



Tobar Phádraig
PATRICKSWELL



DRAFT PATRICKSWELL LOCAL AREA PLAN

2024- 2030



VOLUME 2A

**STRATEGIC
ENVIRONMENTAL
ASSESSMENT
SCREENING REPORT**

2ND SEPTEMBER 2023



Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

TABLE OF CONTENTS

1	SEA Screening Report: Patrickswell Local Area Plan 2024-2030	2
1.1	Introduction	2
1.2	Scale, nature and location of plan.....	2
2	Summary of current Environmental Baseline in Patrickswell, County Limerick.	6
3	Schedule 2a screening assessment	14
3.1	Introduction	14
3.2	Draft Strategic Environmental Assessment Screening Determination	17
4.	Annex A: SEA Screening of policies, objectives and landuse zonings of Draft Patrickswell LAP 2024 -2030.	19
4.1	Table A1: Written Statement Policies and Objectives	0
	Table-A3 SEA Evaluation of landuse zonings	39

This report has been prepared by Minogue Environmental Consulting Ltd with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for Limerick City and County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.



1 SEA Screening Report: Patrickswell Local Area Plan 2024-2030

1.1 Introduction

The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an environmental assessment to be carried out for all plans that are prepared for certain specified sectors, including landuse of which the Draft Patrickswell Local Area Plan (the plan) relates. The following Regulations transpose this Directive into Irish law:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 436 of 2004),
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and further amended by
- S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011) and S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds. The purpose of this screening report is to determine whether the making and implementation of the Draft Patrickswell Local Area Plan (LAP) will or will not, lead to significant environmental effects for the plan area and if it will require a full Strategic Environment Assessment.

In deciding whether a particular plan is likely to have significant environmental effects, regard must be had to the criteria set out in Annex II of the SEA Directive - which is reproduced in the Schedule 2A to the Planning and Development Regulations 2001 (as amended), as inserted by article 12 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004. The approach to this screening assessment is to assess the draft plan based on the Strategic Environmental Objectives applied for the Strategic Environmental Assessment of the Limerick Development Plan 2022 -2028, which functions as the higher level statutory plan. The detailed assessment is presented in Annex A of this Screening report. The plan is further considered against the criteria contained in Schedule 2a of the Regulations; this is presented in Section Three of this report and Annex A presents a more detailed commentary of each element.

An assessment under Article 6(3) of the EU Habitats Directive has also been undertaken in conjunction with this SEA Screening report and should be read in tandem with this and the plan.

1.2 Scale, nature and location of plan

The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended),

thereafter referred to as “the Act”. This Draft LAP sets out a land use strategy for the proper planning and sustainable development of Patrickswell, complying with the provisions of higher-level spatial plans.

The Draft LAP consists of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate action.

Preparation of this Draft LAP has also been informed by Ministerial Guidelines, issued pursuant to Section 28 of the Act, together with EU requirements, regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Plan is set out in the following volumes:

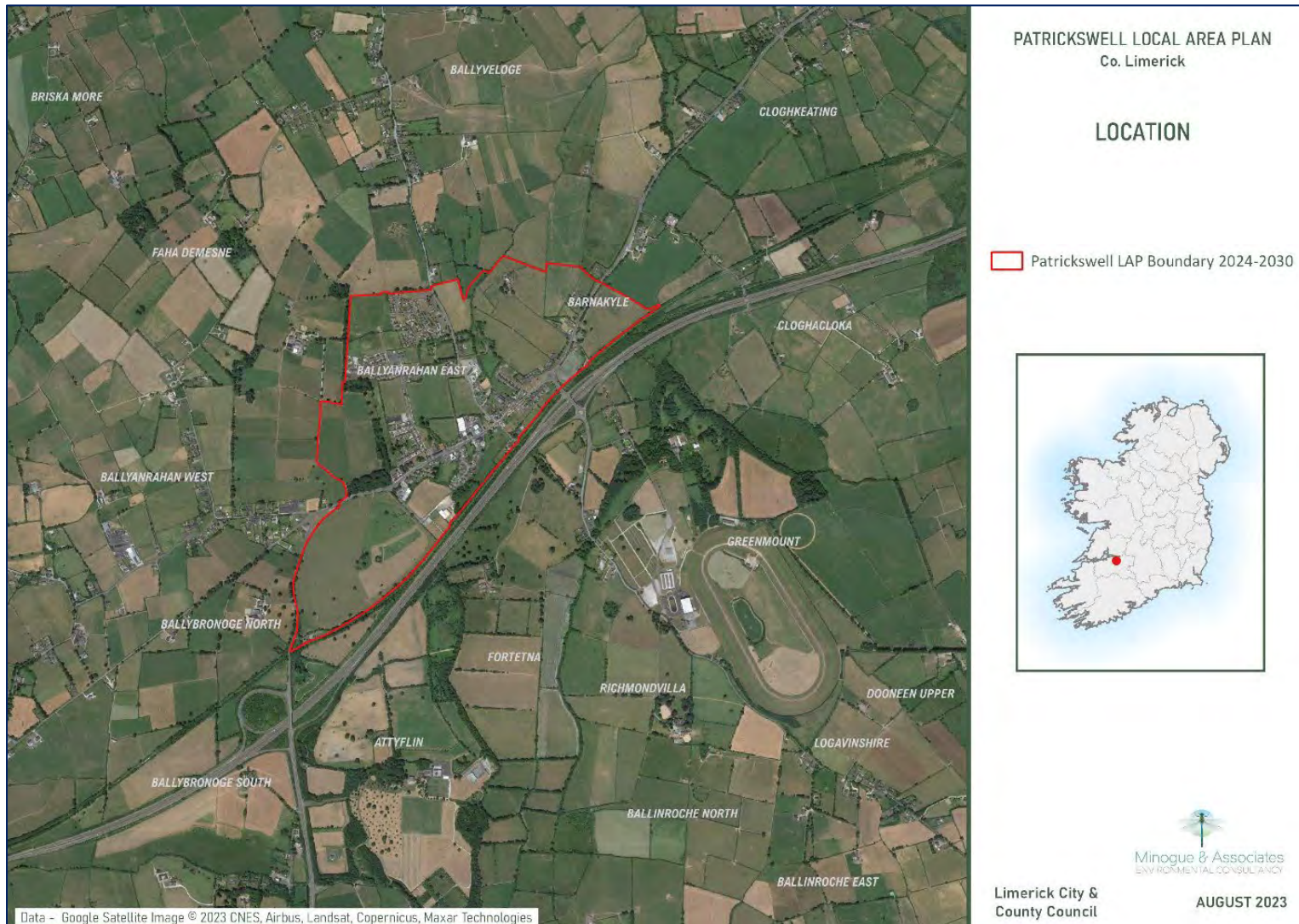
Written Statement

Table 1.1 below presents the chapter headings for the Draft Patrickswell LAP, Figure 1.1 presents the plan area within the wider context of County Limerick.

TABLE 1-1 TABLE OF CONTENTS OF DRAFT PATRICKSWELL LAP 2024-2030

Chapters	Title
Chapter 1	Introduction
Chapter 2	Settlement in Context
Chapter 3	Development Strategy
Chapter 4	Town Centre First Approach
Chapter 5	Sustainable Communities
Chapter 6	Economic Development and Tourism
Chapter 7	Sustainable Mobility and Transport
Chapter 8	Climate Action, Environment and Heritage
Chapter 9	Infrastructure and Utilities
Chapter 10	Land Use Framework, and Settlement Capacity Audit
Chapter 11	Monitoring and Evaluation

FIGURE 1-1 PATRICKSWELL LOCAL AREA PLAN LOCATION



2 Summary of current Environmental Baseline in Patrickswell, County Limerick

The Patrickswell Pre Draft Issues Paper and the Environmental Protection Agency's SEA profile tool were used to identify the existing environmental baseline in the plan area. These are summarised below:

2.1.1 Biodiversity, Flora and Fauna

Natural heritage in the plan area includes a range of natural features that make an essential contribution to the environmental quality of the plan area. Limerick City and County Council also supports the All-Ireland Pollinator Plan, which aims to help pollinators by improving biodiversity.

The nearest designated site is the Tory Hill Special Area of Conservation (SAC), located over 5km southeast of the plan area. To the west, the River Maigue flows through Adare village approximately 6km west of the plan and joins the Lower River Shannon SAC. The Adare Woods pNHA is a cluster of ancient woodlands associated with Adare village and represents the nearest Natural Heritage Area (NHA), approximately 5km west of the plan area. Although a proposed NHA, it is afforded the same protection under the Wildlife Act as a full NHA designation.

A review of the National Biodiversity Ireland database within the plan area provided the following records of terrestrial mammals species:

- Eurasian Badger (*Meles meles*)
- Eurasian Red Squirrel (*Sciurus vulgaris*)
- European Rabbit (*Oryctolagus cuniculus*)
- Fallow Deer (*Dama dama*)
- Irish Hare (*Lepus timidus* subsp. *hibernicus*)
- Red Fox (*Vulpes vulpes*)
- West European Hedgehog (*Erinaceus europaeus*)

A Screening report for Appropriate Assessment will be undertaken and will accompany this Draft LAP and SEA screening report, it should be read in conjunction with both.

Figures 2 -1 and 2 - 2 present natural heritage designated sites within 5, 10 and 15k of the plan area.

FIGURE 2-1 SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTION AREAS

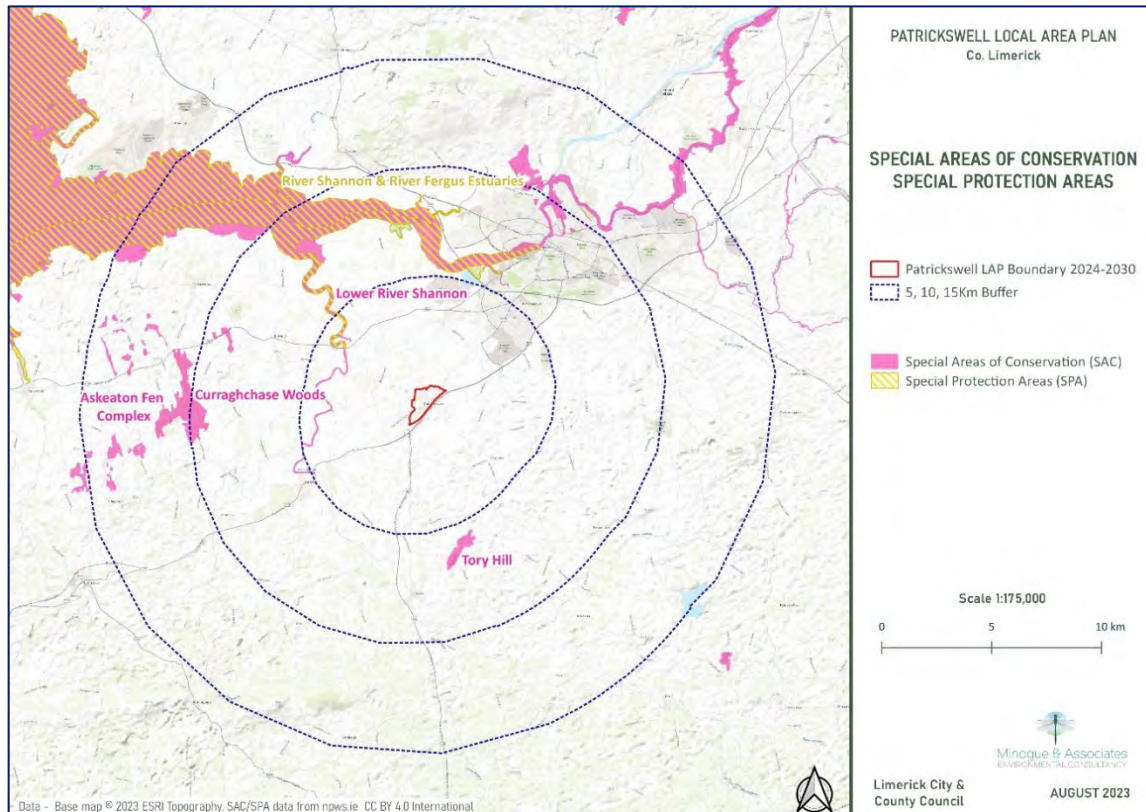
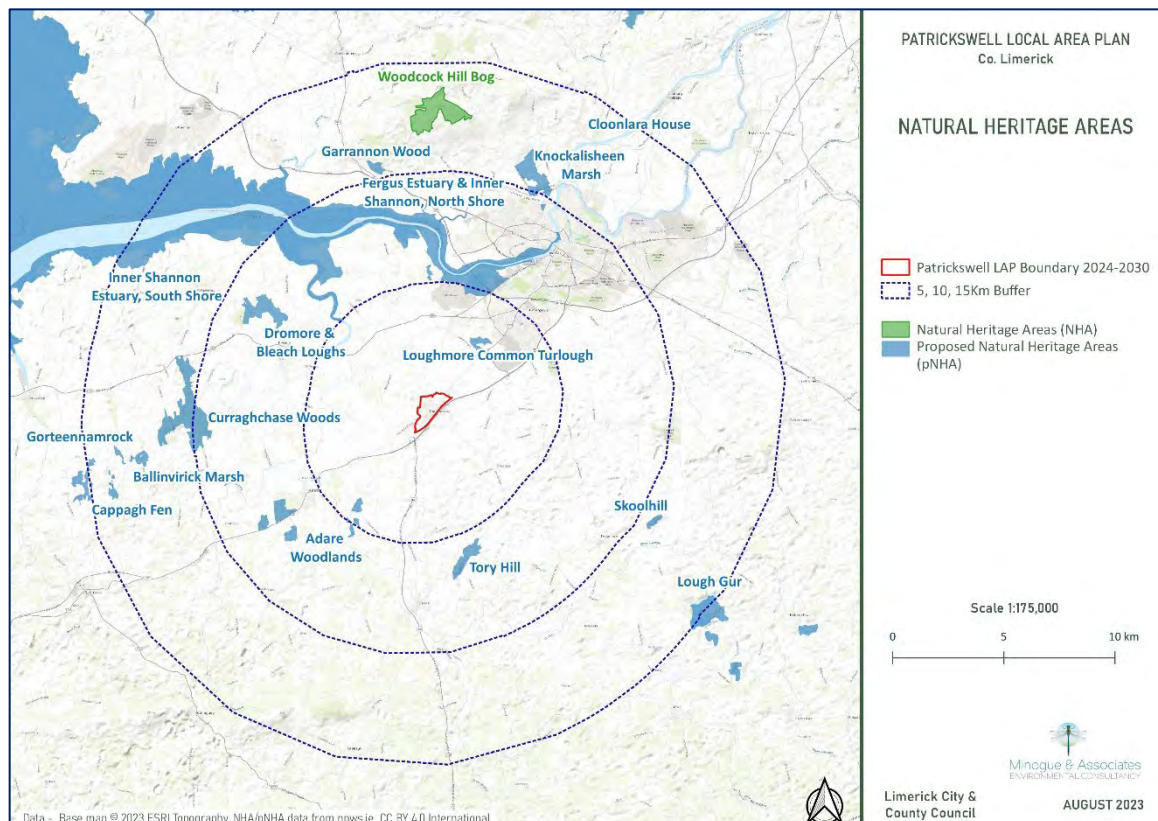


FIGURE 2-2 NATURAL HERITAGE AREAS AND PROPOSED NATURAL HERITAGE AREAS



2.1.2 Population and Human health

The 2022 Census recorded a population of 848 for Patrickswell. The population growth target for the village is 1,153 by 2028, as identified in the Limerick Development Plan 2022-2028. To encourage compact growth and to strengthen the core of Patrickswell, residential development should be encouraged within the existing settlement, this will include the reuse of existing buildings, brownfield land, as well as greenfield lands. New residential developments should provide for a range of adaptable dwelling sizes, types and densities, should be of a high standard and layout and be underpinned by the principles of place making, permeability, connectivity creating a sense of place and a high quality of public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure including childcare, schools, transport, water/wastewater, recreation and amenity.

About 1 in 10 homes in this area is likely to have high radon levels.

2.1.3 Water resources including flooding

The Water Framework Directive (WFD) establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial bodies for the benefit of everyone. The Third River Basin Management plan is currently in preparation and Draft Third Cycle WFD Catchment Assessments are now available.

Patrickswell is located within the Shannon Estuary South catchment (24) and the Ballynaclog subcatchment (SC_010). A summary of the Shannon Estuary South catchment is presented below:

“The Shannon Estuary South includes the area drained by the Rivers Deel and Maigue and all streams entering tidal water in Shannon Estuary between Kilconly Point and Thomond Bridge, Limerick, draining a total area of 2,033km² (Figure 1). The largest urban centre in the catchment is the southern part of Limerick City. The other main urban centres in this catchment are Newcastle West, Charleville, Kilmallock, Rathkeale and Mungret. The total population of the catchment is approximately 112,430 with a population density of 55 people per km². This catchment is predominantly low-lying, flat and underlain by limestones with the exception of a few isolated hills. This geology provides a significant groundwater resource in the catchment. The steep scarp delineating the western edge of the catchment denotes an abrupt change in geology to shales, which are found on the high ground along the catchment boundary.”

The issues related to agriculture in this catchment is diffuse phosphorus loss to surface waters mainly occurring in areas of poorly draining soils and nutrient losses from impermeable areas, such as farmyards, tracks and storage areas, resulting in excess nutrients (phosphate and ammonia) in surface waters. Another issue from agriculture is sedimentation, due to animal access (poached banks), tilled soils and land drainage. This catchment is largely characterised by intensive dairy farming and poorly draining soils.

The Barnakyle River flows through the village and is classified as moderate status under the WFD. It is identified as being at risk of not achieving good status for 2027.

Fluvial flooding is the principal source of flood risk to Patrickswell. Flooding from rivers and streams is associated with the exceedance of channel capacity during times of heavy rainfall resulting in higher flows. The process of flooding from watercourses depends, on numerous characteristics associated with the catchment including; geographical location and variation in rainfall, steepness of the channel and surrounding floodplain and infiltration and rate of runoff associated with urban and rural catchments. Generally, there are two main types of catchments; large and relatively flat or small and steep, both giving two very different responses during large rainfall events.

The Barnakyle River flows to the north and then confluences with the River Maigue further to the northwest of Patrickswell, which then flows towards the Shannon Estuary.

Flood risk relating to specific areas of Patrickswell is discussed in the Strategic Flood Risk Assessment Report and has been used to inform the zoning objectives for the draft LAP.

FIGURE 2-3 SURFACE WATER STATUS

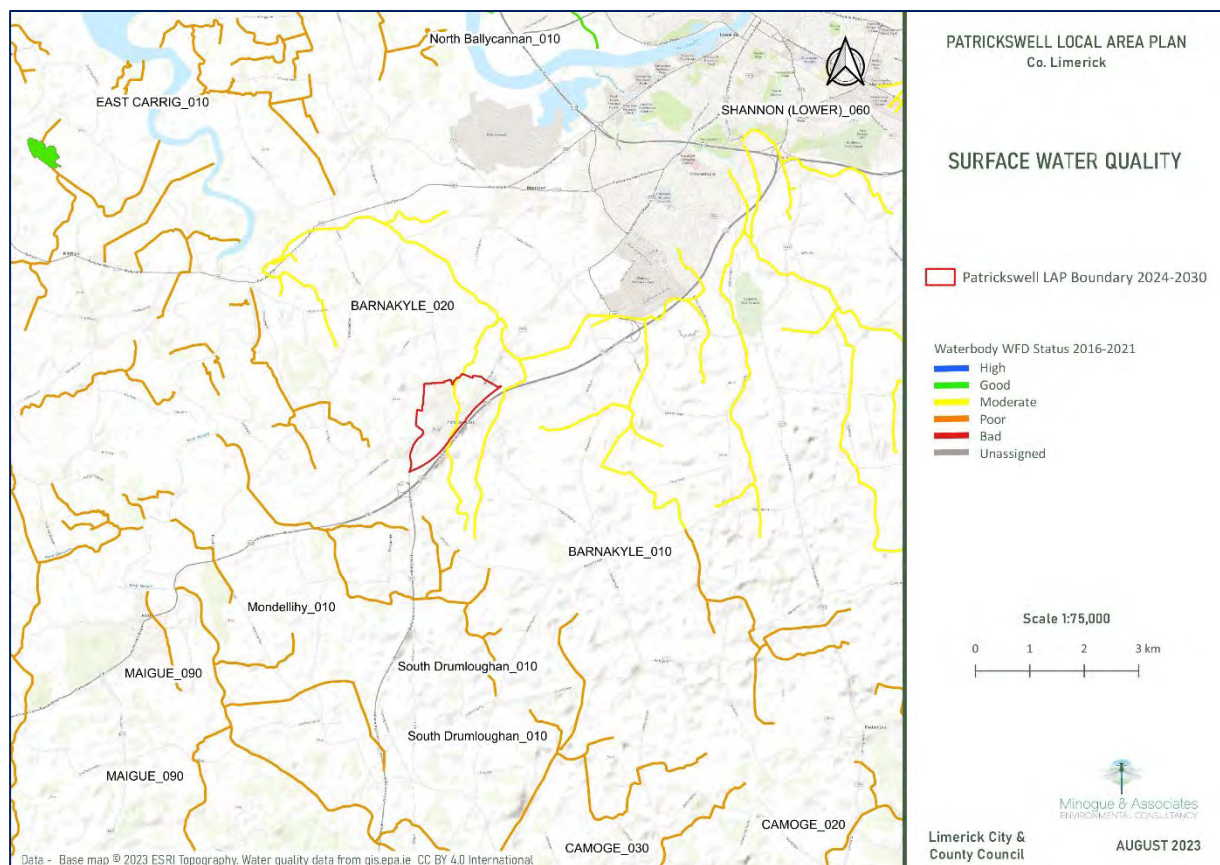
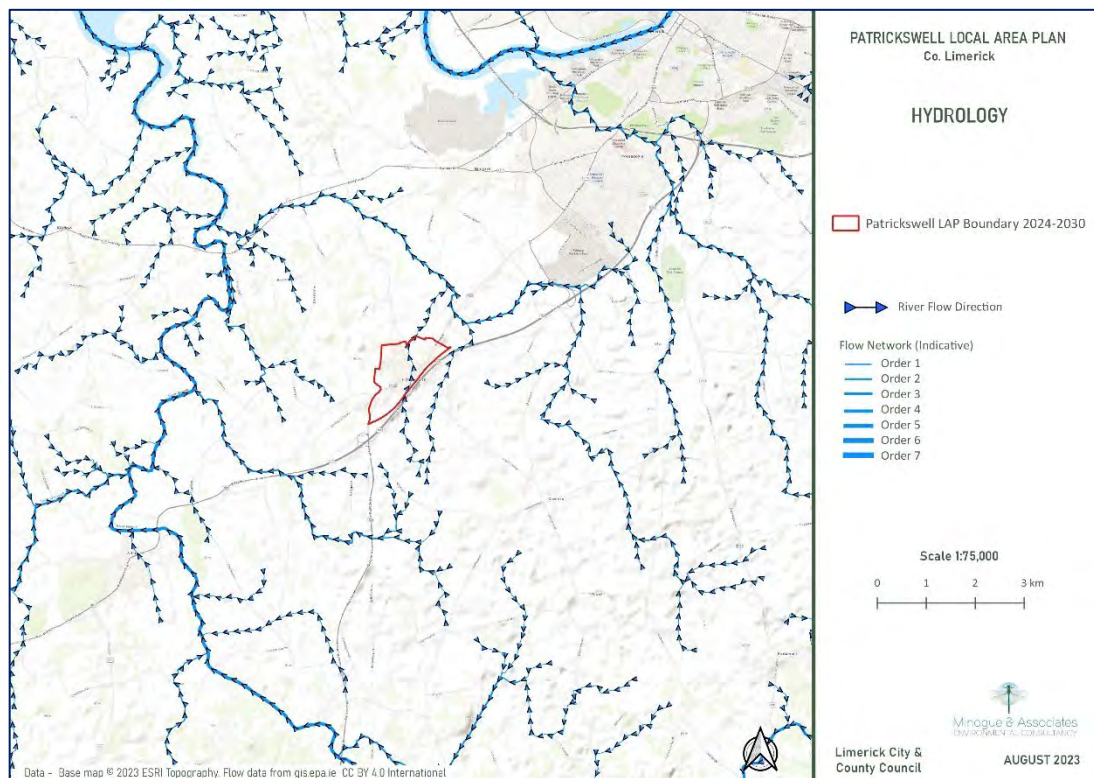


FIGURE 2-4 HYDROLOGY – FLOW DIRECTION



2.1.4 Soil and Geology

The plan area is underlain by Visean limestones and Calcareous shales. The groundwater vulnerability is classified as high and the aquifer is Locally Important Aquifer - *Bedrock which is Moderately Productive only in Local Zones.*

FIGURE 2-5 GEOLOGY

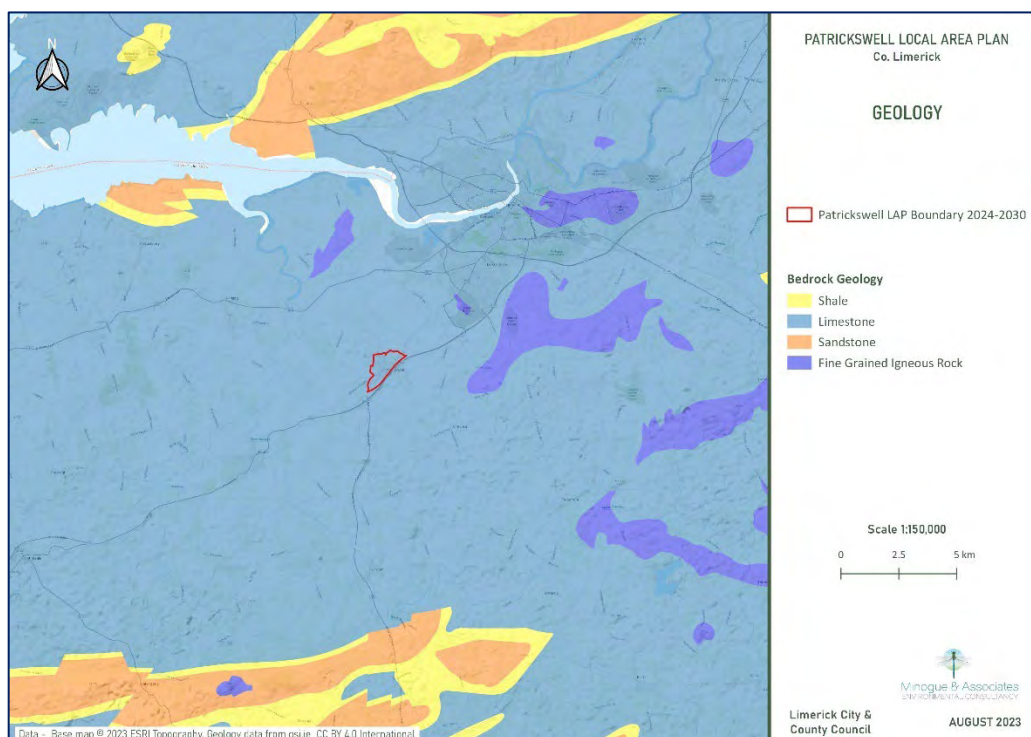


FIGURE 2-6 SOIL

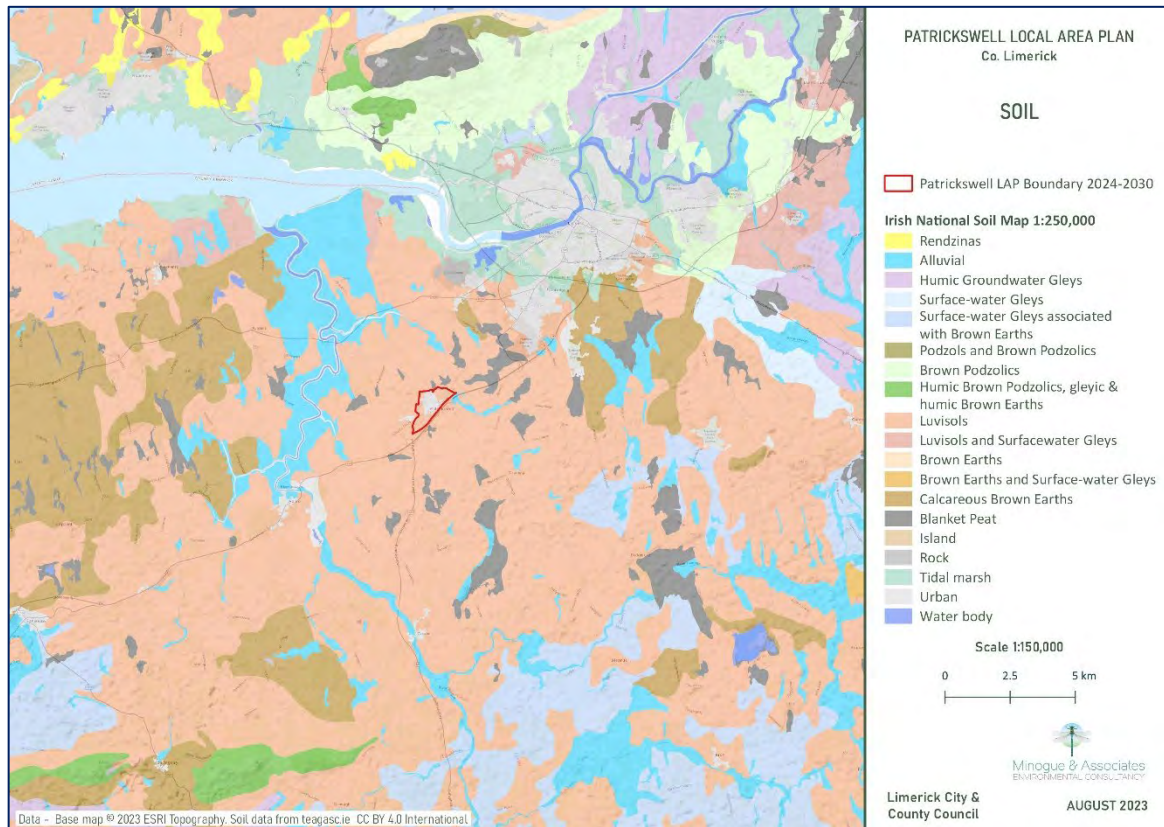
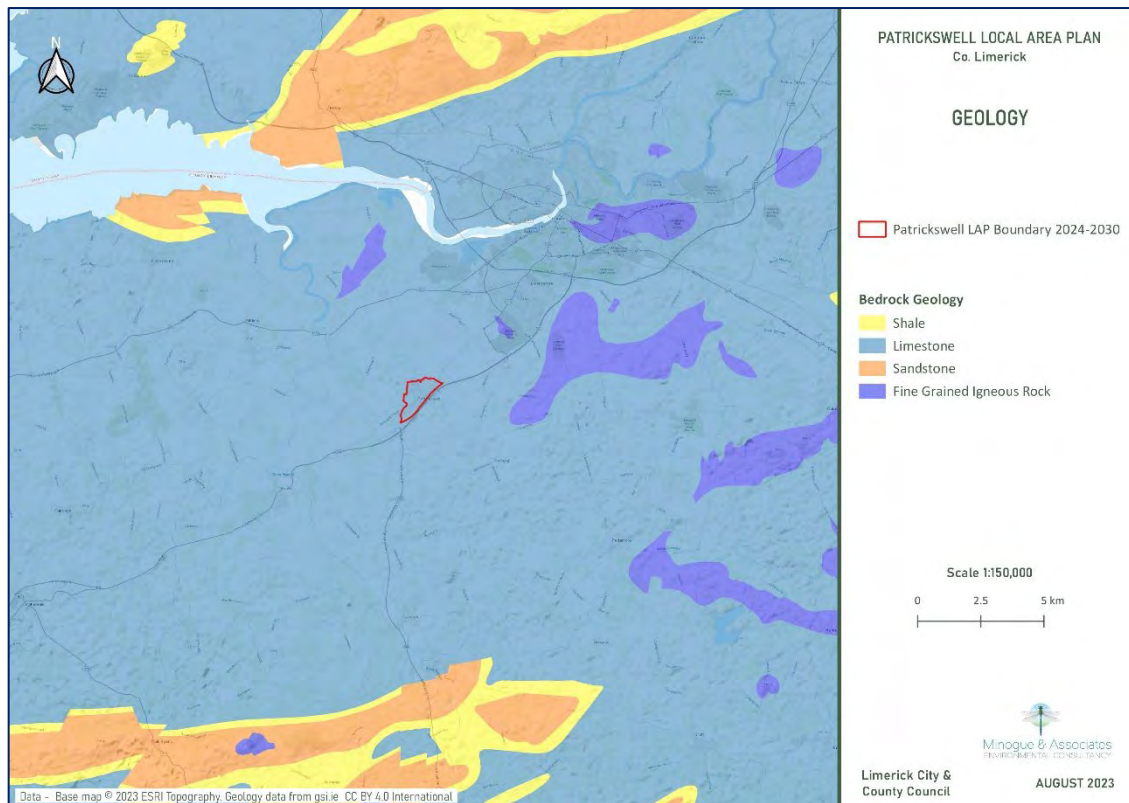


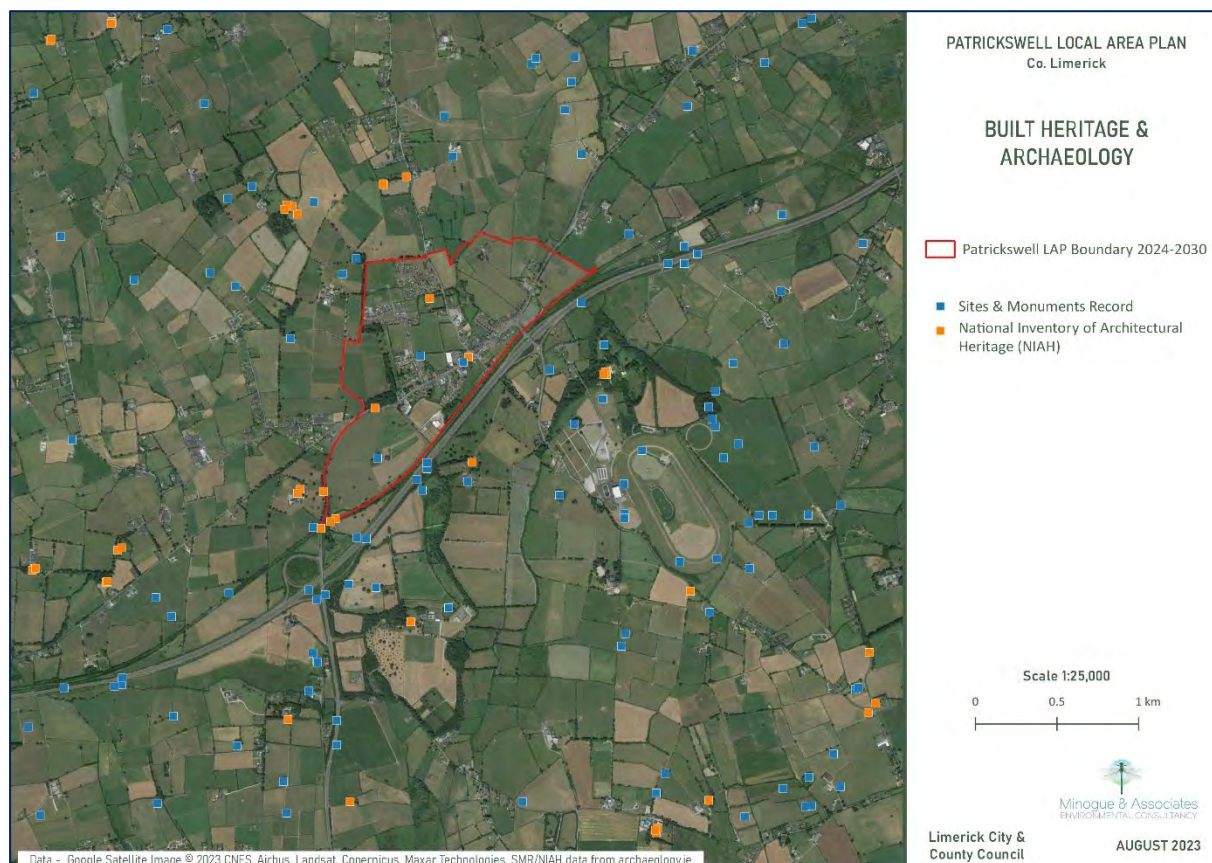
FIGURE 2-7 BEDROCK GEOLOGY



2.1.5 Cultural Heritage

Seven structures are listed on the existing LAP for protection and three further monuments are listed on the record of monuments and places for archaeological protection within the plan boundary.

FIGURE 2-8 ARCHAEOLOGY AND BUILT HERITAGE



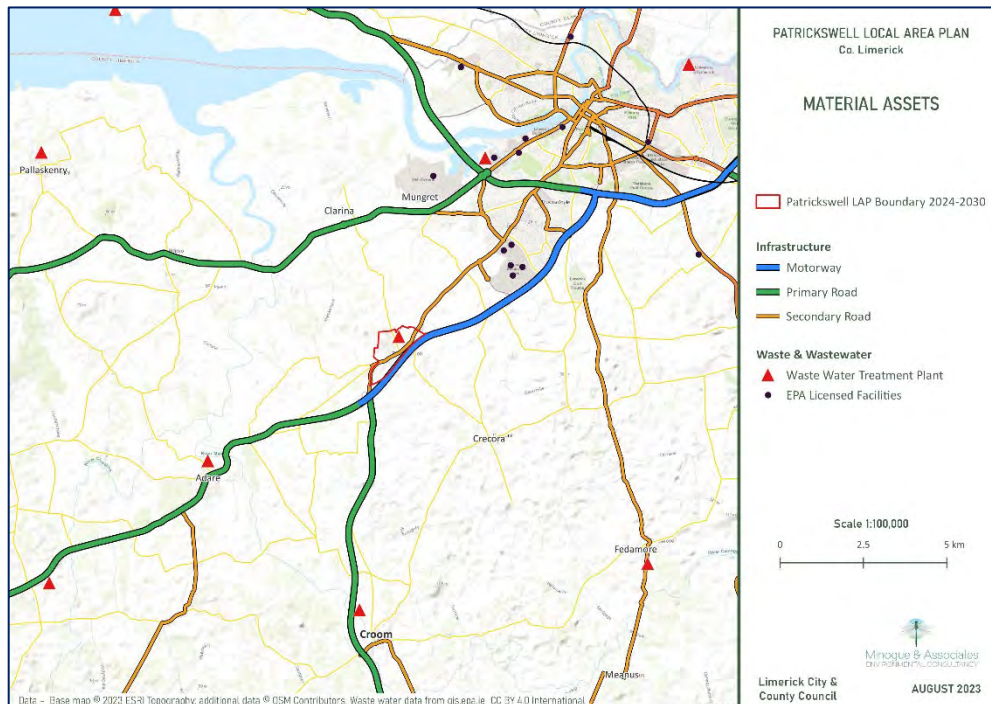
2.1.6 Material Assets

Given Patrickswell's strategic location in relation to the national roads network, it is not surprising that travel trends for Patrickswell identify a dependency on car travel, particularly for workplace travel. It can be accessed at either end from the M20 – from the junction for the Limerick Racecourse or the M20/N21 junction further west.

Since the introduction of the existing Local Area Plan, an on road cycle scheme now exists between Limerick City and Patrickswell on the R526 Regional Road. National and Regional Transport Policy seeks to support the transition to a low carbon society and emphasises the need to reduce the demand for travel and the reliance on the private car in favour of public transport, car-pooling, cycling and walking. The potential for growth in Patrickswell will lead to additional demands on roads, water supply and sewerage treatment, energy supplies and telecommunication networks. The increased demand for services must be considered in the content of reducing carbon emissions and promoting a more sustainable way of living, travelling and working.

Patrickswell's public water supply is currently provided from the Limerick City water supply. There is a sufficient capacity available to supply the existing and projected needs of the town. Patrickswell is connected to Limerick Main Drainage via a pumping station at Barnakyle and waste water is pumped to Raheen for treatment at the Wastewater Treatment Works at Bunlicky. This scheme replaced the existing sewerage system, which was at capacity and was inhibiting the growth of the settlement. The Wastewater Treatment Works at Bunlicky has sufficient capacity to cater for the existing and future population. See Figure 2.9 for key material assets.

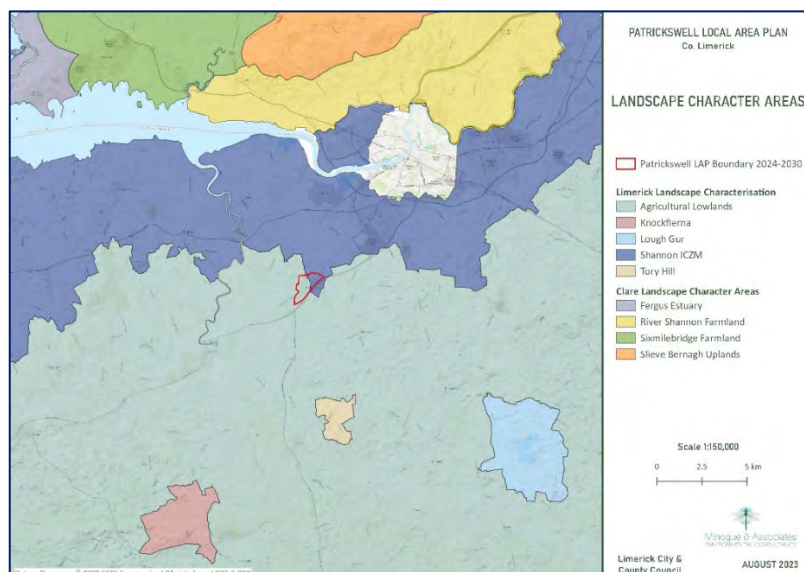
FIGURE 2-9 KEY MATERIAL ASSETS



2.1.7 Landscape

The plan area is located between two character areas as presented below.

FIGURE 2-10 LANDSCAPE



3 Schedule 2a screening assessment

3.1 Introduction

The following section and table below present the SEA Screening assessment of the plan against the criteria provided in Schedule 2a of the Planning and Development (Strategic Environmental Assessment) Regulations 2001 (as amended) which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment.

Table 1 SEA Screening

Criteria for determining whether the Draft Patrickswell LAP 2024-2030 is likely to have significant effects on the environment
<i>1. The characteristics of the Plan having regard, in particular, to:</i>
<i>the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</i>
<p>The Draft Patrickswell LAP 2024 2030 sits within the statutory planning hierarchy. The LAP is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended), thereafter referred to as “the Act”. The Draft Patrickswell LAP sets out a land use strategy for the proper planning and sustainable development of the village of Patrickswell, complying with the provisions of higher-level spatial plans.</p> <p>The LAP consists of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate action. This Plan also includes a Settlement Capacity Audit, which informed the quantum and location of the land zoned in the Plan.</p> <p>The LAP must be read in conjunction with the higher-level statutory plan, the Limerick Development Plan 2022-2028, this sets out the proposed vision and objectives for the development of Limerick over a six-year period. These aim to plan for and support the sustainable long-term development of Limerick City and County; provide for the future wellbeing of the residents and promote an appropriate balance of development across Limerick. All planning proposals are assessed against the objectives of the Limerick Development Plan 2022-2028, and all lower plans of which Patrickswell LAP conforms, must be consistent with this Limerick Development Plan.</p> <p>Any projects arising from the implementation of the Limerick Development Plan 2022-2028 and the Patrickswell LAP will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent granting framework.</p>
<i>the degree to which the Plan influences other plans, including those in a hierarchy,</i>

The plan is statutory and sits beneath the statutory landuse plans namely the Limerick Development Plan 2022-2028. The LAP must be consistent with both the LDP and higher level plans including the National Planning Framework and the Regional Economic and Spatial Strategy for the Southern Region.

The Limerick Development Plan 2022-2028 has undergone full SEA and AA and consultation with environmental bodies. All measures included in the SEA and AA of the Limerick Development Plan 2022 -2028 would apply, as appropriate.

The relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,

This plan is statutory and environmental protection measures and policies including lower tier assessments would apply should landuse projects arise. The LAP must be consistent and integrate environmental considerations including, *inter alia*, environmental legislation including the EIA Directive, the Flood Directive, Habitats Directive, Waste Directive, Water Framework Directive and national policy and legislation pertinent to environmental considerations.

Preparation of the Draft Patrickswell LAP has also been informed by Ministerial Guidelines, issued pursuant to Section 28 of the Act, together with EU requirements, regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Environmental problems relevant to the plan

Key challenges in the plan area are:

- Barnakyle River of moderate status and at risk of not meeting WFD 2027 objectives
- Ensuring service led development
- Encouraging a modal shift
- Addressing noise and air quality from the M20 and associated road network.

the relevance of the plan in the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

Proposals that may give rise to landuse effects would be subject to detailed design and requirements of the Limerick Development Plan 2022-2028 and the Draft Patrickswell LAP, and as the plan is required to be consistent with the higher tier plans, it allows for the implementation, as relevant to European environmental legislation as established in the Limerick Development Plan.

These include, *inter alia*, the EU Habitats Directive (92/43/EEC), the EU Birds Directive (2009/147/EC), the EU Water Framework Directive (2006/60/EC), the EU Groundwater Directive 92006/118/EC), the European Communities (Water Policy) Regulations 2014 S.I. 350 of 2014 and national legislation including the Wildlife Act 1976, as amended, and Flora Protection Order 1999.

Should development arise, the application of appropriate legislation such as the Water Framework Directive, the Habitats Directive, the SEA directive and the EIA Directive, will apply as appropriate.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

Land use activities are likely to be associated with or supported by many of the specific landuse zoning and objectives that will arise out of the LAP.

The SEA Screening and AA screening has evaluated these landuse zoning and objectives and these are presented in Annex A.

Subject to the full adherence and implementation of environmental protection policies and measures from the Limerick Development Plan 2022, and the draft LAP, no significant effects are identified.

the cumulative nature of the effects,

Subject to the full adherence and implementation of environmental protection policies and measures from the Limerick Development Plan 2022 - 2028, and the draft LAP, no significant effects are identified

the trans boundary nature of the effects

No transboundary effects are identified at this stage.

the risks to human health or the environment (e.g. due to accidents),

No such risks are identified as arising from the plan at this stage.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

At this scale, no such effects are identified.

the value and vulnerability of the area likely to be affected due to:

(d) special natural characteristics or cultural heritage:

A screening statement in support of Appropriate Assessment has also been prepared for this plan in line with Article 6(3) of the EU Habitats Directive (92/43/EEC). The AA screening report has concluded that no likely significant effects are identified for European Sites arising from the Draft Patrickswell LAP 2024 -2030.

(b) exceeded environmental quality standards or limit values:

In order to be realised, potential projects or proposals arising from the LAP will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent granting framework.

Such legislation, policies, plans and programmes include lower tier environmental assessment including Environmental Impact Assessment and Appropriate Assessment. Should projects arise from the plan, the statutory consent process as outlined above will apply.

(c) intensive land-use:

No specific areas are identified for landuse effects or development activities in the plan and at this juncture no such effects are identified.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status:

A Screening report for Appropriate Assessment has been undertaken and accompanies this strategy and SEA Screening report. The AA screening report has concluded that no likely significant effects are identified for European Sites arising from the Draft Patrickswell LAP 2024 -2030.

3.2 Draft Strategic Environmental Assessment Screening Determination

The plan is a statutory land use plan and is being screened for the requirement for SEA in accordance with the requirements of:

- Directive 2001/42/EC (SEA Directive) and particularly Articles 3(3), 3(4) & 3(5) relate to 'Screening' for the requirement for SEA.
- S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011.
- Schedule 2A of the Planning and Development Regulations 2001, as amended, which sets out the "Criteria for determining whether a plan or programme is likely to have significant effects on the environment"

As the population based on the 2022 Census is 848 persons, the plan area is significantly under the 5,000 persons threshold for mandatory SEA.

Section 9 (1) of the (2004) Regulations (S.I. No. 436) (as amended) states "*subject to sub-article (2), an environmental assessment shall be carried out for all plans and programmes*

*(a) which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and **town and country planning or land use**, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive, or "*

(b) which are not directly connected with or necessary to the management of a European site but, either individually or in combination with other plans, are likely to have a significant effect on any such site."

The Draft Patrickswell LAP provides consent, establishes a framework for granting consent, or contributes towards a framework for granting consent. In order to be realised, potential projects or proposals arising from the plan will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent granting framework.

The AA screening report has concluded that no likely significant effects are identified for European Sites arising from the Draft Patrickswell LAP 2024 -2030.

In light of the above findings, it is determined that the Draft Patrickswell LAP 2024-2030 does not require full SEA.

This is the preliminary SEA Screening determination and will be finalised following consultation with the statutory environmental authorities.

In accordance with Article 9(5) of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, Limerick City and County Council will provide notice to the specified environmental authorities that implementation of the Patrickswell LAP would not be likely to have significant effects on the environment and will seek submissions or observations prior to finalising the Screening for the requirement for SEA.

Upon receipt of submissions/observations, the SEA Screening determination will be finalised.

4. Annex A: SEA Screening of policies, objectives and landuse zonings of Draft Patrickswell LAP 2024 -2030

SEOs are distinct from the objectives of the draft plan, although they will often overlap and are developed from International, National and Regional policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law, all of which are intended to be implemented at County level and integrated into any Plan or Strategy for the County.

In this regard **Table A.1** below links the SEOs developed for this plan with the key themes of the EPA State of Ireland's Environment (2020) and the relevant goals from the United National Sustainable Development Goals.

The SEA Directive requires that the evaluation of Plans and Programmes focus upon the relevant aspects of the environmental characteristics likely to be significantly affected. In compliance with this requirement, SEOs have been developed for the relevant environmental parameters, tailored to the environmental issues specific to the Plan area and consistent as appropriate with the SEOs developed for the higher-level statutory Limerick Development Plan 2022 -2028.

The approach of this SEA Screening is to assess the Draft Patrickswell LAP policies, objectives and landuse zonings against the SEOS below, which reflect consistency with the higher level landuse plan, the Limerick Development Plan 2022 -2028.

The assessment process has been undertaken using matrix assessments, which reflect ratings in relation to potential significant effects on the environment as a result of implementation. The matrix assessment ratings used are as follows:

TABLE A-1 MATRIX ASSESSMENT USED FOR SEA SCREENING

No likely interaction with /insignificant impact with SEOs	O	Potential conflict with SEOs – likely to be mitigated	↕
Likely to improve status of SEOs	↑	Uncertain interactions with SEOs	?

Probable conflict with SEOs – unlikely to be mitigated			
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TABLE A-0-2 STRATEGIC ENVIRONMENTAL OBJECTIVES

SEA Topic	Principles for the Draft Patrickswell Local Area Plan and SEA
Biodiversity, Flora and Fauna/Built and Architectural Heritage	<p>B1: Protect, conserve and enhance habitats, species and areas of regional and local importance, including aquatic habitats and species and promote the sustainable management of ecological networks. See also W3 below.</p> <p>B2: Ensure the continued conservation of the Natura 2000 sites, Natural Heritage and Proposed Natural Heritage sites. These sites are important, both as an amenity and natural history resource.</p> <p>B3: Preservation of the character of the historic built fabric.</p> <p>B4: Preservation of the archaeological heritage.</p>
Population and Human Health	<p>P1: Facilitate a good standard of quality of life for the population of Patrickswell through ensuring high quality residential, recreational, educational and working environments.</p> <p>P2: Provide policy support for the provision of suitable employment and facilities for the local population.</p>
Water	<p>W1: Ensure that wastewater infrastructure keeps pace with development proposals.</p> <p>W2: Ensure that the requirements of the Water Framework Directive are incorporated into the Plan.</p> <p>W3: Ensure that wetland and peatland sites are preserved.</p>
Air Quality and Climate	<p>AQC1: Increase energy efficiency and the proportion of energy generated from renewable sources and where necessary to ensure the sensitive application of energy saving measures to the historic built fabric of Patrickswell.</p>

SEA Topic	Principles for the Draft Patrickswell Local Area Plan and SEA
	AQC2: Avoid deterioration of air quality in the Plan area. AQC3: Include climate action concerns into the Plan policies
Soil and Geology	GS1: Place an emphasis on the development of brownfield sites rather than greenfield sites in Patrickswell. By reducing the possible development of greenfield sites this makes a positive contribution to soil conservation. This can also be achieved through the sensitive reuse of existing buildings, reducing the need for new build - See C2 below. GS2: Protect geological sites within the Plan area
Material Assets	MA1: Maintain sustainable access to assets such as open spaces, water resources and all other physical and social infrastructure. MA2: Ensure that there is adequate policy support for infrastructural provision in the Plan area.
Cultural Heritage	C1: Protect and conserve features of archaeological heritage and their setting. C2: Protect, conserve and promote the sustainable reuse of architectural heritage.
Landscape and Built Environment	L1: Protect and conserve the quality, character and distinctiveness of the Patrickswell landscape both urban and rural. L.2: Retain the protected views in the Development Plan and Local Area Plan for Patrickswell.
Compliance with higher tier plans	HTP 1: Ensure compliance with higher tier plans such as the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region and Section 28 guidance that might be issued by the Department

4.1 Table A1: Written Statement Policies and Objectives

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Chapter 1 Introduction - Spatial Planning Objective										
P I O1	It is a policy of the Council to ensure that provisions of the Draft Patrickswell Local Area Plan 2024 – 2030 for population and economic growth align with the policies and objectives of the higher-level spatial plans, such as the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment:</p> <p>Policy IO1 of the Draft LAP will have positive implications for all SEOs, particularly PHH and their interrelationships. The hierarchical alignment of plans and policies, including the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028 as well as the Core Strategy are consistent across all SEOs and are identified as creating in-combination positive effects.</p> <p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments, which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p>										
Chapter 3: Development Strategy - Overall Strategic Development Objectives										
It is an objective of the Council to:		↕	↑	↕	↕	↕	↑	↕	↕	↕
1. Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth in higher-level spatial plans through appropriate infill,										

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>brownfield development, supported by the necessary physical and community infrastructure.</p> <p>2. Promote sustainable economic development, enterprise and employment opportunities in Patrickswell, maximising its strategic location within the MASP and accessibility to both the regional and national road network.</p> <p>3. Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure.</p> <p>4. Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.</p> <p>5. Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefit of enhanced quality of life and biodiversity, while capitalising on climate change adaptation and flood risk measures.</p> <p>6. Ensure the highest quality of public realm and urban design principles apply to all new developments.</p> <p>7. Have cognisance to the Limerick Climate Change Adaptation Strategy 2019 - 2024, and any forthcoming climate adaptation and mitigation strategies that emerge during the lifetime of this plan.</p> <p>8. Guide the future development of Patrickswell, in accordance with the Town Centre First policy approach, seeking to bring people and appropriate business/services back into the heart of Patrickswell through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and Heritage and the Department of Rural and Community Development.</p>									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
9.	Ensure the future development of Patrickswell supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.									
SEA Comment: The Development Strategy policies and objectives are focused on sustainable growth of Patrickswell up to 2030 and beyond, while ensuring alignment with the provisions of higher-level planning policy. The vision of the Plan is to improve the local environment focusing on the sustainable growth of the built environment, employment generation, and the provision of community and social services together in a low carbon, compact, consolidated and connected manner. The future development of Patrickswell will improve the local environment, i.e., the built environment, employment generation, and the provision of community and social services through low carbon, sustainable and consolidated growth in a coherent spatial manner. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions, all SEOs will be afforded the highest protection, conservation and management.										
Policy DS P1	Development Strategy: It is policy of the Council to: (a) Deliver new residential development in accordance with the Core Strategy of the Limerick Development Plan 2022-2028, supporting a choice of quality housing, mixed tenure and unit size/type, universally designed for ease of adaption to the lifecycle and mixed mobility needs. (b) Ensure the sequential development of the serviced residential lands identified to cater for envisaged population growth. (c) Ensure that at least 30% of all new housing development is delivered within existing built-up areas and on infill, brownfield and backland sites. (d) Consolidate existing development and increase existing residential density, through a range of	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	measures including re-use of existing buildings and infill development schemes.									
Policy DS P2	Core Strategy: It is a policy of the Council to ensure compliance with the Core Strategy (or any revision thereof) of the Limerick Development Plan 2022-2028. The Planning Authority will monitor the type of developments permitted in Patrickswell, including the number of residential units constructed on an annual basis.	↕	↑	↕	↕	↕	↑	↕	↕	↕
Objective DS O2	Residential Development: It is an objective of the Council to: <ul style="list-style-type: none"> (a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large-scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised. (b) No one proposal for residential development shall increase the existing housing stock by more than 10-15% during the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth. (c) Ensure all new residential layouts will prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local 	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>services and enable the efficient provision of public transport services.</p> <p>(d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm.</p> <p>(e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the 19th Century streetscape.</p>									
Objective DS 03	<p>Density and New Residential Developments: It is an objective of the Council to ensure that all residential development complies with the minimum residential density requirements, as set out in Table 3.4 and encourage a range of densities on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009), and any subsequent documents. A statement demonstrating an appropriate mix of units for new residential schemes shall be submitted as a requirement with all residential planning applications.</p>	↕	↑	↑	↕	↕	↑	↑	↑	↕
Objective DS 04	<p>Serviced Sites: It is an objective of the Council to permit serviced sites on adequately zoned lands within the settlement boundary of Patrickswell, in line with requirements outlined in the</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	Limerick Development Plan. The Council requires a minimum net density of 10 dwelling units per hectare on lands zoned Serviced Sites.									
Objective DS O5	Social and Affordable Housing: It is an objective of the Council to promote the provision of social and affordable housing in accordance with Part V of the Planning and Development Act 2000 (as amended), Objective HO O13 of the Limerick Development Plan, the Limerick Housing Strategy's Housing Needs Demand Assessment, and government housing policy 'Housing for All' (2021), Limerick City and County Council's Housing Delivery Action Plan 2022-2026 and any subsequent replacements thereof.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<p>SEA Comment:</p> <p>The Development Strategy policies and objectives are focused on sustainable growth of Patrickswell up to 2030 and beyond, while ensuring alignment with the provisions of higher-level planning policy. The vision of the Plan is to improve the local environment focusing on the sustainable growth of the built environment, employment generation, and the provision of community and social services, together in a low carbon, compact, consolidated and connected manner. The future development of Patrickswell will improve the local environment, i.e., the built environment, employment generation, and the provision of community and social services through low carbon, sustainable and consolidated growth in a coherent spatial manner. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management. In this regard, the application of the following objectives and policies provide appropriate mitigation:</p> <p>Policy TCF P1: Town Centre First, Policy TCF P2: Place-making Strategic Policy, Policy CP1: Community Infrastructure, Recreation and Open Space Strategic Policy, Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5 - Flood Risk Management.</p>										
Chapter 4: Town Centre First Approach										
Policy TCF 1	Town Centre First: It is a policy of the Council to:									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>(a) Support the implementation of the Town Centre First Policy in Patrickswell in creating a vibrant and attractive village centre to live, work and visit while also functioning as the service, social, cultural and recreational hub for the local community, through the enhancement of the village's rich architectural heritage and public realm.</p> <p>(b) Capitalise on the infrastructural investments in the village that support the Town Centre First programme within the lifetime of this Plan. All development shall demonstrate climate resilience measure to climate proof critical infrastructure.</p> <p>(c) Promote high quality place-making and public realm, in accordance with the Limerick Development Plan 2022-2028, including the Development Management Standards, any replacement thereof and any relevant Section 28 Guidance.</p> <p>(d) Ensure development proposals are designed in such a manner as to enhance the village centre and should give due consideration to: Site context, surrounding built heritage, climate resilience, connectivity/permeability, public realm improvements, adaptability, privacy, amenity and parking provision.</p>	↕	↑	↕	↕	↑	↑	↑	↑	↑
Policy TCF P2	Place-making Strategic Policy: It is policy of the Council to ensure that new development in the village centre and in particular the opportunity areas, comprises the highest of qualitative and design standards, complimenting the existing historical built fabric and national heritage,	↕	↑	↑	↕	↕	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	sustaining Patrickswell as a village in which to live, work, invest and do business.									
Objective TCF O2	Active Land Management: It is an objective of the Council to: (a) Support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Patrickswell for residential, economic, community and leisure purposes. (b) Promote and facilitate the re-use of under-utilised or vacant lands/buildings in Patrickswell through the active land management mechanisms such as the Derelict Sites Act, 1990 (as amended), Residential Zoned Land Tax and also through key Government policies such as Town Centre First, Our Rural Future and Housing for All and any replacements thereof. The Council will continue to engage with property owners to advise on remedial measures and give guidance on schemes and supports available to bringing vacant and derelict homes back into productive use.	↕	↑	↑	↕	↕	↑	↑	↑	↑
Policy TCF P3	Retail Strategic Policy: It is policy of the Council to support the sustainable long-term retail growth of Patrickswell, as a Tier 5 retail settlement, in accordance with the Limerick Development Plan 2022-2028, the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick.	↕	↑	↕	↕	↕	↑	↕	↕	↕
Objective TCF O3	Retail Development: It is the objective of the Council to enhance the vitality and viability of Patrickswell as a retail service centre and to improve the quantity and quality of retail provision in the village by:	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>(a) Emphasise the village centre as the primary retail location.</p> <p>(b) Encourage the upgrade and expansion of existing retail units and the development of new units within the village centre.</p> <p>(c) Ensure that proposals with retail elements comply with the provision of the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick 2022-2028, in relation to site suitability and the sequential approach and ensure proposals which would undermine the vitality and viability of Patrickswell village centre will not be permitted.</p> <p>(d) Encourage proposals for commercial uses at ground floor level within the village core.</p> <p>(e) Prohibit the proliferation of uses in the village centre, which would detract from the amenities, or the vitality and viability of the area such as fast food outlets, amusement arcades, off-licences, bookmakers and other non-retail uses. Storage use will not be permitted as the primary use of ground floor units.</p> <p>(f) Encourage the use of upper floors in retail premises for commercial or residential use.</p> <p>(g) Enhance the physical environment of the village centre, as a location for shopping and business through measures aimed at improving conditions for pedestrians.</p> <p>(h) Encourage the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional</p>									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	shopfronts, where poor replacements have been installed, and discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs.									
Objective TCF 04	Opportunity Sites: it is an objective of the Council to:	↕	↑	↑	↕	↕	↑	↑	↑	↑
	(a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate, of lands identified as opportunity sites in line with the principles set out in Table 4.1. (b) Ensure that new development in the village centre and in particular the opportunity areas comprise the highest qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Patrickswell as a village in which to live, work, invest and do business.									
SEA Comment: Policy TCF 1, will implement Patrickswell’s Town Centre First policy having a positive effect on PHH, MA, CH and L by creating a viable, vibrant and attractive village centre to live/work/visit, while functioning as a local community service/social/cultural/recreational hub, and enhancing the village’s architectural heritage and enhancement of the public realm. This policy will inject life and a positive dynamic reviving the town centre in accordance with the Town Centre First policy approach to be climate resilient, well-connected and accessible with urban built heritage which is sustainably managed and conserved. This will have positive long-term effects on the vitality of the area for the local population, extended area once compliant with the policies and development management standards of the Limerick Development Plan 2022-2028, and Draft Patrickswell Local Area Plan 2024-2030 and all environmental assessment requirements. These are complemented by Policy TCF P2 - Place-making Strategic Policy and Objective TCF O2 - Active Land Management, which support high quality place making and a proactive approach to land management. The policies and objectives relating to Retail Development will have an overall positive effect on all SEOs by reviving the village centre once subject to compliance with the policies and development management standards of the Limerick Development Plan 2022, and the Draft										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Patrickswell LAP and adherence to all environmental assessment requirements. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>Opportunity Sites: The sites are identified and are consistent with compact growth and town centre revitalisation. Development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments, which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the Limerick Development Plan 2022-2028, especially in relation to environmental protection. Existing policies and objectives in the Draft LAP, including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage. These include, <i>inter alia</i>, Policy TCF P1: Town Centre First, Policy TCF P2: Place-making Strategic Policy, Policy CP1: Community Infrastructure, Recreation and Open Space Strategic Policy, Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5 - Flood Risk Management.</p>										
Chapter 5 - Sustainable Communities										
Policy CP1	<p>Community Infrastructure, Recreation and Open Space Strategic: It is the policy of the Council to:</p> <p>(a) Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities, multi-purpose spaces at appropriate locations that are universally accessible. The Council promotes opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space.</p> <p>(b) Ensure that planning applications for social infrastructure and recreational infrastructure</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	demonstrate climate resilience measures to climate-proof critical infrastructure.									
Objective CO1	Patrickswell Community Resource Centre: It is an objective of the Council to support further development at the Patrickswell Community Resource Centre site and adjacent lands zoned Community and Education.	↕	↑	↑	↕	↕	↑	↕	↕	↕
Objective CO2	<p>Community and Educational Facilities: It is an objective of the Council to:</p> <p>(a) Ensure provision of sufficient zoned lands to facilitate the expansion of existing and provision of new education, sports clubs, cultural facilities, healthcare facilities and community infrastructure in appropriate locations. The Council promotes multi-purpose spaces and co-use of recreational facilities.</p> <p>(b) Require future development of new community facilities to generally meet the following criteria of the 10 Minute Town Concept:</p> <ul style="list-style-type: none"> -Generally located within 800m walking distance of the village centre; -Located centrally with respect to the community it serves, taking into account limitations of topography and the road and footpath network; -Clustered with complementary community facilities, local retail services etc. and integrated with housing; and -Located where a substantial proportion of the population reside, in particular older and less mobile/mobility compromised members of the community. 	↕	↑	↑	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>(c) Ensure that there are sufficient educational and community facilities to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 10 or more dwellings.</p> <p>(d) Facilitate the development of lifelong learning facilities and digital capacity for distance learning.</p> <p>(e) Support and facilitate improvements to existing educational and childcare facilities within Patrickswell.</p> <p>(f) Ensure that childcare and education facilities are provided in tandem with new residential areas, at accessible locations, which maximise opportunities for walking and cycling and comply with all relevant standards.</p> <p>(g) Ensure that the existing school site is protected for educational use and that lands adjacent to the school are protected for future expansion of the school, if required, subject to site suitability.</p> <p>(h) Ensure that any planned future expansion of the school maximises priority for pedestrians and cyclists in terms of access arrangements and the location and quantum of car and bicycle parking.</p>									
Objective CO3	Community and Health Facilities: It is an objective of the Council to support and facilitate the development and expansion of health service infrastructure by the Health Services Executive and other statutory, voluntary agencies and private healthcare providers, in the provision of appropriate healthcare facilities and community based care	↕	↑	↑	↕	↕	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	facilities at appropriate locations, subject to proper planning and sustainable development.									
Objective CO4	<p>Sports and Recreational: It is an objective of the Council to:</p> <p>(a) Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities and multi-purpose spaces at appropriate locations that are universally accessible.</p> <p>(b) Promote opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space.</p> <p>(c) Protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations.</p> <p>(d) Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 5.1.</p> <p>(e) Support the implementation of amenity and recreational facilities for the village as outlined in Table 4.1: Opportunity Sites – Development Potential/Principles.</p>	↕	↑	↑	↕	↕	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective CO5	<p>New Amenity Areas Walkways and Cycleways: It is an objective of the Council to:</p> <p>(a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map (Appendix 1, Map 3) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre.</p> <p>(b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Patrickswell, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities. This will be achieved by:</p> <ul style="list-style-type: none"> -Promoting the existing cycle scheme from Patrickswell to Limerick as both a commuter and recreational option. -Support the provision of a new Greenway linking Patrickswell with Rathkeale and the wider Greenway \ Active Travel network. -Providing secure cycle parking facilities at appropriate locations as opportunities arise. -Promotion of a walking loop and continuous pedestrian connectivity within the village, including 	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	maximising on permeability and proposed linkages as outlined in Opportunity Site 2 and Opportunity Site 4 in Table 4.1: Opportunity Sites – Development Potential/ Principles									
<p>SEA Comment:</p> <p>Provision of community facilities including education, health and community spaces are all positive in particular for PHH, MA, AQ SEOs given their location within the LAP boundary and support for permeability, village centre location and enhanced facilities for the population of Patrickswell. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected. In particular, the application of the following policies and objectives, should provide appropriate project level mitigation through development management: Policy TCF P1: Town Centre First, Policy TCF P2: Place-making Strategic Policy, Policy CP1: Community Infrastructure, Recreation and Open Space Strategic Policy, Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5 - Flood Risk Management. The parks, open space and new amenity areas and walkways can be mitigated through existing development management and application of appropriate policies and objectives in the Patrickswell LAP and Limerick Development Plan.</p> <p>The map presented the proposed walkways and cycleways have been reviewed, and many relate to existing built land and artificial surface habitats. The proposed routes that are indicated in the map generally relate to greenfield/agricultural lands. One proposed route also crosses a stream that is culverted, where these routes adjoin existing hedgerows, the application of the following policies/objectives are essential to minimise impacts on wildlife associated with existing hedgerows: Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, and relevant policies/objectives from the Limerick Development Plan: Objective EH O24 Light Pollution, Objective EH O14 Nature Based Solutions, Objective EH O8 Roosting Habitats.</p> <p>Note: Development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection.</p>										
Chapter 6 - Economic Development and Tourism										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Policy ED P1	Strategic Economic Development: It is policy of the Council to promote and facilitate economic development and employment generating activities in Patrickswell in a sustainable manner, in accordance with higher-level spatial plans, including the Limerick Development Plan 2022 – 2028.	↕	↑	↕	↕	↕	↑	↕	↕	↕
Objective ED O1	Local Enterprise: It is an objective of the Council to: <ul style="list-style-type: none"> (a) Encourage the redevelopment of vacant commercial units, brownfield, derelict and infill sites for local enterprise development, subject to the normal planning and environmental criteria. (b) Support home based economic activities, which are secondary to the main residential use and which can be accommodated without adverse impacts on the amenities of adjoining residential property, by reason of traffic hazard, noise or other planning criteria. (c) Develop lands zoned for Enterprise and Employment and ensure planned development can be accommodated complementary to safeguarding the strategic function of the national road network and associated junctions. 	↕	↑	↑	↕	↕	↑	↕	↕	↕
Objective ED O2	Enterprise and Employment: It is the objective of the Council to permit proposals for new enterprise and employment development or extensions to existing employment facilities in appropriately zoned areas. Development proposals will require the following: <ul style="list-style-type: none"> (a) An appropriate level of transport assessment, including an assessment of the cumulative impact of development, to ensure planned development can be 	↕	↑	↑	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>accommodated complementary to safeguarding the strategic function of the national road network and associated junctions.</p> <p>(b) Ensure any development proposals take cognisance of the N/M20 Cork to Limerick Project and will not compromise the development of route options or the construction of the preferred route.</p> <p>(c) Ensure all development proposals include, Mobility Management Plans, with clear targets and commitments to implement measures to promote sustainable transport.</p> <p>(d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development.</p> <p>(e) Early engagement with all utilities providers, including Uisce Eireann is strongly advised.</p>									
Objective ED O3	<p>Tourism Development: It is an objective of the Council to:</p> <p>(a) Enhance the tourism potential of Patrickswell, including the promotion of new tourism products in an environmentally sustainable manner and work with relevant landowners and stakeholders to encourage new development for the tourist industry within the Local Area Plan boundary.</p> <p>(b) Support growth in the tourism sector in Patrickswell by facilitating vital connections between complementary locations, and ensuring visitors can easily avail of services in Patrickswell village centre.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>(c) Support the provision of a new Greenway linking Patrickswell with the Limerick Greenway and the wider Greenway/ Active Travel network.</p> <p>(d) Require new tourism projects located within the village to foster synergy with the services and retail businesses located in the village.</p> <p>(e) Support community engagement in the development of niche tourism and amenity projects in the village.</p>									
Objective ED O4	<p>Limerick Racecourse: It is the objective of the Council to facilitate the continued operation and development of the Limerick racecourse and encourage the accommodation of complementary events/commercial/amenity functions and any supporting development to promote viable development while ensuring the protection of residential amenities and traffic safety. Where appropriate, the Council will encourage the development of ancillary facilities within the core of the village. Such facilities might include accommodation, restaurants or equestrian related services.</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>SEA Comment:</p> <p>Enterprise and employment policies/objectives will promote/facilitate/enable economic development and employment generating activities in Patrickswell on appropriately-zoned lands, in a sustainable manner, in accordance with the LDP 2022-2028. This will be positive for PHH and MA. It is important that the environmental assessment reports associated with the LDP as well as the Patrickswell LAP, which are an integral part of each Plan process and implementation are consulted, referenced and applied throughout the strategic economic development of Patrickswell and its hinterland. Subject to full compliance with and adherence to relevant environmental protection policies and objectives in the Limerick Development Plan, and Patrickswell LAP, in particular the following, project level mitigation can be provided to avoid significant environmental effects on SEO's including BFF, W, and SG: Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites</p>										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5 - Flood Risk Management and Limerick DP: Objective EH O24 Light Pollution, Objective EH O14 Nature Based Solutions, Objective EH O8 Roosting Habitats.										
Tourism related objectives will be positive for PHH, AQ, MA SEOs in particular and where they complement and support existing facilities and are delivered in an environmental sustainable way.										
Note: Development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments, which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH O1 Designated Sites and Habitats Directive (LDP 2022-2028), Objective IU O1 - Water Infrastructure, and Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5 - Flood Risk Management will provide for mitigation through development management.										
Chapter 7 - Sustainable Mobility and Transport										
Policy SMT P1	Integration of Land Use and Transport Policies: It is policy of the Council to support and facilitate the integration of land use and transportation policies for Patrickswell, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be served by various modes of transport with a focus on reducing the need to travel.	↑	↑	↑	↑	↑	↑	↑	↑	↑
Policy SMT P2	Transport and Movement - Promotion of Sustainable Patterns of Transport Use: It is policy of the Council to seek to implement in a positive manner, in cooperation with other relevant authorities and agencies, the policies of the	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport's Active Travel publications, to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Patrickswell, including public transport, cycling and walking.									
Policy SMT P3	Rural Mobility: It is a policy of the Council to continue to support the implementation of the National Transport Authority's 'Connecting Ireland: Rural Mobility Plan' and the 'Local Link' rural transport service and to encourage operators to improve the service to meet the social and economic needs of Patrickswell.	↑	↑	↑	↑	↑	↑	↑	↑	↑
Objective SMT O1	Public Transport Provision: It is an objective of the Council to support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Patrickswell and its hinterland, including any investment in public transport in Patrickswell	↕	↑	↑	↕	↕	↑	↕	↕	↕
Objective SMT O2	Sustainable Travel Infrastructure: It is an objective of the Council to: Maintain and expand active travel infrastructure to provide for accessible safe pedestrian and cycling route networks in Patrickswell. This includes the following: (a) Support the provision of improved active travel infrastructure to Limerick City and dedicated greenway networks linking Patrickswell to Rathkeale, Croom, Buree and Charleville. (b) Improved connectivity from the residential zoned lands to the east of the Clarina Road and the School Road to	↕	↑	↑	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>allow for improved accessibility and permeability to Patrickswell National School.</p> <p>(c) Support the implementation of the Patrickswell Village Renewal Scheme, including the construction of a signalised pedestrian crossing and remodelling of the road layout to improve traffic management, along the Main Street.</p> <p>(d) Incorporate Sustainable Travel measures in all new developments in the village.</p>									
Objective SMT O3	<p>Supporting Modal Split and Behavioural Change: It is an objective of the Council to:</p> <p>(a) Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Patrickswell.</p> <p>(b) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Patrickswell and its hinterland, including any investment in the public transport by service providers in Patrickswell.</p> <p>(c) Improve and create additional facilities for pedestrians and cyclists, as part of a coherent and integrated active travel network, as opportunities arise as part of new developments.</p> <p>(d) Collaborate with transport providers to improve connectivity to adjacent settlements and Limerick City.</p> <p>(e) Facilitate and implement school streets and school zones, including slow zones around the school, and promote/facilitate active travel options for school children to reduce the health and safety risks</p>	↕	↑	↑	↕	↕	↑	↕	↕	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	associated with traffic congestion, pollution and inactive lifestyles.									
Objective SMT O4	Freight Rail Network: It is an objective of the Council to support the reinstatement of the Limerick to Foynes railway line to provide a freight service in line with the Limerick Shannon Metropolitan Area Transport Strategy and the Limerick Development Plan.	↕	↑	↑	↕	↕	↑	↕	↕	↕
Objective SMT O5	Safeguard Route Study Area and Corridor for N/M20 Cork to Limerick Project: It is the objective of the Council to safeguard the N/M20 Cork to Limerick Project study area and corridor free from development that would compromise the future delivery of the relevant schemes, in accordance with the provisions of Section 2.9 of the DoECLG Spatial Planning and National Roads Guidelines.	↕	↑	↕	↕	↕	↑	↕	↕	↕
Objective SMT O6	Roads: It is an objective of the Council to: (a) Support the delivery of the N/M20 Cork to Limerick Project, subject to all appropriate environmental and planning assessments. (b) Protect the capacity of the regional road network from inappropriate development, having regard to all relevant Government guidance, Objective TR O39 National Roads and Objective TR O41 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network.	↕	↑	↕	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>(c) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations.</p> <p>(d) Ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the road network.</p> <p>(e) Prohibit advertising signage adjacent to the national and regional road networks.</p>									
<p>SEA Comment:</p> <p>Policy SMT P1 and supporting objectives are positive as they in particular seek to address modal shift and integrated planning for transport. This is consistent with a number of SEOS namely MA, PHH, SG, AQ. The application of environmental protection measures including EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective IU O1 - Water Infrastructure, and Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5 Flood Risk Management, will provide for mitigation through development management. Objectives CH O2 Compliance with Environmental Assessment, Objective CH O7 Ecological Impact Assessment and Objective CH O8 New Infrastructure Projects shall apply.</p> <p>Note: Development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments, which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.</p>										
Chapter 8 - Climate Action, Environment and Heritage										
Policy CH P1	Climate Change Strategic Policy: It is policy of the Council to protect and enhance environmental quality and	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	implement the climate action measures through the planning process to address climate change.									
Objective CH 01	<p>Climate Change: It is an objective of the Council to:</p> <p>(a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.</p> <p>(b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.</p> <p>(c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.</p> <p>(d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Patrickswell as a low carbon area.</p> <p>(e) Support the development of low carbon and green technological businesses and industries.</p> <p>(f) Promote responsible development and management of land, drainage systems and natural habitats and to</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.</p> <p>(g) Promote the appropriate adaption of built heritage to respond to the effects of climate change.</p>									
Objective CH O2	<p>Tree Protection and Nature Conservation: It is an objective of the Council to seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such report shall be undertaken by a suitably qualified and competent person.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
Objective CH O3	<p>Lesser Horseshoe Bat: It is an objective of the Council to require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall include mitigation measures to ensure that feeding, roosting or hibernation sites for the species are maintained. The assessment shall also include measures to ensure that landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
Objective CH O4	<p>Ecological Impact Assessment: It is an objective of the Council to require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate</p>	↕↑	↑	↑	↑	↑	↑	↕	↕	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.									
Objective CH O5	<p>Designated Sites and Nature Conservation: It is an objective of the Council to:</p> <p>(a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the Barnakyle River, which flows into the River Maigue.</p> <p>(b) Ensure that appropriate wastewater infrastructure is available to support new developments to safeguard water quality.</p> <p>(c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects). In terms of general nature conservation, the Council will protect undesignated habitats such as notable trees and hedgerows and ponds/wetlands and other natural features of local importance.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
Objective CH O6	<p>Blue Green Infrastructure: It is an objective of the Council to:</p> <p>(a) Develop and enhance blue and green infrastructure opportunities throughout Patrickswell in line with the</p>	↑	↑	↑	↑	↑	↑	↕	↕	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>detail set out in Table 8.1 LAP Climate Action Opportunities.</p> <p>(b) Promote the concept of blue green infrastructure and linked green/open spaces, as a means to mitigate and adapt to climate change, reduce flood risk, improve habitat/biodiversity links/corridors and improve watercourse quality, to sustain high quality robust ecosystems.</p> <p>(c) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species.</p> <p>(d) Where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage.</p>									
Objective CH 07	<p>Creation of New Habitats: It is an objective of the Council to:</p> <p>(a) Seek the creation of new habitats by encouraging wild green areas and new water features such as, pools and ponds in new developments.</p> <p>(b) Encourage management plans for green areas to use the minimum of pesticides and herbicides.</p>	↑	↑	↕	↕↑	↑	↑	↑	↕	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	(c) The creation of areas that are not subject to public access in order to promote wildlife use is strongly encouraged.									
Objective CH O8	New Infrastructure Projects: It is an objective of the Council to require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside.	↑	↑	↑	↑	↑	↑	↑	↑	↑
Policy CH P2	Water Framework Directive Policy: It is policy of the Council to implement changes to the management of water bodies, taking account of all aspects of the Water Cycle, in accordance with the Water Framework Directive and the principal objective of the WFD to achieve good status in all waters and to ensure that status does not deteriorate in any waters.	↑	↑	↑	↑	↑	↑	↑	↑	↑
Objective CH O9	Archaeological Heritage: It is the objective of the Council to: (a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, including wreck, sites and objects underwater. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. In securing such preservation, the Council will have regard to the advice and recommendations of the National Monuments	↕	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Local Authority Archaeologist.</p> <p>(b) Protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.</p> <p>(c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. In assessing proposals for development, the Council will take account of the Archaeological potential of rivers and other waterways.</p> <p>(d) Ensure that the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development, but should be additional to the required open spaces, and if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument, shall be submitted as part of the landscape plan for that development.</p> <p>(e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the Plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.</p>									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective CH O10	Record of Monuments and Places: It is an objective of the Council to seek the preservation of all known sites and features of historical and archaeological interest. This includes all the sites listed in the Record of Monuments and Places, as established under Section 12 of the National Monuments (Amendment) Act 1994.	↕	↑	↑	↑	↑	↑	↑	↑	↑
Objective CH O11	Protected Structures: It is an objective of the Council to: (a) Protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration, where possible. (b) Resist the demolition of Protected Structures, in whole or in part, the removal or modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional.	↕	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment:</p> <p>Climate Change Policy and objectives will protect/enhance environmental quality and implement the climate action measures through the planning process to help address climate change. This policy will have a positive effect on all SEOs as it promotes and supports developments which are adaptive and resilient to climate change for future generations.</p> <p>The policies and objectives relating to ecological protection including ecological impact assessment, designated sites and lesser horseshoe bats, as well as support for Blue Green Infrastructure, provide positive interactions across a number of SEOS including BFF, W, SG, and L.</p> <p>Policies and objectives relating to build heritage are positive in particular for PHH, CH and L SEOs and indirectly for AQ and SG through reuse of existing buildings</p> <p>In general, the above objectives will protect (individual and collectively) architectural structures and archaeological their cultural value and</p>										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
otherwise. They will also positively enhance the identity, character and built heritage of Patrickswell by maintaining, conserving and protecting the architectural quality, character and scale of the village, including shopfront design.										
Development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments, which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), and Patrickswell policies/objectives including, Objective IU O1: Water Infrastructure, and Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4 Ecological Impact Assessment, Objective CH O5 Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5: Flood Risk Management, will provide for mitigation through development management Objectives CH O2 Compliance with Environmental Assessment, Objective CH O7 Ecological Impact Assessment and Objective CH O8 New Infrastructure Projects shall apply.										
Chapter 9 - Infrastructure and Utilities										
Policy IU P1	Infrastructure and Utilities: It is policy of the Council to ensure the provision of adequate infrastructure capacity to accommodate future development and the timely provision of infrastructure needed for the sustainable growth of Patrickswell	↕	↑	↕	↑	↕	↑	↕	↕	↕
Objective IU O2	Water Infrastructure: It is an objective of the Council to: (a) Ensure compliance for infrastructure lead growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities. (b) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population. (c) Ensure that development proposals provide adequate water infrastructure to facilitate proposed	↕	↑	↕	↑	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>developments. Evidence of consultation by developers with Uisce Éireann prior to submit a planning application will be required.</p> <p>(d) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.</p> <p>(e) Promote water conservation and demand management measures among all water users and to support Uisce Éireann in implementing water conservation measures, such as leakage reduction and network improvements, including innovative solutions in specific situations.</p> <p>(f) Proposal for abstraction of water will be subject to the appropriate environmental assessments and demonstrate compliance with the requirements of Article 6 of the Habitats Directive and the Water Framework Directive.</p>									
Objective IU 03	<p>Wastewater Infrastructure: It is an objective of the Council to:</p> <p>(a) Support the implementation of the Uisce Éireann Investment Plans, in accordance with the settlement strategy of the RSES and the Limerick Development Plan.</p> <p>(b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Uisce Éireann, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the</p>	↕	↑	↕	↑	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>separation of foul and surface water through the provision of separate networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.</p> <p>(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.</p> <p>(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.</p> <p>(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.</p>									
Objective IU O4	<p>Surface Water Management and SuDS: It is an objective of the Council to:</p> <p>(a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the Draft Ireland River Basin Management Plan for Ireland 2022-</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>2027 (DHPLG) and associated Programme of Measures.</p> <p>(b) Require all planning applications, to include surface water design calculations to establish the suitability of drainage between the site and the outfall point.</p> <p>(c) Require all new developments to include Sustainable Urban Drainage Systems (SuDS) to control surface water outfall and protect water quality. Proposals shall have regard to the Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document.</p> <p>(d) Require applicants to investigate the potential for the provision of porous surfaces, where car parking and hard landscaping is proposed.</p> <p>(e) Protect the surface water resources of the plan area and in individual planning applications request the provision of sediment and grease traps, and pollution control measures, where deemed necessary.</p>									
Objective IU 05	<p>Flood Risk Management: It is an objective of the Council to:</p> <p>(a) Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.</p> <p>(b) Ensure development proposals within the areas outlined as being at risk of flooding are subject to Site Specific Flood Risk Assessment as outlined in “The</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>Planning System and Flood Risk Management Guidelines”, DECLG and OPW (2009). These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Reference shall be made to Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan 2022-2028.</p> <p>(c) Ensure that future developments in flood prone areas are generally limited to minor developments in line with the Flood Risk Management Guidelines for Planning Authorities and the Circular PL 2/2014.</p> <p>(d) Demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage/storm water retention measures shall be provided on site.</p> <p>(e) Ensure future development of lands within Flood Zone A/B are in accordance with the plan-making Justification Tests in the SFRA.</p>									
Objective IU O6	Flood Risk and Blue Green Infrastructure: It is an objective of the Council to promote integration and delivery of blue green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment.	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective IU 07	Buffer Zone: It is an objective of the Council to provide an appropriate set back from the edge of watercourses to proposed developments to protect the integrity of the Barnakyle River and to ensure infinite access for channel clearing, and/or maintenance. Any proposed development shall have cognisance to the contents of the Inland Fisheries Ireland document 'Planning for Watercourses in Urban Environments' and in addition allow for access to and maintenance of existing Irish Water Infrastructure such as outfalls or pipelines.	↑	↑	↑	↑	↑	↑	↑	↑	↑
Objectives IU 08	Energy Generation: It is an objective of the Council to: <ul style="list-style-type: none"> (a) Support the providers of national gas and electricity grid infrastructure by safeguarding existing infrastructure from encroachment by development that might compromise the efficiency of the networks. (b) Facilitate cooperation between utility and service providers to ensure their networks are resilient to the impacts of climate change, both in terms of design and ongoing maintenance. (c) Facilitate improvement of telecommunications, broadband, electricity (including renewables) and gas networks infrastructure on an open access basis subject to safety requirements and proper planning and sustainable development. (d) Seek the undergrounding of all utility cables, where possible. (e) Facilitate delivery of E-Charge Points for electric vehicles at suitable locations and in new developments in line with the Limerick Development Plan. 	↕	↑	↑	↕	↕	↑	↕	↕	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>(f) Promote and encourage the use of renewable energy technologies and sources in existing and proposed developments subject to consideration of environmental, conservation, residential and visual amenity.</p> <p>(g) Support the development of Smart Homes and Smart Buildings and facilitate the foundation for Smart Limerick in accordance with the Limerick Digital Strategy 2017-2020.</p> <p>(h) Support and promote the NZEB standard of building or equivalent for all new developments.</p>									
Objective IU 09	<p>Waste Management and Circular Economy: It is an objective of the Council to:</p> <p>(a) Support the Regional Waste Management Office in implementation of the EU Action Plan for the Circular Economy - Closing the Loop, to ensure sustainable patterns of consumption and production.</p> <p>(b) Require all commercial and residential development to provide an adequate internal and external space for the correct storage of waste and recyclable materials.</p> <p>(c) Require that development proposals have regard to the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects.</p>	↕	↑	↑	↕	↑	↑	↕	↕	↑
<p>SEA Comment:</p> <p>Policy IU P1 will ensure the provision of adequate infrastructure capacity to accommodate future development and the timely provision of infrastructure needed for the sustainable growth of Patrickswell. Supporting objectives relating to wastewater and water supply will have positive effects for PHH, W1 and MA SEOS by ensuring that there is adequate infrastructural provision in the plan area.</p>										

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Objective IU O4 will maintain/improve/enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the Draft RBMP for Ireland 2022-2027 (DHPLG) and associated Programme of Measures.</p> <p>Flood risk management policies and objectives will be positive for all SEOs. Policy support for SUDS and Blue Green Infrastructure are also positive across a number of SEOS including W, SG SEOs.</p> <p>Objective IU O8 will support national gas/electricity grid infrastructure providers by safeguarding existing infrastructure from encroachment by development that might compromise the efficiency of the networks. While this objective will be positive for PHH and MA, it could lead to increased development and expansion of infrastructure and thus disturbance of the remaining SEOs. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions, all SEOs will be afforded the highest protection, conservation and management.</p> <p>Note: Development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments, which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), and Patrickswell LAP policies/objectives including, Objective IU O1 - Water Infrastructure, and Policy SMT P1: Integration of Land Use and Transport Policies, Objective CH O1: Climate Change, Objective CH O2: Tree Protection and Nature Conservation, Objective CH O4: Ecological Impact Assessment, Objective CH O5: Designated Sites and Nature Conservation, Policy CH P2: Water Framework Directive Policy and Objective IU O5: Flood Risk Management, will provide for mitigation through development management. Objectives CH O2 Compliance with Environmental Assessment, Objective CH O7 Ecological Impact Assessment and Objective CH O8 New Infrastructure Projects, shall apply and will provide sufficient environmental assessment and mitigation at project stage.</p>									

Table-A2 SEA Evaluation of landuse zonings



Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>Village Centre: 4.76 ha.</p> <p>Objective: To protect, consolidate and facilitate the development of Patrickswell's commercial, retail, educational, leisure, residential, social and community uses and facilities.</p> <p>To consolidate Patrickswell's Village Centre through densification of appropriate commercial and residential developments ensuring an appropriate mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zoning will strengthen retail provision in accordance with the Retail Strategy for Limerick-Shannon Metropolitan Area and County Limerick 2022-2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment:</p> <p>Village centre viability and support for appropriate uses, and design features will provide positive long-term effects. Promotion of the Village Centre development under the Town Centre First policies and objectives is positive in relation to population and human health, soil and geology, material assets and cultural heritage SEOs in particular. The majority of the LAP policies and objectives supports the town centre by improving the connectivity within the centre, enhance public realms, and upgrade the fabric of the streetscape. It is important that environmental assessments are carried out if required and this is provided for in CH O4 Ecological Impact Assessment, and TCF P1 Town Centre First.</p> <p>For project level assessment, existing environmental protection measures from the Limerick Development Plan 2022-2028 and the Draft Patrickswell LAP will apply and provide appropriate mitigation.</p> <p>The SFRA provided the following commentary:</p> <p>Parts of the village centre are within Flood Zone A/B. While most of the land is under existing development.</p>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. This is on the basis that:</p> <ul style="list-style-type: none"> • Within Flood Zone A/B development is limited to extensions, renovations and change of use. • Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. • Less vulnerable development is appropriate within Flood Zone B. <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • FRA should address climate change and FFL requirements in relation to Table 7-1 and Table 7-2 where practicable; • Bedrooms should be located in the upstairs of two-story buildings when extending existing residential property in Flood Zone A/B; • Flood resilient construction materials and fittings should be considered if in Flood Zone A/B; • Provision should be made for any potential future flood relief measures; • Residual risk of culvert blockage should be assessed; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with Policy IU04 with particular note to point c regarding SuDS and Nature Based Solutions. 									
<p>Existing residential: 18.426 ha.</p> <p>Objective: To provide for residential development, protect and improve existing residential amenity.</p> <p>Purpose: This zoning reflects established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the area will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc."</p>	0	0	0	0	0	0	0	0	0
<p>SEA Comment:</p> <p>This confirms existing land uses, no significant effects identified.</p>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>The SFRA provided the following comment: Risk to existing residential lands can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in Section 7 and on the basis that development is;</p> <ul style="list-style-type: none"> Limited to extensions, renovations and change of use. Bedrooms should be located in the upstairs of two-storey buildings when extending existing property. Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C. An appropriately detailed FRA will be required which should follow the general guidance provided in Section 7 of the SFRA and FFL requirements in relation to Table 7 1 and Table 7 2, where practicable. <p>Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within the relevant section of the SFRA.</p>									
<p>New Residential: 16.861 ha. (Phase 1: 13.926 ha. and Phase 2: 2.935ha.)</p> <p>Objective: To provide for new residential development in tandem with the provision of social and physical infrastructure.</p> <p>Purpose: This zone is intended primarily for new high quality housing development. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p> <p>This zoning may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor's surgeries and playing fields etc.</p>	↕	↑	↑	↕	↕	↕	↑	↕	↑
SEA Comment:									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>Most of the impacts identified for residential development zones are identified as being mitigated at project level through development management. The landuse zoning relates to back lands primarily at the western part of the plan area that are within local services and are accessible.</p> <p>Based on aerial imagery review, the new residential land is located around infill parts of the plan area, with the most extensive situated in the northern part of the plan area, to the rear of the town. It appears that there is an extensive hedgerow/treeline associated with this zoning and full application of the Limerick Development Plan and LAP objectives to support the retention and integration of this woodland habitat, is recommended. In particular:</p> <p>Patrickswell LAP: Objective CH O2: Tree Protection and Nature Conservation, CH 06: Blue Green Infrastructure and Limerick Development Plan Objective EH O4 Creation of New Habitats.</p> <p>Ecological impact assessments should support planning applications in these lands. Appropriate ecological buffers should be integrated based on robust ecological evidence and surveys. Positive impacts were identified for population and human health, plus a number of material assets such as sustainable transport given these are all located close to the town centre and supporting services. Enhancement opportunities through habitat retention, creation of new habitat features and quality landscape and public realm is important to reduce effects on BFF, W at project level is recommended.</p> <p>The SFRA provided the following assessment for new residential: Justification Test required for development within Flood Zone A and B.</p>									
<p>Residential Serviced Sites Objective: 4.773 ha.</p> <p>Objective: To offer an alternative to the rural one-off house, providing an opportunity for people to design a house to their individual needs and supported by existing services.</p> <p>Purpose: Provides opportunities for those seeking to design and build their own home on serviced lands within the village, including water services, road, footpaths and lighting and within walking distance of the village centre. "</p>	↕	↑	↑	↕	↕	↕	↑	↕	↑
SEA Comment:									

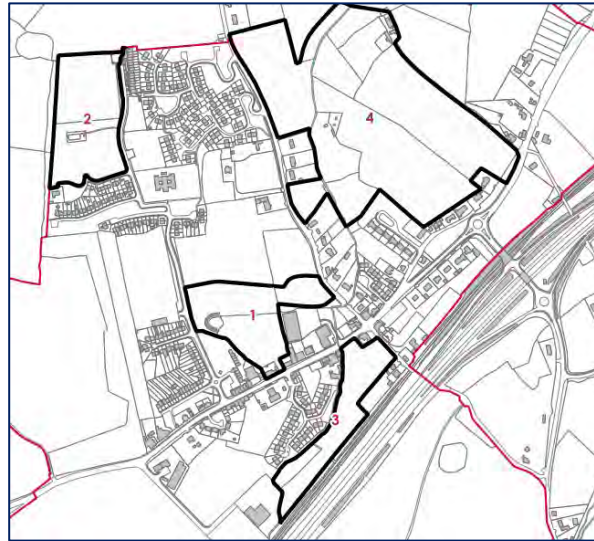
Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>Village centre viability and support for appropriate uses, and design features will provide positive long-term effects. Promotion of the options for housing within the settlement boundary supports service led development, by utilising existing material assets and reducing the need for one off infrastructure as well as supporting more village centre living and activity, with access via non-vehicular means to local services. As with New Residential, quality design, retention of existing ecological corridors and opportunities for habitat creation should be supported through this landuse zoning.</p> <p>Full application of Limerick Development Plan and the Draft LAP objectives to support the retention and integration of the woodland habitat, is recommended. In particular: Patrickswell LAP: Objective CH O2: Tree Protection and Nature Conservation CH O6: Blue Green Infrastructure and Limerick Development plan Objective EH O4 Creation of New Habitats.</p> <p>SFRA commented on this zoning as follows: Justification Test required for development in Flood Zones A and B.</p>									
<p>Education and Community: 4.567ha. Objective: To protect and provide for education, training, adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</p> <p>Purpose: To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation, such as residential care or institutions to support the main use only, and other facilities.</p>	↕	↑	↑	↕	↕	↕	↑	↕	↑
<p>SEA Comment: Positive impacts are identified for population and human health, transport and air quality for these zonings with mitigable impacts for the SEOs in relation to soil and biodiversity. Project level mitigation is provided for under existing policies and objectives in the Patrickswell LAP, and the Limerick Development Plan.</p> <p>The SFRA commented as follows:</p>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
The limited risk to Education and Community zoning can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section of the SFRA report and on the basis that development within Flood Zone A/B is limited to water compatible use.									
Open Space and Recreation: 24.814ha. Objective: To protect, provide for and improve open space, active and passive recreational amenities. Purpose: Provides for active and passive recreational resources including parks, sports and leisure facilities and amenities including the greenways and blueways. The Council will not normally permit development that would result in a substantial loss of open space. Linked green spaces/corridors are encouraged.	↕	↑	↑	↕	↕	↕	↑	↕	↑
SEA Comment: Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs also. Ecological enhancement measures and provision of appropriate buffers from sensitive sites and habitats should be implemented in relation to any proposed recreational projects including greenways, therefore the application of the following policies and objectives will apply: CH 4 Ecological Impact Assessment, CH O5 Designated Sites and Nature Conservation, CH O6: Blue Green Infrastructure, CH O7: Creation of new habitats, and CH O8: New Infrastructure Projects. The SFRA provided the following assessment for Open Space: Open space and recreation are water compatible and appropriate uses within Flood Zones A and B.									
Agriculture: 39.63 ha. Objective: To protect and improve rural amenity and provide for the development of agricultural uses. Purpose: Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up	↕	↑	↑	↕	↕	↕	↑	↕	↑

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>areas. Uses which are directly associated with agriculture or rural related business activities which have a demonstrated need for a rural based location, and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home Based Businesses In Rural Areas as set out in the Limerick Development Plan 2022-2028 or any replacement thereof. One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A and B for the permanent habitation, subject to the terms and conditions of the rural housing policy as set out in the Limerick Development Plan 2022-2028.</p>									
<p>SEA Comment:</p> <p>Most of these lands are on either agricultural lands or are areas of existing land-use activities. Subject to implementation of appropriate mitigation measures, no significant adverse effects are identified for this zoning. It is likely to impact positively to population and human health of the area.</p> <p>The SFRA provided the following in relation to this landuse zoning: Justification Test not needed, but for new farm housing the sequential approach must apply</p>									

Table A3: Opportunity Sites

The Figure below shows the location of the 4 Opportunity Sites



		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Chapter 4 - Town Centre First Approach										
Opportunity Site 1: Backlands off Main Street	Description: This large under-utilised backland site is located to the rear of Main Street and includes an existing warehouse. Draft Zoning Map provides for two different zoning types: 'Town Centre' and 'Open Space and Recreation'. The site presents a considerable opportunity for creating many redevelopment opportunities within proximity to the Main Street. Development Potential/Principles:	↕	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>-A comprehensive masterplan for the entire area will be required to ensure that the land is developed and managed in a sustainable and coherent fashion.</p> <p>-Ensure that full consideration is given to the protection of archaeological heritage, in undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of archaeological heritage. The area includes a well preserved ringfort, the earliest known habitation in Patrickswell. The design and layout of any future development shall have regard to the location and setting of the monument and ensure that it is incorporated into any future scheme, in a sensitive manner. A management plan for the monument shall be included with any proposal. A minimum buffer of 30m from the outer edge of the ringfort shall be provided and no development including the provision of any new residential development, shall take place in the buffer of the monument. Prior consultation with the Council's Archaeologist and National Monuments Service should take place.</p> <p>-Opportunity to create permeability and active travel linkages from the village centre to the north into new residential zoned lands and the large residential landbank to the east of the Clarina Road, the primary school, GAA grounds and recreational facilities.</p> <p>-The development would allow for village centre expansion that includes a range of housing types and new</p>									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>commercial uses, with a focus on a new urban civic square, fronted by retail development and over the counter commercial services, where possible. Given its location, the site presents considerable opportunity to allow for improved pedestrian permeability and village centre consolidation through securing a high-density mixed-use scheme.</p> <p>-Any proposal will require well-designed public spaces accessible to all, facilities for younger people including the potential provision of play space.</p> <p>-Any future planning application(s) on these lands should include a site-specific flood risk assessment for the north eastern part of the site in accordance with “The Planning System and Flood Risk Management Guidelines for Planning Authorities, (DoECLG Nov. 2009).” Refer to Section 7.5 Flood Risk Management in relation to flood risk requirements.</p>									
<p>SEA Comment:</p> <p>This opportunity site is consistent with national, regional and county policies in relation to compact growth and reuse of existing village center lands. The design principles listed above are consistent with all SEOS. Application of relevant environmental protection policies and objectives in the Limerick Development Plan and Patrickswell LAP will avoid significant environmental effects.</p>										
<p>Opportunity Site 2: Community facilities at site fronting Faha View and Lisheen</p>	<p>Description:</p> <p>Site zoned Open Space and Recreation. The lands encompass existing community facilities including St. Patrick’s AFC, Patrickswell’s Multi-Use Games Area and associated lands separated into two areas – the AFC is bordered on all sides by palisade fencing, while the MUGA is located in the middle of open space. The full site is</p>	↕	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Park including St. Patrick's AFC	<p>bordered by impressive trees on the western edge and adjoins residential units to the east and the southern end of the site. The site is within walking distance of Patrickswell National School.</p> <p>Development Potential/Principles:</p> <ul style="list-style-type: none"> -The area shall be developed for amenity/ recreational uses to serve the community and sporting clubs. -Development proposals shall include the provision of pitches, a pedestrian walking loop around the perimeter and the provision of changing facilities, as well as vehicle and bike parking. -The tree group to the west of the site is a landscape feature that shall be protected and incorporated into any future development. -Development shall include natural play spaces throughout the development, such as natural play equipment, seating, insect hotels and also areas for local wildflowers and wetlands/swales at low points and along paths. -The layout of any proposal shall incorporate passive surveillance, in so far as possible. -The overall development of the site shall occur in a coordinated fashion and shall have regard to the indicative layout set out. The Council will seek to safeguard the residential amenities of the adjoining residents. 									
SEA Comment:										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
This opportunity site is consistent with national, regional and county policies in relation to compact growth and reuse of existing village center lands. The design principles listed above are consistent with all SEOS. Application of relevant environmental protection policies and objectives in the Limerick Development Plan and Patrickswell LAP will avoid significant environmental effects.										
Opportunity Site 3: Riverside Park	<p>Description:</p> <p>This area incorporates a long narrow strip of land which bounds the Main Street and the Barnakyle River. This stretch of the Barnakyle River and its associated flood plain is one of the most significant environmental and landscape features in the village. The Draft LAP zones the land as Open Space and Recreation which makes it an ideal potential location for a future public park. Adjacent land uses, include village centre and proposed and established residential areas.</p> <p>Development Potential/Principles:</p> <p>This area has been identified as a valuable amenity that has potential for further appropriate development in the interest of habitat protection and recreational amenity. It is the objective of the Council to preserve and protect this area from inappropriate development in order to maintain its significance as an important ecological role, as a natural wildlife corridor, as a flood risk management mechanism and as a natural amenity area.</p> <ul style="list-style-type: none"> - The provision of a walkway/cycleway through this area and the possible development of seating and a children's play area shall be encouraged, subject to environmental assessment. - Any future development of a playground shall avoid areas identified at flood risk and shall be 	↑↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>adequately overlooked to provide for natural surveillance.</p> <ul style="list-style-type: none"> - The Council will seek to safeguard the amenities reasonably expected to be enjoyed amongst neighbouring land uses that the public use of this park might affect. This will require attention to how the park is to be laid out, careful consideration of uses permitted, including management of the park, appropriate lighting, boundary treatment and controls on public access at entry points. - A planned integrated scheme shall be developed for the area to reinforce the riparian character of the banks of the river safeguarding the natural habitat of the river and its banks is required, subject to the necessary environmental assessments. - Future development proposals shall provide a high quality riverside walkway and cycleway. Proposals shall be designed in accordance with the principles of universal access. - All developments shall demonstrate that they enhance the biodiversity value of the area through suitable landscape and management measures. 									
<p>SEA Comment: This opportunity site is consistent with national, regional and county policies in relation to public realm provision and enhanced village centre facilities. The design principles reference the importance of the riparian corridor and enhancement of biodiversity. The design principles listed</p>										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
above are consistent with all SEOS. Application of relevant environmental protection policies and objectives in the Limerick Development Plan and Patrickswell LAP will avoid significant environmental effects.										
Opportunity Site 4: Future Growth Area Northeast of Village Centre	Site Description: <ul style="list-style-type: none"> - Significant residential development is planned for this area and the purpose of this opportunity site is to ensure a co-ordinated approach to planning in terms of integrating existing permitted development and potential future developments to ensure permeability and linkages across the site. The site also incorporates an area zoned for open space and recreation, which is necessary to ensure the future growth of the village is supported by adequate social and community infrastructure sensitive to environmental considerations and existing land uses. - The full site is bounded by a number of existing detached dwellings along the eastern boundary that front onto the public road (Clarina Road) and again to the southern boundary of the overall opportunity site. The site includes a green wedge surrounding the Barnakyle River stretching north-south and two additional land zonings; Open Space and Recreation zoning, primarily to the western and northern edge of the boundary and New Residential zoned lands provided for in two phases to the eastern boundary of the opportunity site. - Backland development connecting into village core with opportunity to maximise pedestrian, cycle and 	↑↑	↑	↑	↑↑	↑↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>vehicular connections between the site, extant planning permission (22/8017 and 21/873) and the surrounding area with the potential to provide connections to the west of the village and into existing social infrastructure and residential areas.</p> <ul style="list-style-type: none"> - Maximising the Barnakyle River as an amenity for the village and allowing for active travel permeability and linkages into new residential zoned land, future open space and recreation provision and existing facilities and services. <p>Development Potential/Principles:</p> <ul style="list-style-type: none"> - A Masterplan will be required for the full site to set out the framework for the sustainable, phased and managed development of the area. The Masterplan should include a conceptual layout, phasing details and legibility of design and place-making to create a vibrant and pleasant new neighbourhood and should include the Community and Educational zoned lands within the Opportunity Site Boundary. The Masterplan should clearly illustrate a permeable network of active travel linkages into Patrickswell village centre and existing and future social infrastructure within the plan boundary. - In order to ensure required supportive infrastructure to support residential development in a sequential manner, the Council will only consider development of 									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>subsequent phases of residentially zoned land only, when 80% of the land zoned as Phase 1 residential within the plan boundary has been developed.</p> <ul style="list-style-type: none"> - Accommodate community facilities in line with the growth of residential development including the provision of blue green infrastructure amenity linking into 3.73ha additional Open Space and Recreation site, on the northern boundary. - Ensure a high level of access, particularly in terms of active travel linkages to allow for increased permeability and encourage the integration of the site. - Vehicle access to the site will be provided via the Clarina Road and the R523. - Vehicle access to the Open Space and Recreation lands on the northern boundary of the site from the R523 only, additional active travel linkages provided from the Clarina Road via new residential development. - Potential to guide the sustainable development of future village amenities and critical social infrastructure to coincide with future residential development. This could include playing pitches, playground/play space, tennis courts etc. - Large land bank of new residential provision – opportunity to create a permeable and well connected neighbourhood focusing on active travel provision linking into the open space and recreation land bank and the Barnakyle River with further connections into 									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	<p>the Village Centre, the Clarina Road and on to the existing GAA facility, local school and Opportunity Site 2.</p> <p>Any planning application or Masterplan of the lands shall be informed by the necessary environmental screenings/assessments to minimise all environmental impacts, on any designated sites or other environmentally sensitive landscape. All necessary mitigation shall be incorporated into the overall design concepts and proposals to safeguard the receiving environment.</p>									
<p>SEA Comment:</p> <p>This opportunity site is consistent with national, regional and county policies in relation to compact growth and reuse of existing village center lands. The design principles listed above are consistent with all SEOS. Application of relevant environmental protection policies and objectives in the Limerick Development Plan and Patrickswell LAP will avoid significant environmental effects particularly in relation to surface water management and protection and enhancement of the Barnakyle River.</p>										