

**Section 58 (11)(a)
Mayor's Report to the Elected Members**

**Proposed Variation No.2 to the Limerick Development Plan 2022 –
2028 (as varied)**

To remove text in Chapter 7 regarding access to substandard roads

16th February 2026

**Limerick City and County Council,
Forward Planning,
Planning, Heritage and Ryder Cup Directorate
Limerick**



**Comhairle Cathrach
& Contae Luimnigh**

**Limerick City
& County Council**

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Section 1

1.1 Introduction

This report presents the submissions and observations made following publication of the Proposed Variation no. 2 to the Limerick Development Plan, 2022 – 2028 (as varied), and sets out the Mayor’s responses and recommendations to the issues raised. The report forms part of the statutory procedure for preparing a variation to a Development Plan that is set out in Section 58 of the Planning and Development Act 2024.

Under the Planning and Development Act 2024, the Mayor is required to prepare a report on the submissions and observations received in respect of the Proposed Variation, including submissions made by the Minister and the Regional Authority, to respond to the issues raised and to make recommendations in relation to the proposed variation, taking into account the proper planning and sustainable development of the area, the statutory obligations of the Local Authority and relevant policies or objectives of the Government or any Minister of Government.

The Proposed Variation consists of the following:

- To remove text in Chapter 7 regarding access to substandard roads as follows:

Proposed text changes to Section 7.9 Protection of Road Hierarchy: (text to be removed in red strikethrough)

The road network also plays a vital part of Limerick’s transport infrastructure to support economic development as well as for social journeys. Proper management of use, maintenance of roads and improvements to the network is vital.

A hierarchy of roads exist in Limerick, including sections of motorway, national roads, regional roads, local roads and urban roadways. There has been significant investment in road infrastructure and therefore it is important to protect and maintain the carrying capacity of the road network within Limerick.

Policy TR P11 Road Safety and Carrying Capacity of the Road Network

It is a policy of the Council to safeguard the carrying capacity and safety of the road network throughout Limerick.

In implementing the above policy, the Council will have regard to the following objectives:

Objective TR O37 Land Uses and Access Standards

It is an objective of the Council to

(a) ensure that any development involving a new access to a non-national public road, or the intensification of use of an existing access onto a non-national public road meets the appropriate design and safety standards.

~~(b) Ensure that on roads that are sub-standard, either in terms of their width, (less than 3m), alignment, surface condition or junction with the nearest main road, development for one-off rural housing will only be considered in exceptional circumstances. This includes applicants who have a demonstrable social need to live on the particular road, where no alternative site is available, or where the only alternative access available is onto a strategic regional road as designated in the Development Plan.~~

1.2 Public Display Period

The Proposed Variation was placed on public display for a period of not less than 4 weeks from Saturday 10th January to Monday 9th February 2026 inclusive. A total of six written submissions were received within the statutory time frame in response to the public display period.

1.3 Structure of the Report

Section 2 addresses each of the six written submissions and observations received. It includes the names of persons or agencies who made submissions and observations, a summary of the issues raised, and the response and recommendation of the Mayor on each submission.

Section 3 contains the conclusion arising from the Mayor's Recommendations in this report.

1.4 Next Steps

It is required that the report of the Mayor be prepared and submitted to the Elected Members not later than 8 weeks after giving notice of the intention to make the Proposed Variation.

In accordance with Section 58(12)(a) of the Planning and Development Act 2024 the Elected Members shall consider the Proposed Variation and the report of the Mayor. The Elected Members are then required, in accordance with Section 58(12)b of the aforementioned Act, to complete their consideration of the Proposed Variation and the report of the Mayor within 6 weeks of receiving the Mayor's Report. Following this, the Elected Members must, in accordance with Section 58(12)(c) of the Planning and Development Act 2024, resolve to make the variation to the Development Plan, either with or without the proposed alterations or they may refuse to make it. Material alterations require a further public display period of 4 weeks.

During the variation process the Council must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

Section 2

2.0 Persons / Bodies who made Submissions within the Statutory Timeframe

Six (6) submissions were received in relation to Proposed Variation No. 2 of the Limerick Development Plan 2022-2028 (as varied).

Sub. No.	Submission Received From
1	The Office of the Planning Regulator
2	Environmental Protection Agency
3	Marine Area Regulatory Authority (MARA)
4	Office of Public Works (OPW)
5	Housing Infrastructure Services Company (HISCo)
6	Barker McCarthy on behalf of owners of lands at Dromsally

2.1 Submissions, Responses and Mayor's Recommendations

Ref.	Name/Group:	Office of the Planning Regulator (OPR)
1	Submission summary:	Mayor's Response
	<p>The OPR thanks Limerick City and County Council for preparing proposed Variation No. 2 to the Limerick Development Plan 2022-2028 (as varied).</p> <p>The OPR has evaluated and assessed the proposed Variation further to its functions under Section 546 of the Planning and Development Act 2024 (the Act) and this submission has been prepared according. Recommendations and observations are made further to section 58(9) and 546 of the Act.</p> <p>The OPR welcomes that the proposed Variation has been screened as part of the processes for SEA and AA and in this regard, the OPR notes the determination that a full SEA is not required to be undertaken, and that the proposed Variation does not require aa AA or the preparation of a Natura Impact Statement.</p> <p>It is stated that the office accepts the rationale for the proposed Variation and is of the view it does not raise any concerns</p>	<p>The OPR is thanked for their submission and their detailed evaluation of the proposed Variation and observations on the plan-making processes and legislation is noted.</p> <p>Noted.</p> <p>Noted.</p> <p>The Variation will progress in accordance with Section 58 of the Planning and Development Act 2024.</p>

	in relation to the consistency with either legislative or policy requirements.	
	Mayor's Recommendation:	
	No Change	

Ref.	Name/Group:	Environmental Protection Agency (EPA)
2	Submission summary:	Mayor's Response
	<p>The EPA acknowledged LCCC's notice dated 9th January about the then-upcoming public display period of Proposed Variation No.2 of the Limerick Development Plan 2022-2028 (as varied).</p> <p>In its email, the EPA stated that they previously made a submission on the Proposed Variation No. 2 of the Limerick Development Plan on 2nd December 2025 when they were asked to comment on the Strategic Environmental Assessment prepared by Limerick City and County Council.</p> <p>The attached letter in their submission notes the following:</p> <ul style="list-style-type: none"> • EPA acknowledges receipt of the notice on Proposed Variation No. 2 to the Limerick Development Plan and its SEA screening. • The role of the EPA is to provide environmental guidance, not to approve or enforce SEAs. • Authorities should use EPA's <i>SEA of Local Authority Land Use Plans</i> guidance when finalising the SEA screening. • SEA screening must follow the significance criteria in the SEA Regulations (Schedules 2A or 1). • Plans must ensure sustainable development, adequate infrastructure, climate alignment, and consistency with national and regional policies, including flood-risk guidelines. 	<p>The EPA is thanked for their observation.</p> <p>Their input and review of the SEA prior to the public display period is appreciated.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>LCCC has followed the criteria as set out in the SEA Regulations.</p> <p>LCCC is committed to implementing sustainable development and proper planning across Limerick. The Proposed Variation has taken into account national commitments on</p>

	<ul style="list-style-type: none"> • The State of the Environment Report 2024 should be considered when preparing or implementing the plan. • EPA tools such as the SEA WebGIS, Catchments.ie and the AA GeoTool should assist the environmental assessment. • Any future modifications to the plan must also undergo SEA screening. • SEA determinations must be published and circulated to environmental authorities, and the EPA requests confirmation of receipt. 	<p>climate change and is consistent with higher level plans.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
	Mayor's Recommendation:	
	No change.	

Ref.	Name/Group:	Maritime Area Regulatory Authority (MARA)
3	Submission summary:	Mayor's Response
	In its submission, MARA stated that having considered the nature of the proposed variation and its associated content, the Maritime Area Regulatory Authority (MARA) are satisfied that Proposed Variation No. 2 will not directly interact with or impact on, the maritime area. On that basis, MARA has no further comments to make regarding Proposed Variation No. 2 within the scope of its statutory functions.	MARA is thanked for their submission and the contents are noted.
	Mayor's Recommendation:	
	No change	

Ref.	Name/Group:	Office of Public Works (OPW)
4	Submission summary:	Mayor's Response
	The submission states that the OPW is the lead agency for flood risk management in Ireland, and that the submission is made specifically concerning flood risk management.	The OPW is thanked for their submission, and the contents are noted.

	Should any changes to zoning designations in area of flood risk be implemented in the future, it is important that a flood risk assessment to an appropriate level of detail is carried out and that there is appropriate justification to any decision made as set out in the guidelines.	The Proposed Variation No. 2 does not make any changes to zoning designations. Notwithstanding the above, the planning authority will continue to have regard to the guidelines in carrying out its functions under the Planning Act.
	Mayor's Recommendation:	
	No Change	

Ref.	Name/Group:	Housing Infrastructure Services Company (HISCo)
5	Submission summary:	Mayor's Response
	<p>HISCo is the Housing Infrastructure Services Company and was established to provide a 'design-build-finance' service for housing estate infrastructure to developers and landowners.</p> <p>In their submission HISCo have stated that their team is available to facilitate discussion and understanding of how infrastructure deficits can be overcome to enable a substantial increase in housing supply.</p> <p>HISCo adds that they provide a potential solution which can be considered when making zoning decisions as part of City and County Development Plan reviews.</p>	<p>HISCo is thanked for their submission.</p> <p>The submission relates to housing infrastructure deficits and is not a submission with respect to the proposed variation in accordance with Section 58(8)(c). Therefore, the content of the submission cannot be considered in this process.</p> <p>Noted.</p>
	Mayor's Recommendation:	
	No Change	

Ref.	Name/Group:	Barker McCarthy on behalf of owners of lands at Dromsally
6	Submission summary:	Mayor's Response
	<p>The submission requests that lands at Dromsally, Cappamore currently located outside the settlement boundary be zoned for New Residential as part of Proposed Variation No. 2 of the Limerick County Development Plan 2022–2028 (as varied).</p> <p>They add that the lands form a logical, extension of the existing village, benefiting from recent public investment, strong pedestrian links, and close access to local services.</p> <p>The proposed zoning of these lands would enable sustainable, compact development consistent with national, regional, and local planning objectives. The lands are considered deliverable and supported by existing infrastructure within the settlement.</p>	<p>Barker McCarthy is thanked for their submission on behalf of landowners in relation to their lands at Dromsally.</p> <p>The submission relates to land zoning in Cappamore and is not a submission with respect to the proposed variation in accordance with Section 58(8)(c). Therefore, the content of the submission cannot be considered in this process.</p>
	Mayor's Recommendation:	
	No Change	

Mayor's Recommendation:

No modifications to Proposed Variation No. 2 are recommended at this time on foot of the submissions set out above.

There is consequently no requirement for the preparation of an additional Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA). The SEA and AA published with the Variation on 10th January 2026 remain valid and continue to provide the necessary assessment for the process.

In accordance with Section 58 of the Planning and Development Act 2024, it is recommended that Proposed Variation No. 2 to the Limerick Development Plan 2022-2028 (as varied) is made in accordance with the details published on the 10th January 2026.

Signed: _____



John Moran
Mayor of Limerick

