



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Pleanáil, Comhshaol agus Cruthú Áite
Ceanncheathrú Chorparáideach
Comhairle Cathrach agus Contae Luimnigh
Cé na gCeannaithe, Luimneach
V94 EH90

Planning, Environment and Place-Making
Corporate Headquarters
Limerick City and County Council
Merchant's Quay, Limerick
V94 EH90

15th November 2023

To: The Cathaoirleach and each Member of the Municipal District of Newcastle West.

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

A Chomhairleoir, a chara,

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

The Material Alterations to the Draft Local Area Plan were placed on public display from 23rd September – 23rd October 2023 inclusive.

A total of 10 no. submissions were received within the statutory timeframe. A report consisting of a summary of the submissions received together with the Chief Executive's responses and recommendations are attached as required by Section 20 of the Planning and Development Act 2000 (as amended). The submissions can be inspected on <https://mypoint.limerick.ie> or in the Forward Planning Section of Limerick City and County Council during normal office hours and copies of the original submissions will be available for inspection at the December Meeting of the Municipal District of Newcastle West

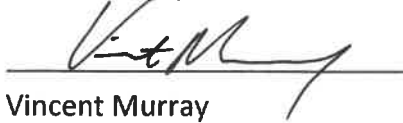
The members of the Municipal District of Newcastle West at their 6th December meeting shall consider the Chief Executive's Report and decide to make or amend the Newcastle West Local Area Plan.

A briefing for the members of the Municipal District of Newcastle West in relation to the Draft Newcastle West Local Area Plan will be held on Thursday, 30th November at 12pm, in Aras

William Smith O'Brien, Newcastle West, Co. Limerick, to brief the Elected Members on the contents of the Report.

If you have any queries on the report please contact Maria Woods, Senior Planner, on 061 557228

Mise le meas,

A handwritten signature in black ink, appearing to read 'Vincent Murray', is written over a horizontal line.

Vincent Murray

Director of Services

Planning, Environment and Place-Making

Proposed Newcastle West Local Area Plan 2023 – 2029

Section 20 (3)(k) Chief Executive’s Report to the Elected Members on Submissions received on the Material Alterations to the Proposed Newcastle West Local Area Plan on Public Display 23rd September – 23rd October 2023

**Limerick City and County Council
Forward Planning
Planning, Environment & Place-Making Directorate
Merchants Quay
Limerick**



15th November 2023

Contents

1.0	Introduction	1
1.1	Structure of this report	1
1.2	Progress to date and next steps.....	2
Part A		4
Submissions, Responses and Chief Executive’s Recommendation.....		4
2.0	Persons/ Bodies who made submissions within the statutory timeframe.....	4
2.1	Persons/ Bodies who made submissions Outside the statutory timeframe	4
2.2	Submission Summaries, Chief Executive’s Responses and Recommendations.....	5
	Office of the Planning Regulator (OPR).....	5
	Environmental Protection Agency (EPA).....	11
	Environmental Co-ordination Unit.....	13
	Transport Infrastructure Ireland	13
	Department of Education and Skills.....	17
	Office of Public Works.....	18
	Southern Regional Assembly (SRA).....	19
	Uisce Eireann.....	24
	Department of the Environment, Climate and Communications.....	30
	National Transport Authority (NTA).....	31
Part B Proposed Amendments to Proposed Newcastle West Local Area Plan 2023 – 2029.....		35
3.1	Amendments to Proposed Local Area Plan	35
3.2	Amendments to Proposed Local Area Plan Text.....	36
3.3	Amendments to Proposed Local Area Plan Zoning Map	37
Part C Proposed Amendments to Proposed Newcastle West Local Transport Plan.....		39
Part D Proposed Amendments to Proposed Strategic Flood Risk Assessment		40
Part E Strategic Environmental Assessment Screening and Appropriate Assessment Screening		41
Part F Chief Executive’s Recommendation.....		44

1.0 INTRODUCTION

This Chief Executive's Report outlines the submissions made following publication of the Material Amendments to the Proposed Newcastle West Local Area Plan 2023 - 2029. The Material Amendments were on public display between 23rd September and 23rd October 2023 inclusive. 10 written submissions were received within this statutory public display period.

The report sets out the Chief Executive's responses and recommendations to the issues raised in relation to the proposed amendments and any further amendments to finalise the Proposed LAP. The report is part of the statutory procedure for preparing a new Local Area Plan (LAP) as set out in Section 20 of the Planning and Development Act, 2000 (as amended).

1.1 STRUCTURE OF THIS REPORT

Part A addresses each of the written submissions received within the statutory public display period. It includes the names of the individuals or bodies who made submissions, a summary of the issues raised, a response and recommendation of the Chief Executive on each submission. In the case of submissions that raised issues identified as matters not relevant to the proposed Material Alterations these cannot be considered at this stage of the plan making process.

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

Part C outlines the proposed amendments recommended to the text of the proposed Local Transport Plan in response to the Chief Executive's recommendations on the submissions received.

Part D outlines the proposed amendments recommended to the text of the proposed Strategic Flood Risk Assessment in response to the Chief Executive's recommendations on the submissions received.

Part E outlines the Strategic Environmental Assessment Screening and Appropriate Assessment Screening of the alterations recommended following the public display of the Material Alterations 23rd September 2023.

Part F contains the Chief Executive's Recommendation

1.2 PROGRESS TO DATE AND NEXT STEPS

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

Date	
Stage 1	
18 th January – 13 th March 2023	First issues stage: Submissions were invited
6 th May 2023 – 19 th June 2023	Draft Plan on public display: Public submissions invited during statutory period
Stage 2	
28 th July 2023	Chief Executive's Report issued to the Elected Members of the Newcastle West Municipal District for consideration
4 th September 2023	Elected Members considered the report issued 28 th July 2023 and recommended alterations to the Proposed Plan for public display.
Stage 3	
23 rd September – 23 rd October 2023	Material Alterations were placed on display for 4 weeks. Public submissions could only be made on the proposed alterations in accordance with Section 20 (3) of the Planning and Development Act, 2000 (as amended).
The remaining stages of the Plan are as follows:	
15 th November 2023	Chief Executive's Report on submissions on the Material Alterations issued to Elected Members for consideration at the December Municipal District meeting.
December 2023	Final adoption of Plan by Elected Members, having considered the Chief Executive's Report on the submissions received on the Material Alterations.
January 2024	Plan comes into effect 6 weeks from the time of adoption

Following receipt of the Chief Executive's Report on the submission received in relation to the material amendments, the Members of the Municipal District of Newcastle West have up to 6 weeks in which to consider the contents of this report on the material alterations to the Proposed LAP. Members may then decide to make the LAP with or without the proposed amendments or with modifications to the proposed amendments, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members of the Municipal District of Newcastle West. When performing their functions, the Elected Members of the Newcastle West Municipal District

are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any Local Authority in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

PART A

SUBMISSIONS, RESPONSES AND CHIEF EXECUTIVE'S RECOMMENDATION

2.0 PERSONS/ BODIES WHO MADE SUBMISSIONS WITHIN THE STATUTORY TIMEFRAME

Submission No.	Submission received from
Prescribed Bodies	
1	Office of the Planning Regulator (OPR)
2	Environmental Protection Agency (EPA)
3	Environmental Co-ordination Unit
4	Transport Infrastructure Ireland (TII)
5	Department of Education
6	Office Public Works (OPW)
7	Southern Regional Assembly (SRA)
8	Uisce Eireann (UÉ)
9	Department of the Environment, Climate and Communications
10	National Transport Authority (NTA)

2.1 PERSONS/ BODIES WHO MADE SUBMISSIONS OUTSIDE THE STATUTORY TIMEFRAME

Submission No.	Submission received from
1	Department of Transport
2	John S. McCoy

2.2 SUBMISSION SUMMARIES, CHIEF EXECUTIVE’S RESPONSES AND RECOMMENDATIONS

1	Name/Group:	Office of the Planning Regulator (OPR) Ref: LCC-C256-NCW3-8
	Submission:	Response
	<p>1. The OPR has thanked the Local Authority for their preparation of the proposed Material Alterations.</p> <p>2. As outlined in the Office’s submission to the draft LAP, the Office considered the draft LAP to be generally consistent with policies in the National Planning Framework (NPF) and the RSES. However, the Office found it necessary to recommend changes to ensure alignment with national and regional policies and with associated section 28 guidelines concerning the core strategy, regeneration of opportunity sites, transport and flood risk management.</p> <p>3. The Office acknowledges the work undertaken by the planning authority in responding to the issues raised by the Office in its recommendation and observations and in preparing the proposed Material Alterations. In particular, the Office welcomes the inclusion of a core strategy table proposed under Material Alteration 4 which provides greater clarity. Furthermore, the Office welcomes the changes proposed under Material Alterations 9 and 10 which will ensure more explicit support for the proposed interventions set out in the Local Transport Plan (LTP) and will also provide clear mapping of the measures required to support the delivery of the LTP.</p>	<p>1. Noted</p> <p>2. Noted</p> <p>3. Noted</p>

<p>4. The submission from the Office sets out two (2) recommendations and two (2) observations under the following four [4] themes:</p> <ul style="list-style-type: none"> • Core Strategy and Land Use Zoning for Residential Use • Sustainable Transport and Mobility • Flood Risk Management and Surface Water Management • Other Matters <p>5. Core Strategy and Land Use Zoning for Residential Use – Recommendation 1</p> <p>Having regard to the provision of new homes at locations that can support compact and sustainable development, and in particular to:</p> <ul style="list-style-type: none"> • the sufficient supply of land zoned for residential use commensurate with the core strategy of the Limerick Development Plan 2022-2028; • the policies and objectives of the Limerick Development Plan 2022-2028 including Policy CSP1 to implement the core strategy to ensure consistency with policies at a national and regional level, in particular population targets, Policy CSP2 to support compact growth, Policy CSP4 to ensure consistency between local area plans and the core strategy, Policy CSP7 and CSP8 to ensure that the settlement strategy and hierarchy accords with the core strategy and to require future residential development to locate at and be of a scale appropriate to, the settlement and growth levels identified in the core strategy and Objective CGRO12 	<p>4. Noted</p> <p>5. The justification and rationale for this recommendation is noted and agreed with. As such, it is recommended that the Newcastle West Local Area Plan 2023-2029 is made without the proposed Material Alteration to provide a “New Residential” zoning on the subject lands, where a residential zoning currently exists in the current Newcastle West Local Area Plan 2014-2020 (lands at Rathnaneane between Arra View and the Paddocks).</p>
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<p>to ensure alignment of the draft LAP with the Limerick Development Plan 2022-2028;</p> <ul style="list-style-type: none"> • Policy DSP1 of the draft LAP to ensure compliance with the population projections of the core strategy; • NPO 3c and RPO 35 for compact growth; • NPO 6 and NPO 11 regeneration, RPO 34 and <i>Town Centre First: A Policy Approach for Irish Towns</i> (2022); and • Local Area Plans <i>Guidelines for Planning Authorities</i> (2013), section 2.4, <p>the planning authority is required to make the LAP without the following Material Alteration:</p> <ul style="list-style-type: none"> • zoning Material Alteration: lands at Rathnaneane between Arra View and the Paddocks: Change from Agriculture to New Residential. <p>6. Sustainable Transport and Mobility – Recommendation 2</p> <p>Having regard to the requirement to reduce Green House Gas (GHG) emissions and support targets for modal shift, and in particular to:</p> <ul style="list-style-type: none"> • the objectives of the Limerick Development Plan 2022-2028, in particular CSP6 and TRO6, to promote a modal shift away from the private car; • NPO 27, RPO 91, 152 and 163 concerning modal shift; • RPO 35 and NPO 3c compact growth; • the goals of the <i>National Sustainable Mobility Policy</i> (2022), goal 5, in particular, refers; • the provisions of the <i>Climate Action and Low Carbon Development (Amendment) Act 2021</i>; 	<p>6. The justification and rationale for this recommendation is noted and agreed with. As such, it is recommended that the Newcastle West Local Area Plan 2023-2029 is made without the proposed Material Alteration to include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 including text and from all relevant maps.</p>
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<ul style="list-style-type: none"> • the <i>Climate Action Plan 2023</i>; and • RPO 114, RPO 116, NPO 57 and <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> (2009), as amended by Circular PL 2/2014, <p>the planning authority is required to make the LAP without the Material Alterations to reinstate the Newcastle West southern distributor road including text and from all relevant maps.</p> <p>7. Sustainable Transport and Mobility – Observation 1</p> <p>Having regard to the need to provide appropriate local vehicular connectivity and permeability and align with the strategic objectives of the Local Transport Plan to provide for an east west link between the Cork Road and Knockane Road/Bothar Buí roads to serve existing and proposed residential lands, and in particular:</p> <ul style="list-style-type: none"> • RPO 151 integration of land use and transport <p>the planning authority is advised to make the LAP without the Material Alteration to restrict the indicative link road from Woodfield Green to Knockane to active travel measures only, including text and from all relevant maps.</p> <p>8. Flood Risk Management and Surface Water Management – Observation 2</p> <p>Having regard to the need to provide appropriate protection to flood relief and arterial drainage infrastructure and provide for appropriate riparian buffer along the River Daar, and in particular:</p>	<p>7. The justification and rationale for this observation is noted and agreed with. As such, it is recommended that the Newcastle West Local Area Plan 2023-2029 is made without the proposed Material Alteration to amend the draft plan to restrict the indicative link road to active travel measures only including text and from all relevant maps.</p> <p>8. The amendments to the Flood Risk and Surface Water Policy Objectives in section 6.1 of the SFRA were done in error. It is intended for these policies and objectives in the SFRA to mirror/match the applicable/relevant policies and objectives in the Local Area Plan. As such, this section of the SFRA will be updated to</p>
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<p>• the <i>Planning System and Flood Risk Management Guidelines for Planning Authorities</i> (2009)</p> <p>the planning authority is advised to make the LAP without the Material Alterations to the Flood Risk and Surface Water Policy Objectives in section 6.1 of the SFRA (parts d, f, g and h of Objective IU05 Flood Risk Management).</p> <p>9. Other Matters</p> <p>The Material Alterations propose a change to the zoning matrix to broaden the categories of land use zones where campsite/caravan park holiday use is open for consideration. This change is interlinked with Material Alteration 8 to include a specific objective to <i>‘investigate the potential of providing a campervan/motorhome service areas or ‘Aire’ at an appropriate location in the town’</i>.</p> <p>The Office acknowledges the potential of an Aire to enhance the tourism infrastructure and offer of Newcastle West. However, the changes to the zoning matrix do not distinguish between a permanent caravan park and an Aire, which is designed to provide for temporary accommodation typically limited to 48 hours. It is recommended that a minor textual amendment or footnote should be included in the zoning matrix to clearly distinguish between temporary campsite/caravan parks and permanent facilities.</p>	<p>ensure consistency with the Newcastle West Local Area Plan 2023-2029.</p> <p>9. The issue raised is considered valid. Material Alteration/Text Amendment 8, which relates to the provision of an ‘Aire’ facility, will be amended to provide clarity in terms of the duration of use of such a facility.</p>
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<p>10. Statutory Process</p> <p>At the end of the process, the Planning Authority is required to notify this Office within five working days of the decision of the planning authority in relation to the draft LAP. Where the Planning Authority decides not to comply with the recommendations of the Office, or otherwise makes the LAP in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of section 31AO (5) of the Act the chief executive must inform the Office accordingly and state the reasons for the decision of the planning authority.</p>	<p>10. Noted</p>
<p>Chief Executive's Recommendation:</p>	
<p>1 – 4. No change</p> <p>5. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to provide a “New Residential” zoning on the subject lands, where a residential zoning currently exists in the current Newcastle West Local Area Plan 2014-2020 (lands at Rathnaneane between Arra View and the Paddocks).</p> <p>6. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 including text and from all relevant maps.</p> <p>7. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to amend the draft plan to restrict the indicative link road to active travel measures only including text and from all relevant maps.</p> <p>8. Section 6.1 of the SFRA will be updated to mirror/match the applicable/relevant policies and objectives in the Local Area Plan.</p> <p>9. Material Alteration/Text Amendment 8, which relates to the provision of an ‘Aire’ facility, will be amended as follows: Amend the additional objective provided at the end of Objective TO1 – Tourism: <u>(k) Investigate the potential of providing a short stay campervan/motorhome service areas or ‘Aire’ at an appropriate location in the town.</u></p> <p>10. No change</p>	
<p>SEA/AA Response provided at part E of this report.</p>	

2	Name/Group:	Environmental Protection Agency (EPA) Ref: LCC – C256 – NCW3 - 2
	Submission:	Response
	<p>1. The EPA promotes the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocates that the key environmental challenges for Ireland are considered and addressed, as relevant and appropriate to the Plan.</p> <p>2. The EPA’s guidance document “SEA of Local Authority Land Use Plans – EPA Recommendations and Resources”, assists Local Authorities to incorporate relevant recommendations as relevant and appropriate to the Plan.</p> <p>3. The Plan shall align with key relevant higher level plans and programmes and be consistent with the requirements of the National Planning Framework and Regional Spatial and Economic Strategy.</p> <p>4. In relation to the content of the Environmental Report, the SEA Regulations set out the information to be contained in an Environmental Report. These include: Assessment of Alternatives, Assessment of Environmental Effects, Mitigation Measures and Monitoring.</p> <p>5. In finalising the Plan and integrating the findings of the SEA, the recommendations, key issues and challenges described in the EPA’s State of the Environment Report, Ireland’s Environment – An Integrated</p>	<p>1. Noted.</p> <p>2. SEA of Local Authority Land Use Plans – EPA Recommendations and Resources are used by the Planning Authority to inform the SEA process.</p> <p>3. Noted</p> <p>4. Noted, the SEA Environmental Report is consistent with the SEA Regulations.</p> <p>5. The EPA’s State of the Environment Report, Ireland’s Environment – An Integrated Assessment 2020 (EPA, 2020) will be considered, as relevant and appropriate.</p>

<p>Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate.</p> <p>6. Future Amendments to the Plan: Any future amendments to the Plan should be screened for likely significant effects, using the same method of assessment applied in the “Environmental Assessment” of the Plan.</p> <p>7. Once the Plan is adopted an SEA Statement should be prepared that summarises:</p> <ul style="list-style-type: none"> - How environmental considerations have been integrated into the Plan; - How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; - The reasons for choosing the Alterations adopted in light of other reasonable alternatives dealt with; and - The measures decided upon to monitor the significant environmental effects of implementation of the Plan. <p>A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.</p> <p>8. Environmental Authorities: Prior to determining the SEA determination, the Planning Authority should consult with the Environmental Protection Agency, the Minister for Housing, Local Government and Heritage, the Minister for Environment, Climate and Communications, the Minister for Agriculture, Food and the Marine, and</p>	<p>6. Any future amendments will be screened for SEA as part of the preparation process.</p> <p>7. An appropriate SEA Statement will be prepared when the Plan is adopted and issued to any environmental authority consulted during the SEA process.</p> <p>8. Noted</p>
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	any adjoining planning authority whose area is contiguous to the area of the planning authority which prepared the proposed plan, proposed variation or local area plan.	
Chief Executive's Recommendations:		
1 – 8. No change		
SEA/AA Response: N/A		

3	Name/Group:	Environmental Co-ordination Unit Ref: LCC – C256 – NCW3 - 1
	Submission:	Response
	1. The Environmental Co-ordination Unit submits that there are no impacts or anticipated impacts to the following: - Fishery Harbours - Aquaculture - Sea Fishing - Cumulative Impacts There are no objections or further observations to the plan.	1. Noted
Chief Executive's Recommendations:		
1. No change		
SEA/AA Response: N/A		

4	Name/Group:	Transport Infrastructure Ireland Ref: LCC-C256-NCW3-3
	Submission:	Response
	1. Transport Infrastructure Ireland acknowledges and welcomes the Proposed Material Alterations arising from consideration of the Authority's initial	1. Noted

<p>submission on the Draft Local Area Plan and Local Transport Plan.</p> <p>2. Newcastle West Southern Distributor Road</p> <p>The Council will be aware that the provision of a Southern Distributor Road for Newcastle West is not a national road scheme. However, the proposed Southern Distributor Road has proposed interface with the N21, national road, to the east and west of Newcastle West at a point on the N21 where TII's records indicate a 100kph speed limit applies.</p> <p>As such, TII recommends that such additional connectivity to the national road network should be progressed in accordance with the provisions of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines. The Guidelines require an evidence-based plan-led approach and TII is not aware of such an approach being prepared in this instance.</p> <p>While it is acknowledged that it is beneficial for the Council to schedule work programmes that it is proposed to deliver at a local level, the Authority advises that any improvements relating to national roads identified at a local level should be done so in consultation with and subject to the agreement of TII. The Council will also be aware that TII is not responsible for the funding of such a scheme.</p> <p>TII recommends that the Council take into account the above considerations when deciding on the Proposed Material Alteration to include the Southern</p>	<p>2. The concerns raised by TII in relation to the Newcastle West Southern Distributor Road are noted and agreed with. In light of the potential impact on the N21 and the lack of an evidence-based plan-led approach to the provision of the southern distributor road, it is recommended that the Newcastle West Local Area Plan 2023-2029 is made without the proposed Material Alteration to include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 including text and from all relevant maps.</p>
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<p>Distributor Road in the Local Area Plan prior to finalisation.</p> <p>3. Masterplans Where proposals are subject to Masterplan exercises, appropriate consultation with statutory stakeholders should be undertaken and TII recommends that any adoption process or framework should be clearly identified in accordance with the requirements of official policy concerning such non-statutory frameworks.</p> <p>4. Proposed Material Alterations to the Local Transport Plan - Access to Enterprise and Employment Lands Figure 4.10 of the Draft LTP includes proposed revised text addressing junction options for accessing Enterprise and Employment lands in the Local Area Plan area. In relation to the Enterprise and Employment lands adjoining the N21, national road, the Draft LTP amended text outlines; <u>‘Pending analysis of the land uses proposed to be facilitated and having regard to the need to optimise active travel measures crossing the N21, exact junction intervention to be determined at future consultation / detailed design stage. Roundabout / Priority T Junction / Extended Right turn lane’.</u></p> <p>Having regard to the strategic function of the N21, national road, which will remain so pending the delivery of any Bypass Scheme, TII considers it appropriate that the proposed text reflects that strategic function and the following additional wording is</p>	<p>3. All relevant stakeholders will be consulted and relevant policy will also be complied with.</p> <p>4. The Local Transport Plan will be updated to address this concern.</p>
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	<p>recommended for consideration by the Council prior to finalisation of the Local Area Plan and Local Transport Plan;</p> <p>‘Pending analysis of the land uses proposed to be facilitated and having regard to the need to optimise active travel measures crossing the N21, exact junction intervention to be determined at future consultation / detailed design stage <u>by Limerick City and County Council in collaboration with TII and in accordance with TII Publication DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes). Roundabout /Priority T Junction/ Extended Right turn lane’.</u></p> <p>5. Proposed Material Alterations to the Local Transport Plan - Section 28 Ministerial Guidelines on Spatial Planning and National Roads</p> <p>TII acknowledges the proposed text update included in Section 2.1.6 of the Draft Local Transport Plan addressing the above Guidelines. It is noted that the proposed text makes reference to the ‘Design Manual for Roads and Bridges’ (DMRB).</p> <p>The DMRB has been superseded and all relevant design standards for national roads are now included in TII Publications. All references included in the Draft Plan related to the DMRB should be updated to TII Publications.</p>	<p>5. The Local Transport Plan will be updated to address this concern.</p>
	<p>Chief Executive’s Recommendation:</p>	
	<p>1. No change</p>	

	<p>2. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 including text and from all relevant maps.</p> <p>3. No change</p> <p>4. Update the text in Figure 4.10 of the Draft LTP as follows: <u>Pending analysis of the land uses proposed to be facilitated and having regard to the need to optimise active travel measures crossing the N21, exact junction intervention to be determined at future consultation / detailed design stage by Limerick City and County Council in collaboration with TII and in accordance with TII Publication DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes).</u> Roundabout / Priority T Junction / Extended Right turn lane'</p> <p>5. All references included in the Draft Plan and associated Local Transport Plan related to the DMRB will be updated to TII Publications.</p>
	SEA/AA Response provided at part E of this report.

5	Name/Group:	Department of Education and Skills	
		Ref: LCC-C256-NCW3-4	
	Submission:	Response	
	1. The Department has considered the material amendments and they do not change the projected school place requirements as per its submission of the 9 th June 2023. The Department notes and welcomes the increase in Education and Community zoned lands as a result of the proposed Material Alterations and acknowledges the crucial importance of the ongoing work of the Council in ensuring sufficient and appropriate land is zoned for educational needs.	1. Noted	
	Chief Executive's Recommendation:		
	1. No change		
	SEA/AA Response: N/A		

6	Name/Group:	Office of Public Works Ref: LCC-C256-NCW3-5
	Submission:	Response
	<p>1. The OPW outline their role in terms of flood risk and the comments attached relate specifically to Flood Risk Management.</p> <p>2. Flood Risk and Surface Water Policy There are a number of changes proposed to the Flood Risk and Surface Water Policy Objectives in Section 6.1 of the SFRA which are not included in the Material Alterations.</p> <p>Limerick City and County Council should consider not removing the objectives in relation to Arterial Drainage Schemes, existing and proposed flood relief scheme. It is important that development does not prevent or impede the access requirements for maintenance on these channels or impact the construction and maintenance of the flood relief schemes.</p> <p>3. Nature-based Solutions and SuDS The OPW has previously commented at Draft Plan Stage that <i>“The Guidelines recommend that the SFRA provide guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. There are 9 opportunity sites and 20 sites (Settlement Capacity Audits) identified in the Draft Plan where integrated and area based provision</i></p>	<p>1. Noted</p> <p>2. The amendments to the Flood Risk and Surface Water Policy Objectives in section 6.1 of the SFRA were done in error. It is intended for these policies and objectives in the SFRA to mirror/match the applicable/relevant policies and objectives in the Local Area Plan. As such, this section of the SFRA will be updated so that the objectives in relation to Arterial Drainage Schemes, existing and proposed flood relief scheme are not removed and to ensure consistency with the Newcastle West Local Area Plan 2023-2029.</p> <p>3. It should be noted this issue was responded to and informed the proposed material alterations to the Draft Newcastle West Local Area Plan 2023-2029. Section 8 (Settlement Zoning Review) of the SFRA was updated to promote nature based solution methods for opportunity sites and the wider area, where possible and guidance for the opportunity sites was updated to incorporate the provision of SuDS and green infrastructure. It should also be noted that the application of nature based solutions and SuDS measures will be considered on a case by case basis and implemented in conjunction with</p>

	<p>of SuDS and green infrastructure may be appropriate in this context". Submission states that the above has not been addressed at Material Alteration Stage.</p>	<p>development proposals at development management stage. As set out in the Limerick City and County Development Plan 2022 – 2028, Objective EH O14 Nature Based Solutions, Objective IN O12 Surface Water and SuDS and Section 11.3.11 SuDs appropriately address the Planning Authority's position on SuDS Measures and Nature-based solutions, as such, it is not deemed necessary to include same within the Local Area Plan.</p>
<p>Chief Executive's Recommendation:</p>		
<ol style="list-style-type: none"> 1. No change 2. Section 6.1 of the SFRA will be updated to mirror/match the applicable/relevant policies and objectives in the Local Area Plan. 3. No change 		
<p>SEA/AA Response provided at part E of this report.</p>		

7	<p>Name/Group:</p>	<p>Southern Regional Assembly (SRA) Ref: LCC-C256-NCW3-6</p>	
	<p>Submission:</p>	<p>Response</p>	
	<ol style="list-style-type: none"> 1. The Southern Regional Assembly (SRA) welcomes this opportunity to make a submission on the Proposed Material Alterations and commends the continued work being undertaken as part of the preparation a new statutory LAP for Newcastle West. 2. Chapter 3 Development Strategy The SRA welcomes the inclusion of Table x: Quantum of zoned land required and quantum of land zoned, (Text Amendment 4) to show consistency with the Core Strategy of the Limerick Development Plan 2022-2028. However there appears to be a 	<ol style="list-style-type: none"> 1. Noted 2. The figures for the number of residential properties required in the table referenced will be updated to align with the final quantum of zoned land agreed by the Elected Members. With respect to the quantum of zoned land for Newcastle West, please see point number 5 in 	

<p>discrepancy between the amount of land proposed for zoning under this table and that shown under the table in Text Amendment 19 (from Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit). This matter should be clarified. Submission goes on to state that the quantum of land zoned is well in excess of the requirement set out in the Core Strategy of the Development Plan and that the amount of zoned land should be reduced to better align with the Core Strategy in the Development Plan.</p> <p>3. Chapter 5 Sustainable Communities</p> <p>The SRA supports the proposed amendment in relation to the West Limerick Sports Complex and its potential to expand to facilitate a regional sports complex for the greater West Limerick area (Text Amendment 7).</p> <p>4. Chapter 7 Sustainable Mobility and Transport</p> <p>The SRA welcomes additions and clarifications on issues relating to sustainable mobility including the National Sustainable Mobility Policy (2022) and integration of actions from the Local Transport Plan into the document. The proposal to investigate the potential for a Mobility Hub at an appropriate location in the town centre is particularly welcome and would be most appropriately located close to existing public transport facilities to support sustainable and multi-modal travel.</p>	<p>the OPR submission above and response provided.</p> <p>3. Noted</p> <p>4. Noted</p>
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<p>5. Chapter 9 Infrastructure and Utilities</p> <p>The SRA welcomes clarifications in relation to water and wastewater capacity in Newcastle West for Chapter 9. There is some concern regarding the capacity constraints outlined for the town and potential for it to reach its growth targets, which as a Key Town is for more than 30% growth by 2040. As outlined in RPO 4 <i>Infrastructure Investment</i> of the RSES, infrastructure investment should be aligned with the spatial planning strategy of the RSES. The SRA therefore supports the Council in liaising with Uisce Éireann to progress investment plans and delivery in this area, to ensure the town develops as planned. Chapter 8 <i>Water & Energy Utilities</i> of the RSES also provides a number of additional supportive objectives in this area.</p> <p>The SRA also welcomes the proposal under Text Amendment 16 to examine the potential of district heating for the town. RPO 221 <i>Renewable Energy Generation and Transmission Network</i> of the RSES supports this approach.</p> <p>6. Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit</p> <p>a) There is some concern regarding the proposed reduction in the amount of land zoned for Open Space and Recreation from 82.9 ha in the Draft Plan to 78.3 as part of the Proposed Amendments. It is important that sufficient areas can be provided for Blue and Green Infrastructure to serve both the existing and planned population of the town, particularly where residential densities are</p>	<p>5. Noted</p> <p>6a) The issue raised by the SRA is noted and considered valid. In terms of the Material Alterations 6 proposed alterations involved changing open space and recreation zoned lands to other land use zonings. The rationale for these zoning changes is set out in the Chief Executives Report on the submissions received in relation to the Draft LAP and ranged from correcting minor zoning anomalies to accurately reflecting structures/uses that are in place on some of these sites, to accurately</p>
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<p>likely to increase, with consequent reduction in the provision of private open space.</p> <p>b) It is also noted that the <i>Land Use Zoning Matrix</i> has been amended, so that the <i>Campsite/Caravan Park - Holiday Use</i> is now open for consideration on land zoned for <i>Open Space and Recreation</i>, as well as <i>Education and Community</i> and <i>Enterprise and Employment</i>. It is important that sufficient land is zoned specifically for these uses and they are situated close to the residential population.</p> <p>7. Amendments to Maps</p> <p>A) It is noted that a large parcel of land is being proposed for rezoning from Agriculture to New Residential adjacent to the southern LAP boundary. As outlined under Chapter 3 Development Strategy above, the amount of land zoned for new residential use is well in excess of the requirement set out in the Core Strategy of the Development Plan. This proposal involves a large tract of land in a peripheral location, away from the town centre, located outside the Census 2016 Settlement boundary for Newcastle West and should be considered in terms of the compact growth requirement set out under the National Planning Framework, as well as</p>	<p>reflecting recent planning permissions on some of the lands in question. Therefore there is no or minimal loss in open space in real terms. It should also be noted that some of the lands zoned new residential will be providing open space as part of future developments. As such, it is considered that the open space and recreation zoned lands for Newcastle West are accessible, useable and appropriate.</p> <p>b) It should be noted that an open for consideration use does not guarantee that such a use will be provided in the applicable land use zoning. As such, the objective and purpose of the relevant land use zoning must be considered when assessing applications for open for consideration uses. The SRA's concern is noted, but this will be dealt with through the development management process.</p> <p>7a). See point number 5 in the OPR submission above and response provided.</p>
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the sequential approach to the zoning of land and the “10-minute” town concept.

b) It is also noted that a proposed distributor road along the southern LAP boundary has been included as part of the amendments. The RSES Key Town Section refers to a Distributor Road as well as other transport measures under the Key Infrastructural Requirements heading for Newcastle West. However it is noted that this is to be included through the preparation of a Local Transport Plan. The Local Transport Plan prepared with the Draft Plan has not identified a need for the Distributor Road.

Since the adoption of the RSES in 2020, the Limerick Development Plan 2022-2028 has been prepared with changes to anticipated population growth for the town and the amount of residentially zoned land to the south of the town proposed to be reduced significantly. The planning and design of the N21 Newcastle West Road Scheme has also progressed, to relieve congestion on the existing N21 through the town and which is supported through RPO 167 *National Road Projects* of the RSES. The promotion of more sustainable modes of transport for the town in the Draft Plan and amendments is welcomed and in line with national, regional and local policy. RPO 163 *Sustainable Mobility Targets* of the RSES states that significant progress is sought in the Region to reduce the modal share of private car travel and travel and increase the modal share of travel by walking, cycling, public transport and car sharing. The justification

7b). See point number 6 in the OPR submission above and response provided as well as point number 2 in the TII submission and response provided.

	for the Distributor Road, which would facilitate greater use of the car, therefore needs reconsideration within this context.	
Chief Executive's Recommendations:		
<ol style="list-style-type: none"> 1. No change 2. The figures for the number of residential properties required in the table forming part of Material Alteration/Text Amendment 4 will be updated to align with the final quantum of zoned land agreed by the Elected Members. 3 – 7. No change 		
SEA/AA Response provided at part E of this report.		

8	Name/Group:	Uisce Eireann	
		Ref: LCC-C256-NCW3-7	
	Submission:	Response	
	<ol style="list-style-type: none"> 1. Uisce Éireann welcomes the inclusion of the Proposed Material Alterations arising from their submission on the Draft Plan. 2. UÉ have provided observations and comments on the proposed Material Alterations to the Draft Plan in relation to public water services. 3. Development Strategy Amendment No.4 and Amendment No. 19 Submission notes that it is proposed that a table is inserted into Chapter 3: Development Strategy stating that the number of residential properties required as per the Limerick Development Plan Core Strategy 2022-2029 was 826 units but that it is now envisaged that there is a potential yield of 1,380 units within the LAP boundary. However, the number of units required remains as stated in the Draft Plan 	<ol style="list-style-type: none"> 1. Noted 2. Noted 3. The figures for the number of residential properties required in the table referenced will be updated to align with the final quantum of zoned land agreed by the Elected Members. With respect to the quantum of zoned land for Newcastle West, please see point number 5 in the OPR submission above and response provided. 	

<p>and so UÉ has no further comment on this matter.</p> <p>Should the proposed zoning amendments be accepted, the figures in this table would need to be updated to align with those in Amendment No. 19 (54.15 ha New Residential, and 5.4 ha Serviced Sites). This would result in a much greater potential housing yield, and if fully developed would necessitate strategic upgrades. Greater alignment with the zoned land requirement is preferred to assist in forward planning of infrastructure, optimize investment and support compact growth objectives.</p> <p>4. Amendments to Zoning</p> <p>a) A high-level review of the land-use zoning map has been carried out. Available network information indicates network extensions may be required to service all additional New Residential zoned sites. Depending on the extent of development realised, localised network upgrades may also be required, particularly in areas served by sewers with a diameter of 150mm or less, or watermains with a diameter of 80mm or less. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Uisce Éireann projects in place to progress such works.</p> <p>b) To maximise the use of existing water services, we encourage phased sequential development in areas with</p>	<p>4a) Potential developers will be advised to consult with Uisce Éireann at an early stage in the development process, if localized network upgrades are required these will be borne by the developer.</p> <p>b) Noted</p>
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	<p>existing water services infrastructure and spare capacity. Similarly, to maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. UÉ welcomes the inclusion of text to this effect within the proposed Material Alterations.</p> <p>c) There is limited capacity in the wastewater network in Newcastle West; upgrades are likely to be required however, it is envisaged these would be developer led. A Drainage Area Plan for Newcastle West will commence this year and will identify issues and needs within the network. Surface water separation is strongly encouraged to free up capacity in the existing network.</p> <p>5. Zoning change to UÉ Infrastructure UÉ welcomes the change in zoning from Open Space and Recreation to Utilities in respect of the Newcastle West Reservoir.</p>	<p>c) It should be noted that point number 5 in the OPR submission above and the response provided recommends that the Newcastle West Local Area Plan 2023-2029 is made without the proposed Material Alteration to provide a “New Residential” zoning on the subject lands, where a residential zoning currently exists in the current Newcastle West Local Area Plan 2014-2020 (lands at Rathnaneane between Arra View and the Paddocks). This will allow for the quantum of zoned land to better align with the Core Strategy of the Development Plan and the original quantum of zone land outlined in the Draft LAP. UÉ in there submission in relation to the Draft LAP set out that while there is limited capacity in the wastewater network, a reasonable quantum of zoned land coupled with developer led upgrades can overcome these capacity issues.</p> <p>5. Noted</p>
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<p>6. There are four new areas for proposed New Residential that were previously not detailed in the settlement capacity audit. These have been reviewed using available GIS resources.</p> <p>a) Change from Agriculture to New Residential - land to the south of Settlement Zoning Area 11 (previously 12): The supply of water to this area would require an upgrade in the pipework along Killeline Road which runs to the west of the site. Alternatives would require access across third party land from Arraview or Woodfield Grove. GIS indicates the nearest sewers are on the R522 and an Bothar Buí. Access to the private sewer networks in adjacent estates may be possible subject to third party agreement. Given the significant size of this site, if fully developed, strategic network upgrades may be required in addition to localized network upgrades.</p> <p>b) Change from Open Space and Recreation to New Residential land south of Settlement Capacity Audit Site 6 (previously 7): This site is adjacent to Site 6 which has previously been assessed. Water Supply could be accessed from Carraig Esmond or Churchtown Road. GIS datasets do not show any access to foul drainage from this site and a connection would need to be made to the main sewer on Churchtown Road. Alternatively, connection could be made with the sewer</p>	<p>6a) The Settlement Capacity Audit will be updated to align with the final number of sites zoned for residential development agreed by the Elected Members. With respect to the site in question, please see point number 5 in the OPR submission above and response provided.</p> <p>6b). The Settlement Capacity Audit will be updated to align with the final number of sites zoned for residential development agreed by the Elected Members.</p>
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<p>network on Carraig Esmond, though this may require third party agreements.</p> <p>c) Change from Open Space and Recreation land to the east of Settlement Capacity Audit reference 6 (previously 7): Connection could be made to water and wastewater network on Churchtown Road.</p> <p>d) Change from Enterprise and Employment to New Residential (site 17) – There is a 100mm pipe running across this site and this asset should be protected and sufficient separation distances maintained when the site is developed. Water supply could be sourced from this pipe. Similarly, there is a public trunk sewer within the site that would require protection but could also be used for foul drainage.</p> <p>e) UÉ would be happy to engage with Limerick City and County Council further in relation to the serviceability of sites as required.</p> <p>7. Sustainable Drainage and Green-Blue Infrastructure Uisce Éireann welcomes the inclusion of policies and objectives on the use of Sustainable Urban Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with NPO 57 of the National Planning Framework.</p>	<p>6c) The information in relation to this site is noted. However, due to the modest scale of the subject site, capable of accommodating one additional dwelling, it's inclusion in the Settlement Capacity Audit is not recommended.</p> <p>6d) The Settlement Capacity Audit will be updated to align with the final number of sites zoned for residential development agreed by the Elected Members.</p> <p>6e) Noted</p> <p>7. Noted</p>
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<p>8. Planned road and public realm projects Planned public realm, active travel and road projects have the potential to impact on UÉ assets and projects e.g. tree planting, building over of assets, new connections, stormwater separation, requirement to programme upgrade works in advance of road project and provision of futureproofing ducts.</p> <p>9. Other Comments and Suggestions</p> <p>a) Uisce Éireann welcomes the proposed changes to Chapter 9: Infrastructure and Utilities so far as they relate to water supply or wastewater. The update to Objective IUO2 addresses Uisce Éireann consultation response to the Draft Local Area Plan 2023-2029 dated June 2023.</p> <p>b) The 2022 waste water treatment capacity register (WWCR) was published in June 2023 and indicates there is spare capacity to cater for a small portion of the projected population growth (ca. 400 population equivalent). This figure should replace the '300' currently referenced in section 9.2 of the Material Alterations document. The sentence '<i>The 2022 WWCR will be issued this month</i>' should be deleted.</p> <p>There are a number of connection enquiries and applications being processed that may reduce available capacity further. A project is underway to provide additional wastewater treatment capacity and it is anticipated this will be completed within the lifetime of the Plan. The delivery of the project within the Plan period will be subject</p>	<p>8. The Council will ensure that early engagement takes place with all relevant stakeholders in the preparation of new road projects and public realm plans and upgrades.</p> <p>9a) Noted</p> <p>9b) The suggested text for Material Alteration/Text Amendment number 15 will be incorporated into the final version of the Local Area Plan.</p>
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	to statutory and other approvals, including the planning application process with LCCC.	
Chief Executive's Recommendations:		
<p>1 - 2. No change</p> <p>3. The figures for the number of residential properties required in the table forming part of Material Alteration/Text Amendment 4 will be updated to align with the final quantum of zoned land agreed by the Elected Members.</p> <p>4 – 5. No change</p> <p>6. The Settlement Capacity Audit will be updated to align with the final number of sites zoned for residential development agreed by the Elected Members.</p> <p>7 – 8. No change</p> <p>9. Section 9.2 of the Draft LAP will be updated as follows:</p> <p>Wastewater</p> <p>The <u>draft 20224</u> wastewater treatment capacity register (<u>WWCR</u>) indicates there is spare capacity (ca. <u>43600</u> population equivalent) to cater for a portion, but not all, of the projected population growth of 1,988 <u>over the County Development Plan Period. identified in the LDP.</u> <u>In addition, there are a number of connection enquiries and applications being processed that may reduce available capacity further.</u> The 2022 WWCR will be issued this month. An upgrade of Newcastle West WWTP is included in the 2020-2024 Investment Plan and is at concept design stage. The project will provide sufficient spare capacity to cater for the targeted growth. It is anticipated it will be post 2025, but within the lifetime of the <u>Local Area Plan 2022–2028 Limerick Development Plan</u>, before the WWTP project is completed. This will be subject to funding and other approvals. In order to ensure the adequate protection and management of the environment, the requirements of this Local Area Plan, including those detailed under “Objective IU 02” below, must be demonstrated as being complied with in order for permission to be granted.</p>		
SEA/AA Response provided at part E of this report.		

9	Name/Group:	Department of the Environment, Climate and Communications	
		Ref: LCC-C256-NCW3-9	
	Submission:	Response	
	1. District Heating	1. Noted	
	The Department welcomes the proposed amendment of the Local Authority which adds an additional objective with regard to		

	<p>the potential of district heating derived from waste heat where available, technically feasible and cost effective, while having consideration of the outcomes of the National Heat Study (Proposed Amendment No. 16).</p> <p>2. Waste</p> <p>The Department welcomes the Local Authority's proposed amendment which has regard to the best practice guidelines for the preparation of resource and waste management plans for construction and demolition projects (Proposed Amendment No. 17).</p>	<p>2. Noted</p>
<p>Chief Executive's Recommendation:</p>		
<p>1-2 No change</p>		
<p>SEA/AA Response: N/A</p>		

10	<p>Name/Group:</p>	<p>National Transport Authority (NTA) Ref: LCC-C256-NCW3-10</p>	
<p>Submission:</p>		<p>Response</p>	
<p>1. Overview</p> <p>In their submission on the Draft LAP, the NTA made a wide range of recommendations relating to its detailed contents and on the relationship between the LAP and Local Transport Plan. The NTA note and welcome this Material Alterations which directly reflect these recommendations, most specifically text amendment nos. 9, 10 and 11.</p> <p>2. Additional Peripheral Zoning</p>		<p>1. Noted</p> <p>2. See point number 5 in the OPR submission above and response provided.</p>	

<p>The NTA recommends that the proposed rezoning of land at Rathnaneane is revisited in order to ensure the LAP’s consistency with the Core Strategy and with the principles of integrated land use and transport planning which emphasises consolidation and a sequential approach to development.</p> <p>3. Newcastle West Southern Distributor Road</p> <p>The NTA recommends that the indicative alignment for the Southern Distributor Road is removed from all maps in the LAP and LTP and that the text in the draft LTP is reinstated. It would appear that this project is related to the rezoning of peripheral land to the south of the settlement (point 2 above). It is the view of the NTA that this approach to land use and transport planning could undermine the objective to deliver compact growth in a sequential manner based on the potential for the use of walking, cycling and public transport. Furthermore, the transport planning rationale for the proposed distributor road, taken on its own merits as a stand-alone scheme, is questionable as it would likely encourage further car use for all trips. As such, the LAP, by including this road scheme may not fully align with Government transport policy as set out in the National Sustainable Mobility Policy, in particular the <i>Avoid, Shift, Improve</i> principle which seeks to reduce use of the private car through a hierarchy of interventions.</p>	<p>3. See point number 6 in the OPR submission above and response provided as well as point number 2 in the TII submission and response provided.</p>
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<p>4. Active Travel Link</p> <p>The NTA recommends that the local authority considers reversing the proposed amendment in order to facilitate general traffic on the indicative road link as a means of providing an alternative to the town centre route for east-west car traffic. While, in principle, such an approach would be considered as consistent with prevailing transport policy, there is some concern that such a restriction could result in east-west car traffic routing via the town centre, potentially compromising public realm and sustainable transport objectives in this location.</p> <p>Additionally, the provision of a general traffic road link at this location, with the primary function to serve residential development sites, could be considered to align with transport policy if the following design matters on the road and in the general area were addressed:</p> <ul style="list-style-type: none"> • Provision for walking and cycling on the road in accordance with the Cycle Design Manual; • Provision for cycling on the existing road link to create a continuous cycle link from the R522 to the Knockane Road linking the residential areas to both Rovers Park and the Rugby Club; • Application of a 30kph speed limit on the full length of the road from the R522 to the Knockane Road; • The addition of a policy into the LAP which provides for walking and cycling links to be provided between new developments 	<p>4. See point number 7 in the OPR submission above and response provided.</p>
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	<p>on the zoned lands and existing developments to the north, notably addressing the multiple instances of severance caused by the boundaries and walls ay Arra View and the Paddocks; and</p> <ul style="list-style-type: none"> • The addition of a policy into the LAP which provides for the delivery of walking and cycling links between all housing estates in the development block bounded by Rathina, the R522 and Bothar Bui / Knockane Road. 	
	<p>Chief Executive’s Recommendations:</p>	
	<p>1 - 4. No change</p>	
	<p>SEA/AA Response: N/A</p>	

PART B PROPOSED AMENDMENTS TO PROPOSED NEWCASTLE WEST LOCAL AREA PLAN 2023 – 2029

(To be read in tandem with Part A)

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

3.1 AMENDMENTS TO PROPOSED LOCAL AREA PLAN

Proposed Amendment	Submission No./Elected Member Amendment No.
1. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to provide a “New Residential” zoning on the subject lands, where a residential zoning currently exists in the current Newcastle West Local Area Plan 2014-2020 (lands at Rathnaneane between Arra View and the Paddocks).	1

Proposed Amendment	Submission No./Elected Member Amendment No.
2. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to include the Newcastle West southern distributor road as included in the current Newcastle West Local Area Plan 2014 – 2020 including text and from all relevant maps.	1

Proposed Amendment	Submission No./Elected Member Amendment No.
3. Make the Newcastle West Local Area Plan 2023-2029 without the proposed Material Alteration to amend the draft plan to restrict	1

the indicative link road to active travel measures only including text and from all relevant maps.	
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3.2 AMENDMENTS TO PROPOSED LOCAL AREA PLAN TEXT

Chapter 3 Development Strategy

Proposed Amendment	Submission No./Elected Member Amendment No.
1. The figures for the number of residential properties required in the table forming part of Material Alteration/Text Amendment 4 will be updated to align with the final quantum of zoned land agreed by the Elected Members.	7, 8

Chapter 6 Economic Development and Tourism

Proposed Amendment	Submission No./Elected Member Amendment No.
2. Material Alteration/Text Amendment 8, which relates to the provision of an 'Aire' facility, will be amended as follows: Include an additional objective at the end of Objective TO1 – Tourism: <u>(k) Investigate the potential of providing a short stay campervan/motorhome service areas or 'Aire' at an appropriate location in the town.</u>	1

Chapter 7 Sustainable Mobility

Proposed Amendment	Submission No./Elected Member Amendment No.
3. All references included in the Draft Plan and associated Local Transport Plan related to the DMRB will be updated to TII Publications.	4

Chapter 9 Infrastructure and Utilities

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>4. Section 9.2 of the Draft LAP will be updated as follows:</p> <p>Wastewater</p> <p>The draft 2022¹ wastewater treatment capacity register (WWCR) indicates there is spare capacity (ca. 43600 population equivalent) to cater for a portion, but not all, of the projected population growth of 1,988 <u>over the County Development Plan Period. identified in the LDP. In addition, there are a number of connection enquiries and applications being processed that may reduce available capacity further. The 2022 WWCR will be issued this month.</u> An upgrade of Newcastle West WWTP is included in the 2020-2024 Investment Plan and is at concept design stage. The project will provide sufficient spare capacity to cater for the targeted growth. It is anticipated it will be post 2025, but within the lifetime of the <u>Local Area Plan 2022—2028 Limerick Development Plan</u>, before the WWTP project is completed. This will be subject to funding and other approvals. In order to ensure the adequate protection and management of the environment, the requirements of this Local Area Plan, including those detailed under “Objective IU-02” below, must be demonstrated as being complied with in order for permission to be granted.</p>	8

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

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>5. The Settlement Capacity Audit will be updated to align with the final number of sites zoned for residential development agreed by the Elected Members.</p>	8

3.3 AMENDMENTS TO PROPOSED LOCAL AREA PLAN ZONING MAP

**Chief Executive's Report
on Submissions Received
on Material Alterations**

Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- Local Centre
- Mixed Use
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Tourism Related Development
- Town Centre
- Utilities
- Active Travel Route
- LAP Boundary

Remove the Proposed Distributor Road

Change from New Residential back to Agriculture

Forward Planning
Planning, Environment and
Place-making Directorate

Merchants Quay, Limerick
Tel: (061) 356600
E-mail: forwardplanning@limerick.ie

DATE: November 2023 DWG. NO. ZNCH/23-29/R9

DRAWN BY: J. D. CHECKED BY: S.F.

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PART C PROPOSED AMENDMENTS TO PROPOSED NEWCASTLE WEST LOCAL TRANSPORT PLAN

1. Update the text in Figure 4.10 of the Draft LTP as follows: Pending analysis of the land uses proposed to be facilitated and having regard to the need to optimise active travel measures crossing the N21, exact junction intervention to be determined at future consultation / detailed design stage by Limerick City and County Council in collaboration with TII and in accordance with TII Publication DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes).
~~Roundabout / Priority T Junction / Extended Right turn lane'~~

2. All references included in the Draft Plan and associated Local Transport Plan related to the DMRB will be updated to TII Publications.

**PART D PROPOSED AMENDMENTS TO PROPOSED STRATEGIC FLOOD
RISK ASSESSMENT**

1. Section 6.1 of the SFRA will be updated to mirror/match the applicable/relevant policies and objectives in the Local Area Plan.

PART E STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING AND APPROPRIATE ASSESSMENT SCREENING

Accepting the Chief Executive's recommendations with respect to relevant proposed material alterations would avoid the unnecessary potentially significant adverse and residual effects on a variety of environmental components identified previously by the SEA – for more detail refer to Section 8.7 “Detailed Evaluation” of the “SEA Environmental Report for Relevant Proposed Material Alterations to the Draft Newcastle West Local Area Plan 2023-2029” (September 2023).

There are no additional sources for effects arising from the Chief Executive’s recommendations on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan, I can confirm that none of the Chief Executive’s recommendations for modifications would affect the integrity of any European site.

The Chief Executive’s recommendations would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan. Taking into account the measures that have already been integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from Chief Executive’s recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the Chief Executive’s recommendations would not be likely to result in significant environmental effects.

Appropriate Assessment Determination

under
Section 177V of the Planning and Development Act 2000, as amended,
for the

Newcastle West Local Area Plan 2023-2029

In order to comply with the requirements of Section 177V of the Planning and Development Act 2000, as amended, and pursuant to Article 6(3) of the Habitats Directive as to whether or not a plan or project would affect the integrity of any European site(s), this Appropriate Assessment determination is being made by Limerick City and County Council relating to the potential for the Newcastle West Local Area Plan 2023-2029 that is being adopted¹ to have effects on the integrity of European sites.

In carrying out this Appropriate Assessment (AA), the Council is taking into account the matters specified under Part XAB of the Planning and Development Act 2000 (as amended), including the following²:

- The Natura Impact Report prepared for the Draft Plan;
- The Natura Impact Report prepared for the Proposed Material Alterations;
- Written submissions made during the Plan preparation process; and
- Ongoing advice on AA from the Council's agents, including on further modifications.

As part of the AA, it was identified that the Plan may, if unmitigated, have significant effects on one (no.) European site. Factors that could potentially affect the integrity of European sites include:

- Provisions for sectors such as housing, sustainable communities, economic development and tourism, sustainable mobility, climate action, environment and heritage and infrastructure and utilities; and
- Loading pressures from the operational phase of developments – these sources could result in disturbance effects and interactions with water quality.

The undersigned, having carefully considered the information referred to above agrees with and adopts the reasoning and conclusions presented and determines that:

- Implementation of the Plan would have had the potential to result in effects to the integrity of European sites, if unmitigated.
- The risks to the safeguarding and integrity of the qualifying interests, special conservation interests and conservation objectives of the European sites have been addressed by the inclusion of mitigation measures into the Plan that will, in addition to the measures already in force through the Limerick Development Plan 2022-2028, prioritise the avoidance of effects in the first place and reliably mitigate effects where these cannot be avoided. In addition, any lower-level plans and projects arising

¹ Incorporating: the Draft Plan; all and any alterations; and all and any further modifications considered by the AA process.

² A consolidated Natura Impact Report has also been made available, integrating relevant elements of these matters into one document.

through the implementation of the Plan will themselves be subject to AA when further details of design and location are known.

- In-combination effects from interactions with other plans and projects have been considered in this assessment and the mitigation measures have been incorporated into the Plan – these measures are robust and will ensure there will be no effects on the integrity of European sites as a result of the implementation of the Plan either alone or in-combination with other plans/projects.
- Having incorporated mitigation measures³ and taking into account the measures already in force through the Limerick Development Plan 2022-2028⁴, the Plan is not foreseen to give rise to any effect on the integrity of any European site, alone or in combination with other plans or projects⁵. This evaluation is made in view of the conservation objectives of the habitats or species, for which these sites have been designated.

Signed:



Date:

_____ 15th November 2023

Signatory: Vincent Murray

Director Planning, Environment and Place - Making

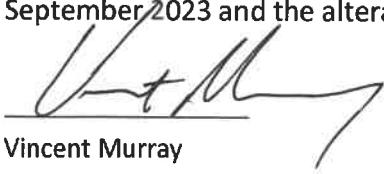
³ As detailed under the following reference numbers in the consolidated Natura Impact Report: Objectives CIO4 Walkways, Cycleways and the Limerick Greenway; Objectives CIO5 Parks, Open Space and Recreation; Objective CHO2 Blue Green Infrastructure; Policy CHP2 Water Framework Directive; Objective DSO1 Sustainable Residential Growth; Objective DSO2 New Residential Development; Objective D505 Development Strategy - Placemaking Objective; Objective EDO1 Enterprise and Employment; Policy CHP1 Climate Change Strategic; Policy CHP2 Water Framework Directive; Objective CHO1 Climate Change; Objective IUO1 Water Supply Infrastructure; Objective IUO2 Wastewater Infrastructure; Objective IUO3 Surface Water and SUDs; Objective IUO4 Flood Risk Management Objectives; Objective IUO5 Energy Generation, Telecommunications and Digital Infrastructure Objectives; Objective IUO7 – Waste Management; Policy TP1 Tourism Strategic Policy; Objective TO1 Tourism; Policy TCFP2 Town Centre First and ‘10 Minute’ Town Concept; Policy TCFP3 Vacancy; Policy SMTP1 Integration of Land Use and Transport; Policy SMTP2 Promotion of Sustainable Patterns of Transport; Objective SMT03 Walking and Cycling; Objective SMT04 National and Regional Roads; and Overall Strategic Development Objective i).

⁴ As detailed under the following reference numbers in the consolidated Natura Impact Report: Limerick Development Plan 2022-2028 Objective EH O11 Invasive Species; Limerick Development Plan 2022-2028 Objective IN O20 Agricultural Waste; and Limerick Development Plan 2022-2028 Objective ECON O35 Rural Development . Furthermore, as detailed under Section 10.1 “Land Use Zoning and Implementation” of the Local Area Plan, the overarching policies and objectives of the Limerick Development Plan 2022 -2028 and any replacement thereof also apply. All development requiring planning permission must adhere to the Policies, Objectives, Development Management Standards and other requirements of the Limerick Development Plan 2022-2028, or any replacement thereof.

⁵ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

PART F CHIEF EXECUTIVE'S RECOMMENDATION

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), it is recommended that Proposed Local Area Plan is made in accordance with the Proposed Plan published on the 6th May 2023 and the Proposed Material Alterations published 23rd September 2023 and the alterations outlined in the Chief Executives Report above.



Vincent Murray

Director of Services – Planning, Environment and Place - Making