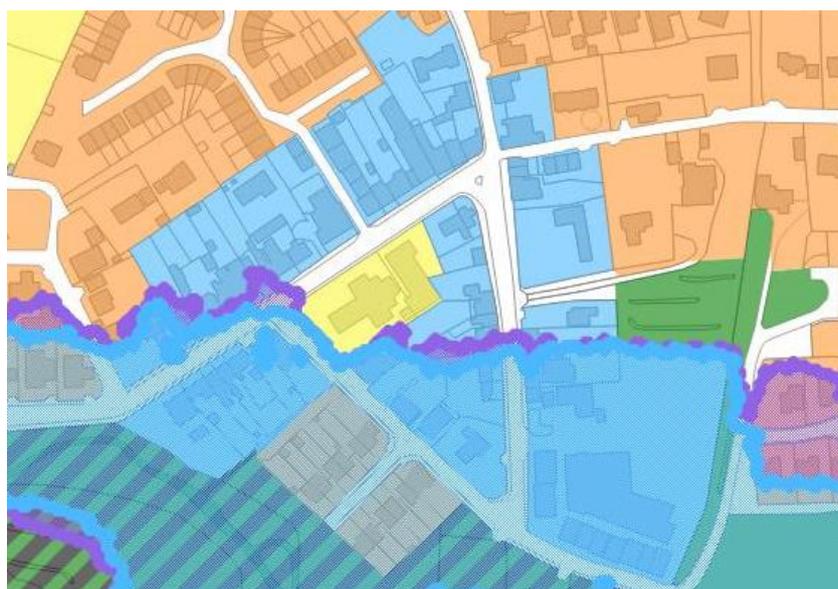
## APPENDIX I - FLOOD JUSTIFICATION TESTS

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.



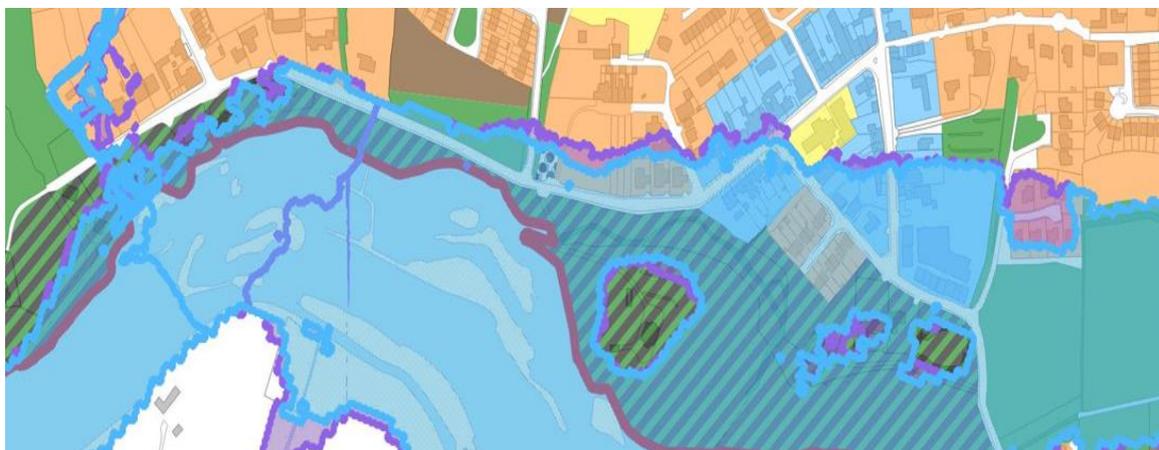
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:</p>	
	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</p>	<p>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.</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 zoned village centre and located in the core of the village.</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	<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>
4	<p>Conclusion of the Justification Test</p>	

Given the measures above, the [Flood Relief Scheme currently being prepared for the Village](#) and 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. [This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village. The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk Management Guidelines for Planning Authorities 2009, in terms of minor developments will also be adhered to.](#)

### **(b) Existing Residential**

**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 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><b>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:</b></p>	
<p><b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b></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><b>(ii) Comprises significant previously developed and/or under-utilised lands</b></p>	<p>These lands are already developed and currently occupied by existing uses as per their proposed zoning objective.</p>
<p><b>(iii) Is within or adjoining the core of an established or designated urban settlement</b></p>	<p>The lands are existing residential and located in the within the development boundary of the plan.</p>
<p><b>(iv) Will be essential in achieving compact or sustainable urban growth</b></p>	<p>The redevelopment on these lands will contribute to compact urban growth aligned to higher-level spatial policy.</p>
<p><b>(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</b></p>	<p>The lands are currently developed.</p>
<p><b>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.</b></p>	<p>The extent of Flood Zone A/B across much of this zoning is limited and risks can be managed by 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>

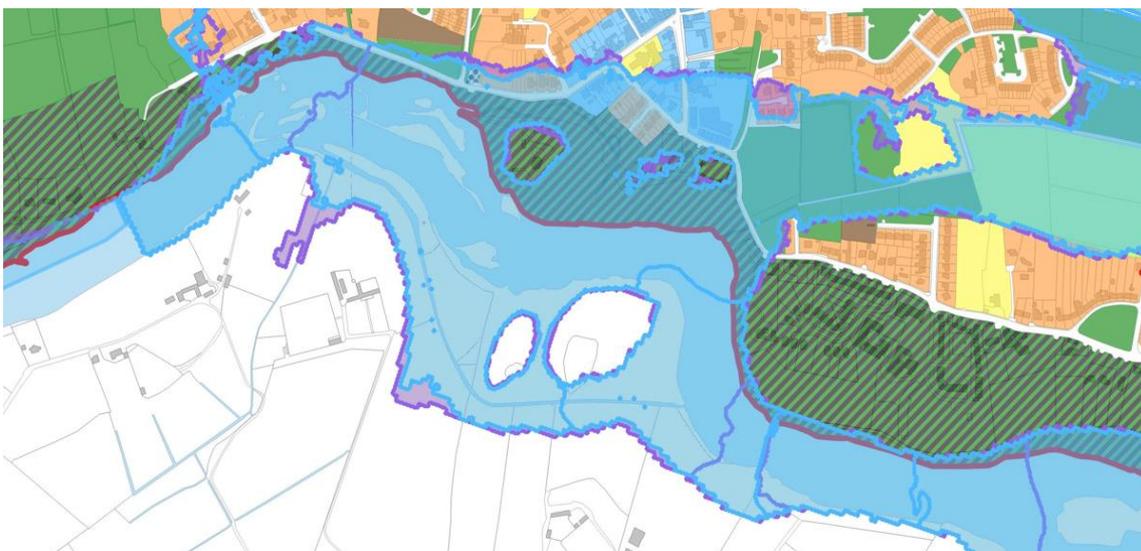
#### 4 Conclusion of the Justification Test

Given the measures above, the [Flood Relief Scheme currently being prepared for the Village](#) and 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. [This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village.](#)

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

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. 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.



<b>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:</b>	
<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	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.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	Having regard to the location of the lands and the sensitive nature of the landscape, only development appropriate to its location would be considered, subject to an appropriate level of assessment.
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	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.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	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
<b>(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</b>	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
<b>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.</b>	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.
<b>4 Conclusion of the Justification Test</b>	
Given the measures above, the <a href="#">Flood Relief Scheme currently being prepared for the Village</a> and 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**

<b>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.</b>
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.



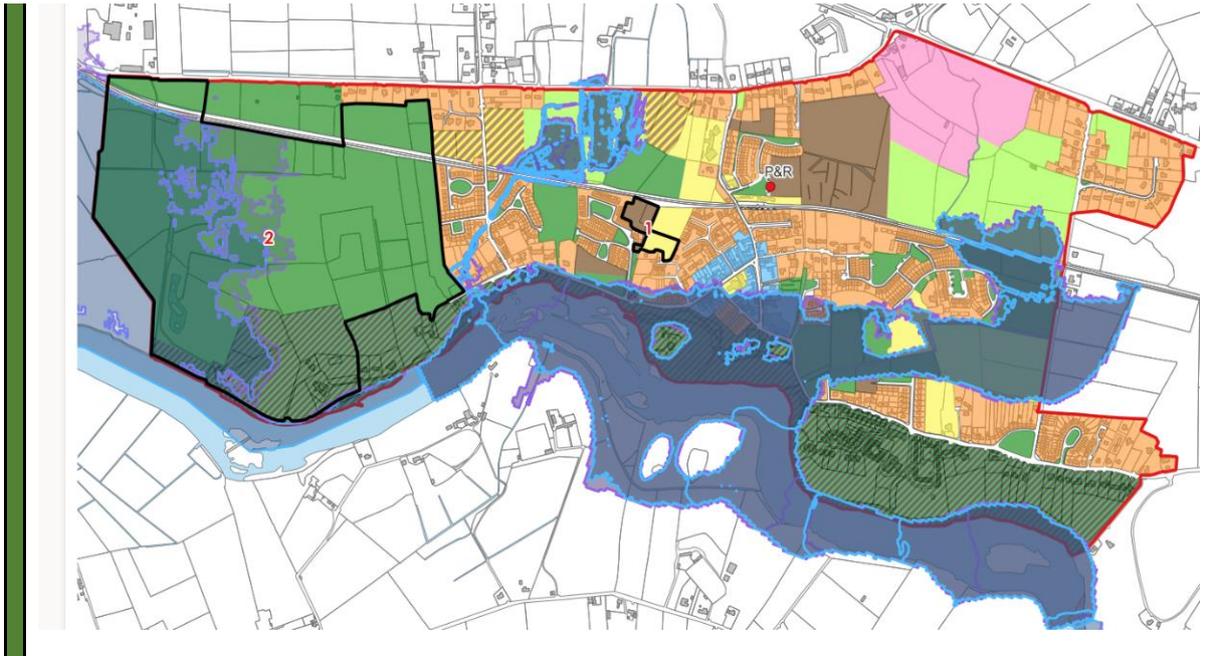
**2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:**

<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	The lands are proposed to be zoned Agriculture and development will be limited in terms of the uses permitted.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	Having regard to the location of the lands, only development appropriate to its location would be considered, subject to an appropriate level of assessment.
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are located within the Plan boundary.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	Only limited development will be considered, subject to an appropriate level of assessment.
<b>(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</b>	Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.

<p><b>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.</b></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><b>4 Conclusion of the Justification Test</b></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>	

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

<p><b>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.</b></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. 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.</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:**

<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	The lands are proposed to be zoned Open Space and Recreation; development will be limited in terms of the uses permitted.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	Having regard to the location of the lands, only development appropriate to its location would be considered, subject to an appropriate level of assessment.
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are located within the Plan boundary.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	Only limited development will be considered, subject to an appropriate level of assessment.
<b>(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</b>	Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.

<p><b>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.</b></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><b>4 Conclusion of the Justification Test</b></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**

<p><b>1</b></p>	<p><b>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.</b></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. 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.</p>



<b>2</b>	<b>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:</b>	
	<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	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.
	<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	As noted above there is a planning permission granted on the lands for which a commencement notice has been received (19/518).
	<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are located within the Plan boundary.
	<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	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.
	<b>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or</b>	Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.

	adjoining the core of the urban settlement	
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 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 Pléanála (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.
4	<b>Conclusion of the Justification Test</b>	
<p>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. <u>Construction work has recently commenced on this site which includes for residential development and the construction of a crèche. Future zoning of site will take place in compliance with the Flood Risk Management Guidelines for Planning Authorities 2009 and any update thereof.</u></p> <p><u>This Flood Relief Scheme is considered a structural measure in relation to potential flood in the village. The revision set out under Circular PL2/2014 to section 5.28 of the Flood Risk</u></p>		

Management Guidelines for Planning Authorities 2009 in terms of minor developments will also be adhered to.

### **Chief Executive's Recommendation**

In accordance with Section 20 of the Planning and Development Act 2000 (as amended), it is recommended that Draft Local Area Plan is made in accordance with the Draft Plan published on the 1<sup>st</sup> October 2022, the Proposed Material Alternations published 28<sup>th</sup> January 2023 and the alterations 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 and Enterprise Directorate.

## **Appropriate Assessment Determination**

### **Planning and Development Act 2000 (as amended)**

#### **Proposed Castleconnell Local Area Plan 2023 –2029**

An Appropriate Assessment (AA) determination has been made by Limerick City and County Council regarding the Chief Executive's Report on the public consultation on the Material Alterations to the proposed Castleconnell Local Area Plan 2023 – 2029, dated the 23<sup>rd</sup> March 2023.

Part XAB, Section 177(V)(3) of the Planning and Development Act 2000 (as amended) requires that the Competent Authority make the proposed Local Area Plan only after having determined that it shall not affect the integrity of a European site. Accordingly, to ensure the Elected Members have all the relevant information, to inform decision making, it is considered appropriate to issue this determination in advance of the Municipal Meeting.

Limerick City and County Council have prepared a Natura Impact Assessment and have at every stage considered the environmental consequences of the plan making process and have duly recorded the decision and the Appropriate Assessment response.

Therefore, in accordance with Section 177V(3) of said Act Limerick City and County Council as the competent authority hereby determines that the draft Castleconnell Local Area Plan and Material Alterations set out in the Chief Executive's report dated 23<sup>rd</sup> March 2023 will not, either individually or in combination with other plans and projects, adversely affect the integrity of any European site. In carrying out Appropriate Assessment the Council has taken into account the relevant matters specified under Section 177V(2) of said Act including:

- The Natura Impact Assessment and screening assessments carried out in the course of the plan preparation and in particular the conclusions contained therein;
- The draft Castleconnell Local Area Plan;
- Written submissions and observations made regarding the Draft Castleconnell Local Area Plan and associated screening report, during the public consultation process including submissions, information and advice from statutory consultees and prescribed authorities;
- The Strategic Flood Risk Assessment Report on the Castleconnell Local Area Plan;
- The Strategic Environmental Assessment Screening Report;

The reasons for the above mentioned determination are as follows:

- The conclusion of screening reports of Draft Castleconnell Local Area Plan and Material Alterations;
- The Draft Plan will not, either individually or in combination with other plans and projects adversely affect the integrity of any European site, having regard to the policies and objectives of the Local Area Plan.
- Mitigation at the project level, including those listed in the Natura Impact Report. Potential impacts will be mitigated during the detailed design of projects. This will

include measures to avoid significant adverse effects on European sites. The projects will also have to demonstrate compliance with other relevant national and European legislation, plans, and the policies and objectives of the Draft Local Area Plan. Potential impacts will also be mitigated through detailed surveys, construction management plans and techniques, pollution control measures, monitoring and post construction reinstatement.



Vincent Murray

A/Director of Services – Economic Development and Enterprise