



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

MAYOR'S REPORT & RECOMMENDATION IN ACCORDANCE
WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (AS AMENDED)

Patrickswell Sports and Community Campus
Lisheen Park, Ballyanrahan East, Patrickswell, Co. Limerick

Reference: PT8LL354

Limerick City and County Council

June 2026

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1.0 Introduction

This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

In accordance with these provisions, and as set out under Section 179 of the Act, the Report requires the following to be addressed:

(i) describe the nature and extent of the proposed development and the principal features thereof, and shall include an appropriate plan of the development and appropriate map of the relevant area,

(ii) evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation,

F939[(iia) include the screening determination on why an environmental impact assessment is not required and specify the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might have otherwise been significant adverse effects on the environment of the development,]

(iii) list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under *subsection (2)*,

(iv) summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the Mayor thereto, and

(v) recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

It is important to convey that in reading this report and considering its conclusions, that I must have regard to the legislative framework and the current and statutory policies of the Development Plan and Local Area Plan.

Having consideration to all public submissions made, I also believe it is important to include additional contextual information and strategic observations in relation the future development of the Patrickswell village, and to the provision of community and playground facilities into the future.

Accordingly, I have included an additional commentary in Section 9 of this report for noting of the Elected Members.

2.0 Description of the nature and extent of the proposed development

The objective of the project is to provide a new sports and community campus to serve the local community of Patrickswell by providing both outdoor amenity play and sporting facilities.

The Lead Department is the Regeneration, Community, Sport & Rural Development Department, Limerick City & County Council.

The proposal as advertised consists of the following:

- I. The removal of the existing multi-use games area, existing soccer pitch and security fencing to the soccer pitch
- II. The construction of 1 no. all weather synthetic GAA pitch, 1 no. all weather synthetic soccer pitch, a new multi - use games area, a basketball court and a single storey pavilion building, measuring 350 sqm consisting of dressing rooms, a referee's room, public toilets, meeting room space, team room/ shop area, store room and plant room
- III. Provision of ball stop netting, perimeter spectator fencing to the GAA and soccer pitch and an illuminated pedestrian walkway to perimeter of the pitches
- IV. Development of a basketball court, multi - use games area (MUGA), new playgrounds, natural play areas, outdoor exercise equipment, boules court, ping pong table, seating, bicycle parking, footpaths, cycleways and public lighting
- V. Provision of a car park to include, a bus set down area, EV parking and disability parking, new access and exits into the new car parking from the existing roadway
- VI. Proposed on-site surface water drainage arrangements incorporating SUDS measures and connection to existing storm sewer network
- VII. Proposed connections to the sewer network and existing mains water infrastructure, together with all associated site works and services
- VIII. Provision of extensive planting and landscaping including:
 - Extensive buffer planting along the western boundary with native trees as well as naturalised species agreed with our ecologist
 - Biodiversity rich semi natural grasslands created by natural re-colonisation
 - Extensive mature tree planting
 - Native hedgerow planting
 - Pollinator planting
 - Mounding

3.0 Site Location

The proposed project is located in Patrickswell Village, adjacent to Lisheen Park and accessed off the R526 (Main Street). The site is currently in use as a grass soccer pitch, a multi-use games area (MUGA) and a larger amenity grass area. The site is bounded by Lisheen Park to the south, Faha View estate to the east and agricultural lands to the west and north. There is also an old Graveyard (recorded monument LI012-087) adjacent to the north-east corner of the site and an established broadleaved woodland along the west. Patrickswell National School is also in close proximity.

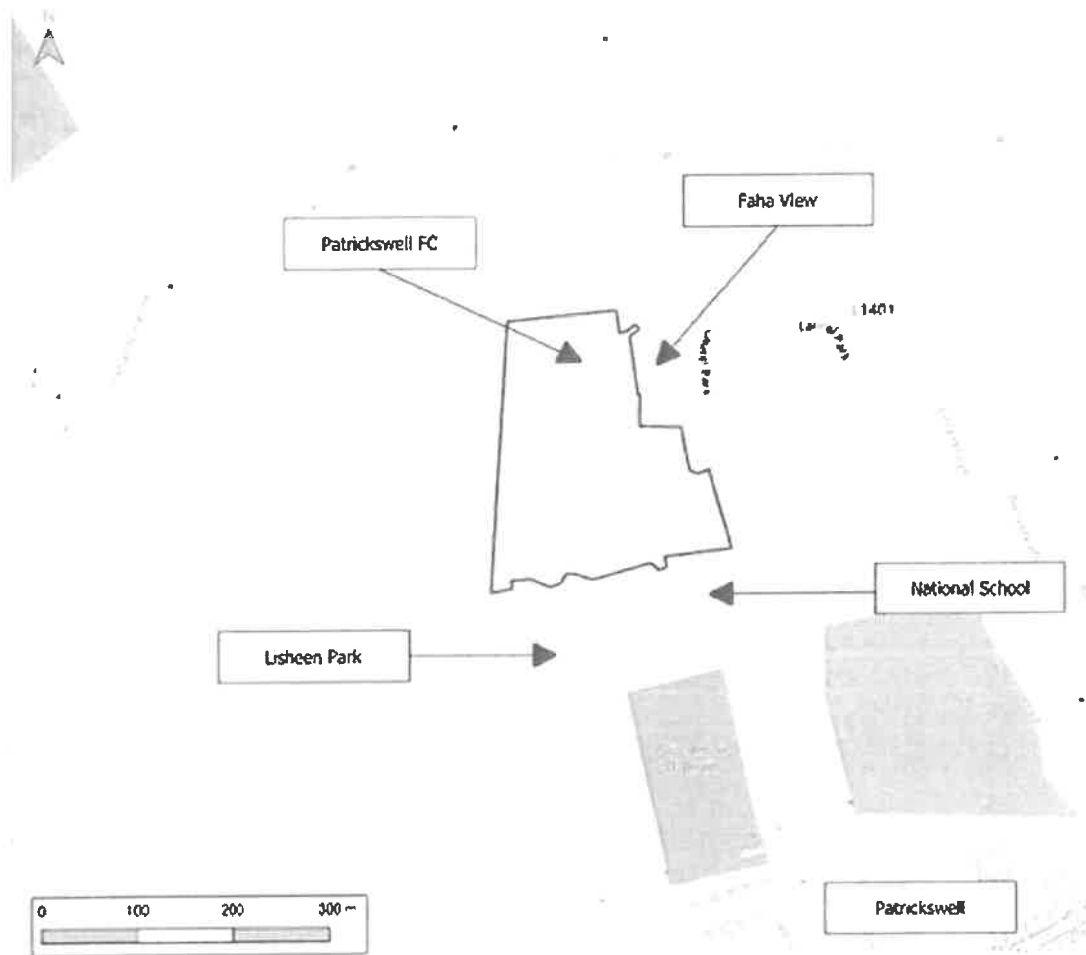


Fig 1 – Site Location

4.0 Public Consultation:

The plans and particulars were placed on public display from the Monday 2nd March 2026 until Tuesday 31st March 2026. Submissions and observations were invited up to the Thursday 16th April 2026.

5.0 Submissions with respect to the proposed development

A total of 46no. written submissions/ observations were received and are listed below with responses provided. 1 of these 46 submissions was from a Statutory Body.

No.	
1	Alan Griffin
2	Alex Flanagan
3	Bernard O'Riordan
4	Bridget Dunworth
5	Chloe Moore

6	Cllr. Fergus Kilcoyne
7	David Carroll
8	Eileen Higgins
9	Eimear O'Kelly
10	Ellie Higgins
11	Emma Newlands
12	Isobel O'Mahony
13	John & Teresa Putt
14	John Phillips
15	Karen O'Dwyer
16	Kathleen Moore
17	Lilymae Ward
18	Lisa Griffin
19	Lisa O'Keeffe Griffin
20	Lizzy Healy
21	Mare Foley
22	Mark Griffin
23	Mary Balfry
24	Mary Byrnes
25	Maryanne Griffin
26	Meghan Long
27	Michael Woulfe
28	Minister Niall Collins TD
29	Orla McNamara(Mr. & Mrs. McNamara)
30	Owen McNamara
31	Patricia Carroll
32	Patrickswell Community Council
33	Patrickswell FC(Scot Phillips, John Phillips)
34	Patrickswell GAA & Camogie Club Executive Committee
35	Patrickswell National School
36	Paul Foley
37	PJ O'Grady
38	Sarah Griffin
39	Sean O'Dwyer
40	Shauna Lohan, c/o Patrickswell Community Playschool & Afterschool
41	Stacey Faulkner
42	Stephen Moore
43	Teresa Griffin
44	Trevor Griffin
45	Willie & Noreen Fenton
46	HSE National Environmental Health Service

List of Submissions and Mayor's Response.

<p>SUB (1) Name of Submission</p> <p>Submission Summary:</p>	<p>Alan Griffin</p> <ul style="list-style-type: none"> • In support of the proposed development. • States that the community-based and sports facilities are welcome and required. • The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. • Patrickswell area has already waited too long for facilities such as this proposed development.
<p><u>Mayor's Response:</u></p>	<p>The support for the project is acknowledged.</p>
<p>SUB (2) Name of Submission</p> <p>Submission Summary:</p>	<p>Alex Flanagan</p> <ul style="list-style-type: none"> • In support of the proposed development. • Sports and Community Complex is welcomed for Patrickswell and surrounding area. • This site location was included in the Patrickswell Local Area Plan, adopted in April 2024, and has already gone through robust public consultation. A playground was added within the local area plan following public consultation and is welcome. • The proximity of the development to Patrickswell Play School and National School will allow these schools to benefit from use. Other organisations in Patrickswell will benefit from use of this development also. • Patrickswell area has already waited too long for facilities such as this proposed development.
<p><u>Mayor's Response:</u></p>	<p>The support for the project is acknowledged.</p>
<p>SUB (3) Name of Submission</p> <p>Submission Summary:</p>	<p>Bernard O'Riordan</p> <ul style="list-style-type: none"> • Supports the proposed development. • The proposed wide-ranging infrastructure is needed and welcomed for the local community. • The proposed playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community.

	<ul style="list-style-type: none"> • Recommends inclusion of infrastructure for CCTV and any other security infrastructure deemed necessary. • Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mavor's Response</u>	<p>The support for the project is acknowledged.</p> <p>It is not possible to install CCTV at this stage as a proven case for CCTV would be required in accordance with data protection requirements and in order to protect the privacy of residents, it being understood that there is a presumption against the use of CCTV within the confines of playgrounds specifically.</p> <p>Therefore, the project should be considered on the basis that CCTV does not form part of the current proposal. Ducting will be provided, should a future case be made for CCTV on the proposed sports and recreational campus grounds.</p> <p>In addition to the central location of the site, the site has been maximised for full time use to combat existing anti-social behaviour as the site has very limited use at present. Maximising use of this underutilised site should address any security concerns.</p>
SUB (4) Name of Submission	Bridget Dunworth
Submission Summary:	<ul style="list-style-type: none"> • Strongly supports the proposed development and in particular the playground.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (5) Name of Submission	Chloe Moore
Submission Summary:	<ul style="list-style-type: none"> • Supports the proposed development. • The 2019 Community Plan completed by Limerick City and County Council identified key requirements for sports facilities and a playground for the local community (in Patrickswell). • The proposed wide-ranging infrastructure is needed and welcomed for the local community.
<u>Mavor's Response:</u>	The support for the project is acknowledged.

<p>SUB (6) Name of Submission</p> <p>Submission Summary:</p>	<p>Cllr. Fergus Kilcoyne</p> <ul style="list-style-type: none"> • Welcomes and supports the general thrust of the proposed development. The delivery of high-quality, all-weather sporting pitches, pavilion facilities, walking routes, parking and active travel infrastructure represents a significant and timely investment in a fast-growing metropolitan settlement. The proposal aligns with the Patrickswell Local Area Plan 2024–2030 and the Limerick Development Plan 2022–2028. • The provision of GAA and soccer pitches, Multi Use Games Area (MUGA), basketball court, pavilion building and associated infrastructure at Lisheen Park is appropriate for the proposed location. • Wishes to raise a concern regarding the inclusion of playground facilities at proposed location. The proposed playground is situated at the northern extremity of the lands, at end of a cul-de-sac, approximately 1km from the village centre, making it less suitable for younger children. Playgrounds function best when located close to homes, schools and areas of natural footfall. • While Lisheen Park is suitable for organised sport and walking, a playground at this location risks becoming car-dependent and disconnected from the village core. • Given the Council’s recent acquisition of lands at Attyflin and the ongoing master planning process, a more central location presents a stronger opportunity for a well-integrated public park and playground. This approach would improve accessibility and align with future development and transport plans, including the M20 project and associated infrastructure. <p>This submission is also supported by a petition from approximately 250 local residents. The text of the petition was as follows:-</p> <p>We the undersigned would like to see as a priority a Childrens Playground of scale to meet the growing demographic needs of Patrickswell located in the village centre on the lands recently purchased by the Council adjacent to and accessed off Main Street</p>
<p><u>Mavor’s Response:</u></p>	<p>The support for the project in general is acknowledged. I note the opposition to the playground element and the petition supporting that view signed by some local residents.</p> <p>In response to this submission, I have taken the opportunity to provide an additional section to the Report (Section 9.0 below).</p> <p>The submission cites that a playground is best placed adjacent to homes, schools and areas of natural footfall in the context of arguing that this site is not so suited. I would note, however, that the school is immediately beside the <u>proposed playground site in</u></p>

	<p>Lisheen Park and the site is also in walking proximity to the majority of residential areas, both to the village area and lands zoned for future residential development via a future active travel route thereby reducing dependency on the car. I acknowledge however that with future extensive growth of the village, other sites too might be equally or even better situated but the only context permitted to be considered for this report is whether this particular one meets the requirements of the planning rules as being a suitable site for such a playground. See Section 9.0 below.</p>
<p>SUB (7) Name of Submission</p> <p>Submission Summary:</p>	<p>David Carroll</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • This site was included in the Patrickswell Local Area Plan, adopted in April 2024, following robust public consultation. • Its proximity to Patrickswell National School will provide significant benefits to the Play School, National School, and local organisations. In particular, the inclusion of a centrally located playground, which was added as part of the Local Area Plan consultation process, is welcomed and will greatly benefit families and the wider community. • Patrickswell has waited far too long for such community and sports facilities.
<p><u>Mavor's Response:</u></p>	<p>The support for the project is acknowledged.</p>
<p>SUB (8) Name of Submission</p> <p>Submission Summary:</p>	<p>Eileen Higgins</p> <ul style="list-style-type: none"> • Strongly agrees with the proposed development. The Playground is particularly welcome especially given its location beside the local national school, playschool, after school, estates and new homes being built all in and around the proposed area. 31 signatures from residents in Fahaview Estate signed an email on Chapter 4-Town Center First Approach Unique Reference Number LCC-249-PAT02-14 and submitted it on 15/10/2023 recommending and requesting that a Playground be included in the plans. • Requests that Limerick City And County Council consider including the necessary infrastructure for CCTV camera's in the future, the ability to secure the Playground and car parking areas when required (at night) and the provision of floodlighting for the pitches in order to maximise the use of this well needed and long overdue facility. Urges the decision makers to progress this proposal without unnecessary delay. • This is a facility the community has waited far too long for and it will be enormous benefit to Patrickswell and the surrounding

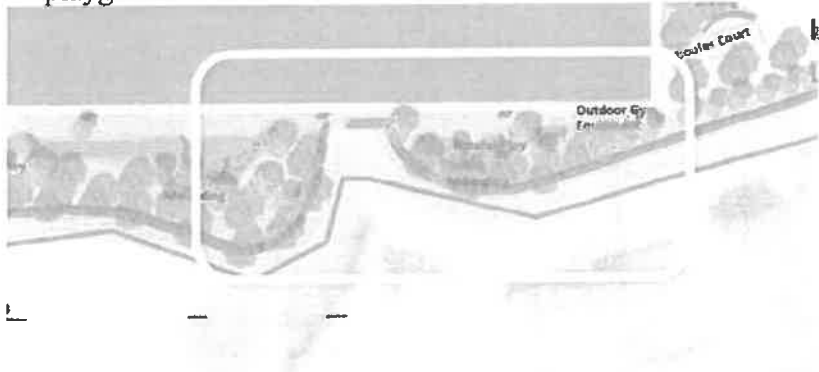
	area.
<u>Mavor's Response:</u>	<p>The support for the project is acknowledged.</p> <p>It is not possible to install CCTV at this stage as a proven case for CCTV would be required in accordance with data protection requirements and in order to protect the privacy of residents, it being understood that there is a presumption against the use of CCTV within the confines of playgrounds specifically.</p> <p>Therefore, the project should be considered on the basis that CCTV does not form part of the current proposal. Ducting will be provided with other services, should a future case be made for CCTV on the proposed sports and recreational campus grounds.</p> <p>Floodlighting of the pitches will be subject to a separate planning process and subject to bat survey and assessment so similarly this project must be considered on the assumption that no such lighting is part of the proposal.</p> <p>The fencing around the playground is proposed at 1.2 metre in height which is the standard height of fencing for a playground. The car parking areas are fully open to use at all times and it is not intended to provide fencing around the car parking areas nor to lock the playground at night as it is best practice not to lock community playgrounds.</p>
SUB (9) Name of Submission Submission Summary:	<p>Eimear O'Kelly</p> <ul style="list-style-type: none"> • Supports the proposed development. • States that the community-based and sports facilities are welcome and required. • The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. • Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (10) Name of Submission	Ellie Higgins

Submission Summary:	<ul style="list-style-type: none"> Strongly agree with the proposed development, in particular a playground.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (11) Name of Submission Submission Summary:	Emma Newlands <ul style="list-style-type: none"> The overall complex is a welcome addition to the area, but in particular, the inclusion of the playground is especially welcome, as it provides a safe, accessible, and much needed space for children and families in the community. The proximity of the planned playground to the National School, will provide a safe, accessible space for all students. Children living in the nearby houses will be able to access the playground outside of school hours without needing to cross the main road and with minimal traffic concerns. This development will be a practical and valuable asset to the community.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (12) Name of Submission Submission Summary:	Isobel O'Mahony <ul style="list-style-type: none"> Supports the proposed development. States that the community-based and sports facilities are welcome and required. The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (13) Name of Submission Submission Summary:	John & Teresa Putt <ul style="list-style-type: none"> Supports the proposed development. Both the 2020–2024 Community Plan and the April 2024 Local Area Plan identified a clear need for enhanced sporting facilities and a playground. The proposed development would meet these needs and deliver significant benefits to local clubs, schools, families, and the wider community. Urges the Council to prioritise the project's delivery.

<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (14) Name of Submission Submission Summary	John Phillips <ul style="list-style-type: none"> • Supports the proposed development. Patrickswell FC have used the current playing area for 50 years and have had an aim to have underage boys and girls play also but were restricted by lack of dressing rooms and lack of Astro/grass and hope that the proposed Astro area will now allow these aims. • Also in support of playground. Parents with children competing in the main sports area will use the playground for smaller children. Flood Lighting should allow evening games all year round as many community groups are likely to wish to schedule sessions. These facilities are long overdue for a growing, thriving village.
<u>Mavor's Response:</u>	The support for the project is acknowledged. Floodlighting of the pitches will be subject to a separate planning process and subject to bat survey and assessment so this project must be considered on the assumption that no such lighting is part of the proposal.
SUB (15) Name of Submission Submission Summary:	Karen O'Dwyer <ul style="list-style-type: none"> • Fully supports the proposed development. • This development location was included in the Patrickswell Local Area Plan, adopted in April 2024, and has already gone through robust public consultation. A playground was added within the local area plan following public consultation and is welcome. • The proximity of the development to Patrickswell Play School and National School will allow these schools to benefit from use. Other organisations in Patrickswell will benefit from use of this development also. • Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (16) Name of Submission Submission Summary:	Kathleen Moore <ul style="list-style-type: none"> • Fully supports the proposed development. • A Community Plan was completed in 2019 which identified key needs for the community and identified the need for sports

	<p>facilities and a playground.</p> <ul style="list-style-type: none"> Patrickswell have waited too long for this infrastructure.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (17) Name of Submission	Lilymae Ward
Submission Summary:	<ul style="list-style-type: none"> Strongly supports the proposed development and in particular the playground.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (18) Name of Submission	Lisa Griffin
Submission Summary:	<ul style="list-style-type: none"> Fully supports the proposed development. The community-based and sports facilities are welcome and required. The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (19) Name of Submission	Lisa O'Keeffe Griffin
Submission Summary:	<ul style="list-style-type: none"> Fully supports the proposed development. The community-based and sports facilities are welcome and required. The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mayor's Response:</u>	The support for the project is acknowledged.
SUB (20) Name of Submission	Lizzy Healy
Submission Summary:	<ul style="list-style-type: none"> Strongly supports the proposed development and in particular the playground.

<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (21) Name of Submission Submission Summary:	Mare Foley <ul style="list-style-type: none"> • Supports the proposed development. It will be a great addition to the village and is required. The playground section should be locked at night.
<u>Mavor's Response:</u>	The support for the project is acknowledged. The playground will be fenced by a 1.2meter high fence with an access gate. It is not the practice to lock playgrounds in community settings. The facility would be subject to an operational plan, and this would be kept under review but this project must be considered on the assumption that locking at night is not part of the proposal.
SUB (22) Name of Submission Submission Summary:	Mark Griffin <ul style="list-style-type: none"> • Fully supports the proposed development. • States that the community-based and sports facilities are welcome and required. • The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. • Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (23) Name of Submission Submission Summary:	Mary Balfry <ul style="list-style-type: none"> • Fully supports the proposed development. • The community-based and sports facilities are welcome and required and should be a priority for the Council to get developed.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (24) Name of Submission Submission	Mary Byrnes <ul style="list-style-type: none"> • Fully supports the proposed development. • Patrickswell have waited too long for such sporting and

<p>Summary:</p>	<p>playground facilities.</p>  <ul style="list-style-type: none"> • Requests a buffer undeveloped green area between her home and the proposed development as per above.
<p>Mayor's Response:</p>	<p>The support for the overall project is acknowledged.</p> <p>Additional planting can be considered as part of the overall landscaping plan and at detailed design stage however this should not obstruct views of the facility from the street as that would otherwise reduce the desirable passive surveillance of the area.</p>
<p>SUB (25) Name of Submission</p> <p>Submission Summary:</p>	<p>Maryanne Griffin</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • The community-based and sports facilities are welcome and required. • The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. • Patrickswell area has already waited too long for facilities such as this proposed development.
<p>Mayor's Response:</p>	<p>The support for the project is acknowledged.</p>
<p>SUB (26) Name of Submission</p> <p>Submission Summary:</p>	<p>Meghan Long</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • Playing Pitch and Changing rooms are welcomed for Patrickswell Soccer Club. • The playground, is also welcome and is anticipated to be used by the Play School, National School and wider community. • These facilities should be developed as a priority.
<p>Mayor's Response:</p>	<p>The support for the project is acknowledged.</p>
<p>SUB (27)</p>	<p>Michael Woulfe</p>

<p>Name of Submission</p> <p>Submission Summary:</p>	<ul style="list-style-type: none"> • Fully supports the proposed development. • The community-based and sports facilities are welcome and required. • The playground is welcomed, with its proximity to Patrickswell National School and Play School. Its location will ensure it is widely used by the schools and wider community. • Infrastructure for CCTV and security should be included. • Patrickswell has waited far too long for such infrastructure.
<p><u>Mayor's Response:</u></p>	<p>The support for the overall project is acknowledged.</p> <p>It is not possible to install CCTV at this stage as a proven case for CCTV would be required in accordance with data protection requirements and in order to protect the privacy of residents, it being understood that there is a presumption against the use of CCTV within the confines of playgrounds specifically.</p> <p>Therefore, the project should be considered on the basis that CCTV does not form part of the current proposal. Ducting will be provided with other services, should a future case be made for CCTV on the proposed sports and recreational campus grounds.</p>
<p>SUB (28) Name of Submission</p> <p>Submission Summary:</p>	<p>Minister Niall Collins TD</p> <p>The assessment of this site as the preferred location for these facilities is completely flawed. Why wasn't the recently purchased 70 Acre strategic site know as 'Lissard' which runs from the Village Centre/Core opposite the Cu Chulainn Bar to Lucys Cross considered. In the absence of any consideration of the 'Lissard' lands proper assessment to identify the most suitable sites for the various elements of this project should have been done.</p> <p>The community consultation carried out regarding this proposal was both selective and inadequate. The GAA and Soccer Clubs and the local National School were consulted but not the wider public in the community or all local public representatives. There was a public information event after the planning application went live which does not constitute proper consultation. The wider community were not involved in any pre consultation regarding needs, site suitability and preferred location.</p> <p>The top priority for Patrickswell is the provision of a community playground. This site represents the least desirable and least suitable location for a children's playground. It is located at the back end of a housing estate, served by a Cul de Sac road and will generate significant increased vehicular traffic through a residential area. The site is also on the periphery of the village and should be located as</p>

	<p>close to the centre of the village as possible as the village expands in all directions over the coming years. By contrast the recently purchased 'Lissard' lands provides an opportunity to develop a playground of scale for the wider community like that at Mungret College which can be located in the core of the Village accessed off Main Street and not impacting the residential amenity of any housing estate.</p> <p>Also, bundling the proposal of a much-needed playground into a larger development of sports fields is not desirable. This makes the delivery of this much needed playground tied to the delivery of other elements such as the sports fields and dependent on funding for that much larger project.</p> <p>Supports the development of the Soccer and GAA pitches at this location along with the associated changing room facilities. This planning application should be withdrawn and resubmitted to plan for the development of the pitches only at this location.</p> <p>The previous Minister for Sport Thomas Byrne TD through the Sports Capital Programme allocated significant funding of almost €900,000 to Patrickswell GAA for a pitch redevelopment project at Paire Antoin O'Briain located at Marian/Lisheen Park. This redevelopment also includes the provision of a new significant walkway around the perimeter. Don't see the need and merit in developing two walkways beside each other using public funds to develop duplicate walkways.</p> <p>The Mayor has provided funding to master plan the 'Lissard' lands, this will be a proper community wide consultation exercise and will provide a real opportunity to deliver a playground of scale in the best location.</p> <p>Significant petition from members of the community(circa 200 signatures) included stating that playground of scale, to meet the growing needs, should be located in village centre at land recently purchased by the Council and accessed off Main Street.</p>
<p><u>Mayor's Response:</u></p>	<p>This project has been under development for a number of years and was subject to extensive consultation as part of the preparation of the Patrickswell Local Area Plan. This predated the acquisition of the Attyflin lands by the Council.</p> <p>During the local area plan preparation, consultation took place with local residents, the GAA club, soccer club, and the school and wider community on the proposed Lisheen Park sports and recreational campus. This process generated very positive feedback in support of the proposed provision of playing pitches on the subject site.</p>

The feedback also supported a more general need to have play facilities to serve not only the immediate area but the wider Patrickswell community. This support is evidenced in submissions received during the public consultation periods in February–March 2023.

In so far as other locations for a playground might be considered, in consideration of this submission, I refer the reader to Section 9.0.

The proximity of the site to the local school was a key consideration in the inclusion of play facilities, integrated with a proposed walking route as part of the wider pitches development. A recurring concern throughout the plan review was the limited provision of social infrastructure within the village, particularly in the context of significant residential permissions since 2015.

The accessibility of the site to residentially zoned lands to the east of the school was also a contributing factor, via a possible walking/cycling route across the Clarina Road, promoting sustainable modes of transport to and from the school and the proposed recreational amenities. Therefore, given the clustering of existing activities at this location and given the established road and pedestrian infrastructure, I am advised that it is considered after appropriate review by officials that additional traffic generated can be accommodated and noting car parking standards are in accordance with the local area plan requirements.

Further to the Local Area Plan process, the option to include a full playground in the layout plans became apparent and this was communicated to the Elected Members at a local area briefing. A consultation meeting was held in the new community centre at the Part 8 stage which allowed the community to view the final layout and changes made to the original plans. Members of the public were invited to make comments as part of the Part 8 statutory process.

The review and identification of sites was informed by considering appropriately zoned lands in the local area plan, and as such alternative sites were not considered at that time.

The proposal as presented in the Part 8, maximises the use of the site providing two pitches, a playground, perimeter walkways, MUGA, outdoor exercise equipment boules etc and is considered a valuable and efficient use of green space. The variety of uses including perimeter walkways with lighting ensures activity throughout the day and provides a high level of surveillance not to mention the convenience for families with facilities for all ages in the one location. The car parking is shared across the sporting clubs, users of the playground and schools, which responds to the needs of the existing community and maximises car parking infrastructure that would otherwise have limited use.

	<p>Given the scale of existing and anticipated population growth on existing zoned lands, the delivery of social infrastructure, including playlots and playground facilities, is critical.</p> <p>It is noted that a petition has accompanied the proposal, which states that they would like to see a playground of scale on lands purchased by the Council adjacent the Main Street. This relates to the 70 acres of lands I recently purchased with Mayoral Funds and which are intended for large scale housing and amenity development beside a future train stop on the adjacent rail line. The petition is acknowledged and for the reasons stated elsewhere please refer to Section 9.0.</p> <p>I would also like to comment on the suggestion that “The GAA and Soccer Clubs and the local National School were consulted but not the wider public in the community or all local public representatives.”</p> <p>I am advised that the Local Area Plan process facilitated consultation for all the community, clubs and stakeholders in the context of planning and development of the village, including the proposal for a recreational and sports campus at Lisheen Park. This consultation was open to all to attend, including public representatives. The project was developed and was a response to the submissions made at that time, and noting the demand for a public playground.</p>
<p>SUB (29) Name of Submission</p> <p>Submission Summary:</p>	<p>Orla McNamara (Mr. and Mrs McNamara)</p> <ul style="list-style-type: none"> • Supports the proposed development. • Proposed location is on lands occupied by Patrickswell Soccer Club and close to the National School, Playschool and Afterschool, GAA and Camogie Clubs, which are all organisations that play an important role in community life. The proposed central location, with a wide range of facilities, will benefit the community and allow families to partake in the range of activities at one place. • The Community Plan 2020-2024 identified a need for play and recreational facilities and following this, the Local Area Plan identified this proposed location for such facilities. • The playground is particularly welcome. Its proximity to the National School, Playschool and Afterschool will allow students to benefit. Its proximity to existing housing and housing under construction is a positive. • Additional recommendations include CCTV infrastructure, ability to secure playground and car parking area at night, and floodlighting. • Urges timely progression of the project.

<p><u>Mayor's Response:</u></p>	<p>The support for the project is acknowledged.</p> <p>The submission makes reference to security of the playground and parking area. The playground will have a 1.2 metre high fence with an access gate.</p> <p>It is not the practice to lock playgrounds in community settings. The facility would be subject to an operational plan, and this would be kept under review but this project must be considered on the assumption that locking at night is not part of the proposal.</p> <p>The proposed car parking will be shared car parking to serve the sports facilities, playground users and the local schools. It is important therefore to ensure that the car parking area remains open to facilitate the extent of shared use. It is important to point out that the multi use nature of the development providing facilities for all ages and abilities, sports, play, walking/running, exercising, basketball, will maximise the usage and time present on the site which will assist in combating any concerns with any existing anti social behaviour in the area.</p> <p>It is not possible to install CCTV at this stage as a proven case for CCTV would be required in accordance with data protection requirements and in order to protect the privacy of residents, it being understood that there is a presumption against the use of CCTV within the confines of playgrounds specifically.</p> <p>Therefore, the project should be considered on the basis that CCTV does not form part of the current proposal. Ducting will be provided with other services, should a future case be made for CCTV on the proposed sports and recreational campus grounds.</p>
<p>SUB (30) Name of Submission</p> <p>Submission Summary:</p>	<p>Owen McNamara</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • LED Floodlighting should be included for both playing pitches and will make the pitches usable into the evenings when working adults and students are available to train. The current lack of proposed floodlighting is a missed opportunity and would make the pitches unusable for evenings 6 months of year. Floodlights will enable local clubs and teams to train here all year round rather than travelling to floodlit facilities.
<p>Mayor's</p>	<p>Floodlighting of the pitches will be subject to a separate planning</p>

<u>Response:</u>	process and subject to bat survey and assessment so this project must be considered on the assumption that no such lighting is part of the proposal.
SUB (31) Name of Submission Submission Summary:	Patricia Carroll <ul style="list-style-type: none"> • Fully supports the proposed development. • This development is strongly welcomed for the local community. • The location of the site was included in the Patrickswell Local Area Plan, adopted in April 2024, following robust public consultation. • Its proximity to Patrickswell National School will provide significant benefits to the Play School, National School, and local organisations. • In particular, the inclusion of a centrally located playground, following consultation process, is welcome and will greatly benefit the school and the wider community. • Patrickswell has waited far too long for such facilities.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (32) Name of Submission Submission Summary:	Patrickswell Community Council <ul style="list-style-type: none"> • Supports the proposed development. • Sports pitches and a town park and playground were identified as priorities in the 2003 Walker report and again in the Community Plan 2020-2024 (which included 3 community workshops). • The proposed site is identified in the Local Area Plan 2024–2030(included 2 public engagement evenings). • All public consultations have reinforced the requirement for play and sports facilities. • Requests that the Council progress the development without further delay and move from planning to delivery.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (33) Name of Submission Submission Summary:	Patrickswell FC (Scot Phillips/ John Phillips) <ul style="list-style-type: none"> • Supports the proposed development. • Patrickswell FC have used the current playing area for 50 years and have had an aim to have underage boys and girls play also but were restricted by lack of dressings rooms and lack of Astro/grass and hope that the proposed Astro area will now

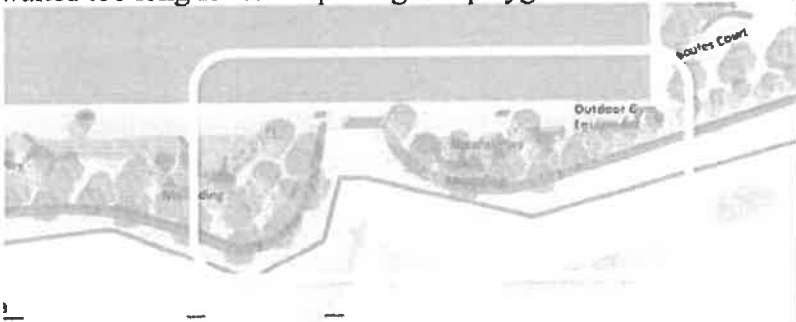
	<p>allow these aims.</p> <ul style="list-style-type: none"> • Also in support of playground-parents with children competing in the main sports area may use the playground for smaller children. • Flood Lighting should allow evening games all year round as many community groups are likely to wish to schedule sessions. • These facilities are long overdue for a growing, thriving village.
<u>Mayor's Response:</u>	Floodlighting of the pitches will be subject to a separate planning process and subject to bat survey and assessment so this project must be considered on the assumption that no such lighting is part of the proposal.
SUB (34) Name of Submission Submission Summary:	<p>Patrickswell GAA & Camogie Club Executive Committee</p> <ul style="list-style-type: none"> • Welcomes the proposed Sports and Community Campus in Lisheen Park and acknowledges the significance of this investment for the community. • The Club currently has approximately 500 members operating with one playing pitch, which is shared between all GAA, Football and Camogie teams from u6 to adult level. This additional community GAA pitch will greatly benefit the club and help support the growing membership and wider community. • Requests that the option of a natural grass GAA pitch would be explored instead of a synthetic pitch, where feasible. GAA games are traditionally played on grass pitches.
<u>Mayor's Response:</u>	<p>The support for the project is acknowledged.</p> <p>The consideration and decision to design a pitch with a synthetic surface was to facilitate all year round use. Alternative options can be considered at detail design stage as this is not considered a material planning matter.</p>
SUB (35) Name of Submission Submission Summary:	<p>Patrickswell National School</p> <ul style="list-style-type: none"> • Fully supports the proposed development as the National School will benefit from it and can the development proceed without delay. • Re the area currently zoned for Community and Education at the back of the school, can this be re-secured with a boundary fence when works are completed. • 37 parents/guardians state: • Thrilled with the proposal in the vicinity of the school. • Facilities will have safe access from the school grounds and

	<p>therefore, many school activities can be planned re these facilities. Currently pupils do not have a proper playground without travelling in a car or bus.</p> <ul style="list-style-type: none"> • Concerned that playground could be accessed outside daylight hours so suggest facilities locked at night and that a sweep of playground and grounds be done daily to ensure safe environment for the children. • Also, concerned that illegal parking at night would comprise access to valuable parking spaces. • Growing school with increasing population in the village so value of these facilities are large.
<u>Mayor's Response:</u>	<p>The support for the project is acknowledged.</p> <p>The boundary at the back of the school will be re-secured following completion of the development.</p> <p>It is not the practice to lock playgrounds in community settings. The facility would be subject to an operational plan, and this would be kept under review but this project must be considered on the assumption that locking at night is not part of the proposal.</p> <p>A 1.2m fence is proposed around the playground.</p>
SUB (36) Name of Submission Submission Summary:	<p>Paul Foley</p> <ul style="list-style-type: none"> • Supports the proposed development. • From a land use and forward planning perspective this will be an excellent multi-purpose amenity within the community, enabling sport, exercise and recreation for all age groups and demographics. • As a lifelong member of Patrickswell GAA, welcomes this proposed multi use initiative by the local authority
<u>Mayor's Response:</u>	<p>The support for the project is acknowledged.</p>
SUB (37) Name of Submission Submission Summary:	<p>PJ O'Grady</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • The proposed wide-ranging sports and community facilities are welcomed and required. • The playground, located at the centre of the existing village, is welcome and is anticipated to be used by the Play School, National School and wider community. • Patrickswell area has already waited too long for facilities such as this proposed development.

<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (38) Name of Submission Submission Summary:	Sarah Griffin <ul style="list-style-type: none"> • Fully supports the proposed development. • The community-based and sports facilities are welcome and required. • The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. • Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (39) Name of Submission Submission Summary:	Sean O'Dwyer <ul style="list-style-type: none"> • Fully supports the proposed development. • This development is strongly welcomed. The location of this site was included in the Patrickswell Local Area Plan, adopted in April 2024 following robust public consultation. • Its proximity to Patrickswell National School will provide significant benefits to the Play School, National School, and local organisations. • In particular, the inclusion of a centrally located playground is a very positive outcome of the consultation process and will greatly benefit families and the wider community. • Patrickswell has waited far too long for such facilities.
<u>Mavor's Response:</u>	The support for the project is acknowledged.
SUB (40) Submission Summary:	Shauna Lohan, c/o Patrickswell Community Playschool & Afterschool <ul style="list-style-type: none"> • Supports the proposed development and wishes to highlight the importance of ensuring that the development fully supports the needs of local families, particularly those using preschool and afterschool services. • As a growing community, Patrickswell has an increasing number of young families who rely on safe and accessible facilities for children. Access to suitable indoor and outdoor spaces is essential for preschool and afterschool care providers.

	<p>These services play a vital role in supporting working families, and the availability of well-designed community facilities would greatly enhance the quality of care and activities that can be provided to children.</p> <ul style="list-style-type: none"> • Outdoor play is a fundamental part of early childhood development. It supports children’s physical health, social interaction, creativity, and overall wellbeing. A community complex that provides safe outdoor areas would allow children to engage in active play, explore their environment, and interact with others in a positive community setting. • A shared sports and community facility would provide an important place for children and families to come together, helping to strengthen relationships within the community and creating a sense of belonging for those who live here. • It is essential that the playground is properly maintained and kept clean to ensure it remains a safe and welcoming space for young children. In addition, consideration should be given to ensuring the playground is securely locked with CCTV after dark. This would help prevent misuse of the area during late hours and protect the facilities from damage or antisocial behavior. • Prioritise family-friendly design, proper maintenance plans, and appropriate management of the playground and surrounding facilities. These measures will help ensure the complex becomes a positive, well-used resource that truly benefits the entire community. With careful planning and management, it has the potential to provide lasting benefits for children, families, and local organisations for many years to come.
<p><u>Mayor’s Response:</u></p>	<p>The support for the overall project is acknowledged.</p> <p>In relation to maintenance of the playground, there are statutory inspections that are undertaken by the Council and any defects identified are rectified by the Council.</p> <p>It is not possible to install CCTV at this stage as a proven case for CCTV would be required in accordance with data protection requirements and in order to protect the privacy of residents, it being understood that there is a presumption against the use of CCTV within the confines of playgrounds specifically.</p> <p>Therefore, the project should be considered on the basis that CCTV does not form part of the current proposal. Ducting will be provided with other services, should a future case be made for CCTV on the proposed sports and recreational campus grounds.</p>
<p>SUB</p>	<p>(41) Stacey Faulkner</p>

<p>Name of Submission</p> <p>Submission Summary:</p>	<ul style="list-style-type: none"> • Only objection to the proposed development is re the playground /natural play areas and re the walking area at the rear of Lisheen Park in Patrickswell. This location is unsuitable due to safety concerns, particularly the risk of anti-social behaviour. • Suggests relocating the play and walking area to a larger site (acquired by Limerick City and County Council) on the village's Main Street, which is more accessible (wider footpaths, safer for families), better located near community facilities (community centre, coffee shop), more suitable for a large park similar to Mungret Park • Supports the development of the sports complex at the Lisheen Park site.
<p><u>Mavor's Response:</u></p>	<p>The proposal as presented in the Part 8, maximises the use of the site providing two pitches, a playground, perimeter walkways, MUGA, outdoor exercise equipment boules etc and is considered a valuable and efficient use of green space. The variety of uses including perimeter walkways with lighting ensures activity throughout the day and provides a high level of surveillance not to mention the convenience for families with facilities for all ages in the one location.</p> <p>Additional observations are made in relation to the future development of the Attyflin site in Section 9 of this report.</p>
<p>SUB (42) Name of Submission</p> <p>Submission Summary:</p>	<p>Stephen Moore</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • The 2019 Community Plan completed by Limerick City and County Council identified key requirements for sports facilities and a playground for the local community (in Patrickswell). • The proposed wide-ranging infrastructure is needed and welcomed for the local community
<p><u>Mavor's Response:</u></p>	<p>The support for the overall project is acknowledged.</p>
<p>SUB (43) Name of Submission</p> <p>Submission Summary:</p>	<p>Teresa Griffin</p> <ul style="list-style-type: none"> • Fully supports the proposed development. • The community-based and sports facilities are welcome and required. • The playground, located at the centre of the existing village, is

	<p>also welcome and is anticipated to be used by the Play School, National School and wider community.</p> <ul style="list-style-type: none"> Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mayor's Response:</u>	The support for the overall project is acknowledged.
SUB (44) Name of Submission Submission Summary:	<p>Trevor Griffin</p> <ul style="list-style-type: none"> Fully supports the proposed development. The community-based and sports facilities are welcome and required. The playground, located at the centre of the existing village, is also welcome and is anticipated to be used by the Play School, National School and wider community. Patrickswell area has already waited too long for facilities such as this proposed development.
<u>Mayor's Response:</u>	The support for the overall project is acknowledged.
SUB (45) Name of Submission Submission Summary:	<p>Willie & Noreen Fenton</p> <ul style="list-style-type: none"> Fully supports the proposed development. Patrickswell have waited too long for such sporting and playground facilities.  <ul style="list-style-type: none"> Requests a buffer undeveloped green area between their home and the proposed development as per above.
<u>Mayor's Response:</u>	<p>The support for the project is acknowledged.</p> <p>Additional planting can be considered as part of the overall landscaping plan and at detailed design stage.</p>
SUB (46)	HSE National Environmental Health Service

<p>Name of Submission</p> <p>Submission Summary:</p>	<ul style="list-style-type: none"> • All drainage connections shall be designed and installed so as not to give rise to a public health nuisance. • The applicant shall ensure that all plant and equipment used in connection with the proposal are so situated, operated and maintained as to prevent the transmission of noise to surrounding sensitive receptors. • Suitable and sufficient dust mitigation measures shall be employed during preparation and construction phases in order to obviate adverse impacts to nearby sensitive receptors. • Consideration should be given to guidance to ensure lighting on the site does not cause disturbance to nearby residents as per https://www.gov.uk/guidance/light-pollution
<p><u>Mayor's Response:</u></p>	<p>The development will be subject to a Construction Management Plan which will have consideration environmental matters referenced in the report received. The drainage for the development will be designed so as not to provide any nuisance to public health. All drainage for the development will be piped and discharged to existing sewers. The attenuation for the development is located under the pitches and therefore will not give rise to any public nuisance.</p> <p>The lighting will be designed in accordance with the appropriate standards.</p>

6.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by JBA Consulting for the proposed development which examined the impacts the proposed development may have on nearby European Designated Sites.

The site is located approximately 3.1km from the Lower River Shannon SAC, 3.8km southeast of the River Shannon and River Fergus Estuaries SPA, 7km north of Tory Hill SAC and 9km east of Curraghchase Woods SAC. An ecological walkover survey was carried out on the 20th November 2025.

There is no direct surface water connection between the subject site and the River Shannon SAC or River Shannon and River Fergus Estuaries SPA. There is potential however for an indirect connection via a surface-groundwater-surface water hydrological pathway.

This indirect pathway was determined not to be viable due to the topography between the site and the Natura 2000 sites, the level of development between the site and given that runoff would be intercepted by the existing drainage network.

The ecological survey carried out in November confirmed that there are no QI species present on site and already has limited potential to be an ex-situ habitat for any QI species.

It is noted that construction works will require demolition and digging beneath the surface but the depths of between 2.5m-3m are associated with areas that are of a raised topography and therefore above the groundwater. Where the site is level excavations are anticipated to be of 1.5-2m in depth which are considered shallow and unlikely to achieve groundwater strike or to disrupt groundwater flows or add contaminants to the groundwater.

Standard measures are considered sufficient to protect the local and wider environment. The proposed development works are small in scale and routine in nature, and measures to avoid discharge to the local watercourses will be undertaken, as is standard in these routine works. Hence, during the construction phase of these minor works, it is not anticipated that there will be any likely significant effects on the QIs of the Lower River Shannon SAC arising via surface water pathways.

The Council's Heritage Officer has reviewed the proposal and the associated screening statements and has confirmed agreement with the screening conclusion that the possibility of significant effects on the nearby Natura 2000 sites can be excluded.

It is therefore considered that given the nature and scale of the works and the nature of the existing surrounding urban environment, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

7.0 Environmental Impact Assessment Screening

An EIA Screening Report has been prepared for the proposed development and assesses whether the proposed development falls within any project categories as set out in Annexes I and II of the Directive.

Annex I projects automatically require EIA while projects falling into Annex II require EIA if they meet or exceed a given threshold. The development as proposed does not fall under Annex I projects but has been assessed against under category 10 (infrastructure projects) within Annex II – *urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*

The Screening report notes that the project does not meet the threshold for mandatory EIA in this project category, being an area of approximately 4.3 ha, however it is considered subthreshold and therefore the potential for environmental impacts on the receiving environment were considered. Therefore, a screening determination was carried out in accordance with the criteria set out in Schedule 7A of the Planning and Development Regulations 2001 (as amended) for determining whether or not a development would or would not be likely to have significant effects on the environment.

The EIA Screening Report concluded that due to the nature, scale, location and design of the proposed development there is no real likelihood of significant effects arising as a result of the

proposed scheme. Nor is there potential for cumulative or in combination effects to arise. Therefore, the overall conclusion is that the preparation of an Environmental Impact Assessment Report is not required.

8.0 Key Policy Provisions

The key policy provisions of the Limerick Development Plan 2022-2028 and the Patrickswell Local Area Plan 2024-2030 are set out below.

8.1 Limerick Development Plan, 2022-2028:

Policy SCSI P1 Sustainable Communities

It is a policy of the Council to seek to improve the provision of community infrastructure and recreational opportunities for the wider community, in co-operation with relevant bodies, in a sustainable manner in accordance with the settlement strategy of the Plan. This is conducive to ethical principles of healthy communities, inclusivity and accessibility to facilities for all abilities and sustainability to ensure that Limerick is a greener, cleaner, more welcoming place to live, work and attract investment.

Policy SCSI P2 Location of Community Facilities

It is a policy of the Council to ensure that adequate provision is made in land use zoning, in the layout of developments and residential densities to ensure optimum accessibility to local community facilities and amenities, particularly by sustainable modes of transport. Barriers to pedestrian access to such social infrastructure should be removed.

Policy SCSI P3 Social Infrastructure

It is a policy of the Council to promote and support targeted policies and measures where these are warranted to assist in renewal, regeneration and retrospective interventions and ensure that local needs for social infrastructure are properly considered and that suitable measures to facilitate or provide social infrastructure are identified and incorporated within those interventions.

Policy SCSI P5 Play It is a policy of the Council to facilitate opportunities for play and support the implementation of the Limerick City and County Council Play Policy and its objectives.

Objective SCSI O1 Community Facilities

It is an objective of the Council to ensure new residential developments incorporate appropriate provision for community and recreational facilities, for the benefit of local residents, or are located within easy access to such facilities.

Objective SCSI O2 Accessibility for All

It is an objective of the Council to:

a) Seek the provision of appropriate, inclusive and accessible, safe amenity, recreational open space and community facilities that are available for all sections of the community, both urban and rural at a convenient distance from their homes and places of work.

b) Ensure that community facilities, recreation, play and leisure facilities are fully accessible to all users and are compliant with current legislative requirements.

Objective SCSI O8 Place-making for the Community

It is an objective of the Council to:

a) Develop and protect an open space network and hierarchy of quality public and community spaces, to extend close to where people live and which can accommodate a variety of recreational amenities and facilities for the community at large.

b) Incorporate specific facilities and amenities that would promote exercise and movement as well as rest and relaxation in a natural way and in a variety of settings.

c) Protect areas which are considered to be quiet or which offer a sense of tranquillity, through a process of identification and validation followed by formal designation of 'Quiet Areas'.

Objective SCSI O19 Protection of lands zoned for Open Space and Recreation

It is an objective of the Council to:

a) Protect existing open space, by not permitting development which encroaches on open space and would result in reducing the recreational value to the public.

b) Protect semi-natural open space areas from inappropriate development in the interest of recreational enjoyment, community health and well-being, flood protection and biodiversity.

Objective SCSI O20 Protection of Sports Grounds/Facilities

It is an objective of the Council to:

a) Ensure that adequate playing fields for formal active recreation are provided for in new development areas.

b) Protect, retain and enhance existing sports facilities and grounds.

Objective SCSI O21 Improve Open Space Provision

It is an objective of the Council to:

a) Co-operate with sports clubs, schools, cultural groups and community organisations to provide quality sports and recreational facilities to the community. The Council encourages a multi-use and co-use of facilities of a complementary nature to support a more diverse range of sport and recreational opportunities. Proposed development shall demonstrate quality pedestrian and cyclist linkage.

b) Ensure residential development incorporates appropriate provision of quality public open space and play lots in accordance with the Development Management Standards set out in

Chapter 11. Open space provision will be proportional to the number of residential units proposed, consider access to existing open space and have regard to the principles of national guidance including accessibility, personal and child safety, linkage, place-making and permeability and the hierarchy of open space.

c) Ensure that proposals for largescale development on land zoned Enterprise and Employment incorporate active and passive recreational opportunities for employees

10.11 Play Areas

Play areas for children and teenagers in both urban and suburban areas greatly enhance quality of life and sense of community. Limerick City and County Council have an adopted Play Policy, reflecting the importance that the Council places on the value of play in childhood and the importance of children in our society. Play is not just about the provision of facilities. It is creating the conditions to facilitate play not just in playgrounds, but in the wider environment and in both indoor and outdoor public spaces. Ensuring the retention of the natural environment, such as green spaces and woodlands, including features such as trees and mounds, equally play an important role in the provision of play. Neighbourhood spaces, estates, parks, streets, community centres, libraries, museums, galleries, gardens and cultural venues, events and artefacts are as important as dedicated playgrounds and allow for the social interaction between different generations. In this regard, play areas should cater for all ages with consideration given for parent/grandparent provision such as seating, enabling intergenerational social interaction.

Objective SCS1 O27 Playgrounds

It is an objective of the Council to:

- a) Support play policies to address the play and recreation needs of children and young people, with specific consideration given to the needs of children and young adults with Disabilities.
- b) Support local communities in the provision of a range of play facilities in appropriate locations across Limerick, including urban and rural locations.
- c) Encourage the use of nature-based play with respect to the provision of play opportunities.
- d) Require developers of new residential schemes commensurate with the scale and purpose of the development to provide in situ, natural play areas for children, or as the case may be, small playgrounds, where it is considered necessary and opportune to address local deficits in provision as set out in Table DM2 Open Space Hierarchy within Residential Estates.

Objective TR O6 Delivering Modal Split

It is an objective of the Council to:

- a) Promote a modal shift away from the private car towards more sustainable modes of transport including walking, cycling, carpool and public transport in conjunction with the relevant transport authorities;

b) Support investment in sustainable transport infrastructure that will make walking, cycling, carpool and public transport more attractive, appealing and accessible for all.

Objective EH O10 Trees and Hedgerows

It is an objective of the Council to:

a) Retain and protect amenity and biodiversity value of the County and City by preserving as far as possible trees, woodlands and hedgerows, having regard to the significant role that trees and hedgerows play in local ecology, climate change and air quality and their contribution to quality place making and the associated health and wellbeing benefits.

b) Require, in the event that mature trees or extensive mature hedgerow is proposed to be removed, that a comprehensive tree and hedgerow survey be carried out by a suitably qualified tree specialist to assess the condition, ecological and amenity value of the tree stock/hedgerow proposed for removal and to include mitigation planting and a management scheme. The Council will seek in all cases to ensure when undertaking development, or when permitting development, that the loss of, or damage to, existing trees is minimised.

c) Require the planting of native trees, hedgerows and vegetation and the creation of new habitats in all new developments and public realm projects. The Council will avail of tree planting schemes administered by the Forest Service, in ecologically suitable locations, where this is considered desirable.

d) To identify and prepare TPO's where trees of exceptional amenity, cultural or environmental value are identified which warrant a high level of protection.

e) To implement the Limerick City and County Tree Policy when completed and review as appropriate.

Objective EH O4: Creation of New Habitats

It is an objective of the Council to:

a) Seek the creation of new habitats by encouraging wild green areas and new water features such as, pools and ponds in new developments.

b) Encourage management plans for green areas to use the minimum of pesticides and herbicides.

Objective EH O39 Protection of the setting of Archaeological Monuments

It is an objective of the Council to ensure that no development shall have a negative impact on the character or setting of an archaeological monument

8.2 Patrickswell Local Area Plan 2024-2030

Zoning

Site is zoned *Open Space and Recreation* as set out in the Patrickswell Local Area Plan and which has the following Objective:

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.

The eastern portion of the site which is to accommodate a car parking is zoned *Education and Community* and which has the following Objective:

Objective: To protect and provide for education, training, adult learning, community, healthcare, childcare, civic, religious and social infrastructure.

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.

Opportunity Sites

The site is identified as an Opportunity Site (no. 2) as set out in the Patrickswell Local Area Plan.

Objective TCF O4 - 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.

Opportunity Site 2: Community Facilities at site fronting Faha View and Lisheen Park including St. Patrick's AFC.

Site Description: The site comprises of 3.97 of land zoned Open Space and Recreation. The lands are largely underutilised but 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 on open space. The full site is bordered by a mature tree line on the western edge and adjoins residential units to the east and the southern end of the site. The site is within 130 metres of the front of Patrickswell National School. Development Potential/Principles:

- 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 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 underneath. The Council will seek to safeguard the residential amenities of the adjoining residents

Policy CP1 - Community Infrastructure, Recreation and Open Space Strategic Policy

It is the policy of the Council to:

- (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/play space and outdoor gym equipment within existing areas of open space.
- (b) Ensure that planning applications for social infrastructure and recreational infrastructure demonstrate climate resilience measures to climate-proof critical infrastructure.

Objective CO4 - Sports and Recreational Facilities:

It is an objective of the Council to:

- (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.
- (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.
- (c) Protect land zoned open space and recreation from inappropriate development and facilitate/ support development in line with the uses set out in the zoning matrix and subject to appropriate environmental assessments.

(d) Ensure new residential development provides high quality public open space and playlots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 5.1.

(e) Support the implementation of amenity and recreational facilities for the village as outlined in Table 4.1: Opportunity Sites - Development Potential/ Principles

9.0 Mayor's Strategic Observations

The Mayor's Report is prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended) and must consider and evaluate the proposals having regard to the provision of the Limerick Development Plan 2022-2028 and the Patrickswell Local Area Plan 2024-2030. Section 10 of the report will consider and draw conclusions. It is important to note that in so doing, in making my recommendation I need to give due consideration to the current and relevant statutory planning policies.

In this regard, I acknowledge that the lands at Attyflin are currently zoned enterprise and employment and agriculture and there is therefore no guarantee at present that this will change notwithstanding my stated attention to seek to use those lands for residential purposes and fund the costs of any master-planning and rezoning. They were not, therefore, identified as part of the statutory process identified for community and recreational purposes. And on this basis, given the policies that support the playground at the current location and the clear community desire for a playground in Patrickswell, I believe that it is incumbent on me to put the proposal forward for consideration by the council.

Having reviewed the proposal, the submissions received and the wider strategic context for Patrickswell, I consider it is also important to make the following additional observations for the consideration of the Elected Members.

There is clear and longstanding community support and indeed strong planning support for enhanced sports, recreation and play facilities within Patrickswell. The submissions received demonstrate a strong desire among a large number in the community to see facilities delivered without further delay after many years of discussion and planning.

There are a number of clear advantages associated with the inclusion of a playground within the Lisheen Park proposal. The location is adjacent to the National School, Playschool and Afterschool facilities, within walking distance of existing residential areas and integrated with wider sporting and recreational facilities. It would allow younger children to avail of play facilities while older siblings participate in organised sporting activities and would contribute to making the overall campus a genuine multi-generational community destination. It is also noted that the site is zoned for open space and recreational use and the proposal accords with the zoning objectives of the Patrickswell Local Area Plan 2022-2028.

At the same time, it is noteworthy that many submissions supporting the playground also raise concerns regarding anti-social behaviour, security arrangements, CCTV, and locking of facilities especially of the playground element. While these concerns do not necessarily weigh against playground provision at this location, they indicate that questions remain in the

minds of some of those who are otherwise supportive of the proposal. I have addressed those comments specifically in the section above where they form part of a submission of a member of the public.

In general, the locking of playground facilities is not best practice and the provision of CCTV would need to be justified and warranted in accordance with separate provisions around data protection. The project is in compliance with the relevant planning rules without CCTV and without being locked at night and so it should be considered for approval on the assumption that operating CCTV is not be part of the proposal and that the facility remains available for use at all times.

Limerick City and County Council has now acquired substantial strategic lands at Attyflin/Lissard. It is acknowledged that these lands are currently zoned for Enterprise and Employment and Agriculture under the Patrickswell Local Area Plan, and the future uses will be considered and determined through a statutory plan-making process and through environmental appraisals.

However, in the public interest and to fully inform the decision-making process, it should be noted that the lands are currently at the beginning of an intended masterplanning process and have the potential to become a major focal point for future growth of Patrickswell with in excess of 1,000 units of new housing, community facilities, active travel connections and a likely new mixed-use cluster of activity near future public transport infrastructure.

The scale, location and strategic importance of those lands create opportunities for future village/town-scale recreational facilities and for thinking about the urban structure of a much enlarged Patrickswell that were not previously available when prior consultations took place. Indeed, the acquisition of the Attyflin/Lissard lands occurred subsequent to much of the consultation and policy work which informed the current proposal.

As stated above, my role in the preparation of this report is to make a recommendation to the Elected Members, based on the current and prevailing policies and objectives of the statutory plans. However, I am mindful of ensuring that all information is available to the Elected Members and the public in this decision-making process.

The scale, location and strategic importance of the Attyflin lands potentially create opportunities for future village-scale recreational facilities that were not previously available when the Patrickswell Local Area Plan.

These observations are provided solely to assist Members in balancing immediate community needs with the longer-term spatial development of Patrickswell.

10 Appraisal

This section of the report provides assessment and appraisal in accordance with the policies and objectives of the Limerick Development Plan 2022-2028 and the Patrickswell Local Area Plan, 2024-2030.

Principle of Development

The proposal includes for two playing pitches (1 astroturf pitch and 1 GAA pitch) with associated changing rooms and meeting rooms within a pavilion building and a 1.8m wide walkway around and throughout the green spaces. Other elements delivered as part of the development include a basketball court, multi-use games area, outdoor exercise equipment incorporated into the route of the amenity walkway, 2 playgrounds (one for 2-6 year olds and one for 6-12 year olds), natural play and green spaces, outdoor seating, ping pong table and a boules court.

Additionally, a car park is proposed on the eastern side of the main access road which will provide car parking for the facility and the adjacent school. The single storey pavilion building which is located centrally between the two pitches will provide for dressing/shower rooms, meeting rooms and bathrooms. There is also a team room/shop proposed with a road facing serving hatch which will support visitors on match days. This will not be used for commercial purposes.

The design aims to achieve the objectives as set out in the Limerick Development Plan 2022-2028 and the Patrickswell Local Area Plan 2024–2030 by:

- maximising the potential of the Lisheen Park green space
- providing facilities that are easily accessible to residential areas
- providing sports pitches in accordance with the demand in Patrickswell
- providing amenity walkways to encourage physical activity
- providing play spaces for young children
- providing teenage facilities, i.e. basketball, outdoor gym equipment
- encouraging walking and cycling as a mode of transport
- complying with Blue Green Infrastructure Strategy
- providing Safe Parking, Active Travel initiatives and Bus set down areas for the adjacent school and childcare facilities.

Sports facilities are generally permitted on lands zoned *open space and recreation* while car parking within lands zoned education and community is generally permitted subject to it being ancillary to the primary use only. As the car park on this portion of the site is multiuse and will facilitate the current adjacent school, creche and preschool, same is considered ancillary and therefore acceptable.

The proposed Patrickswell Sports and Community Campus is considered to be consistent with the zoning objectives of the Patrickswell Local Area Plan and is in principle acceptable.

The site at Lisheen Park is identified in the Patrickswell Local Area Plan as an opportunity site for the delivery of recreational and community infrastructure, and the proposed development

gives effect to that strategy through the provision of formal sports pitches, a pavilion building, MUGA, basketball court, playgrounds, natural play areas, exercise equipment, walking routes, cycleways, seating, landscaping and associated car and bicycle parking.

In this regard, the proposal will deliver much-needed social and recreational infrastructure within the settlement and will support the continued growth of Patrickswell in a planned and sustainable manner. The proposal is therefore considered in accordance with Objective TCF O4- Opportunity Sites, of the Patrickswell Local Area Plan.

The proposed development also aligns with a range of broader policies and objectives of the Limerick Development Plan 2022-2028, including Objective SCS1 and Objective SCS1 02 and Objective SCS1 08, which support and facilitate the provision of community, recreation and sports infrastructure, the consolidation of existing settlements, and the integration of land use with sustainable mobility.

The location of the proposed campus adjacent to the school and within walking and cycling distance of existing and planned residential areas will facilitate inclusive community access and reduce reliance on the private car. The inclusion of footpaths, cycleways, bicycle parking, a bus set-down area, EV charging spaces, SuDS measures and extensive planting and landscaping further supports the principles of sustainable development, active travel, climate resilience and green infrastructure.

Furthermore, the proposed mix of facilities will provide for a broad range of age groups and user needs, including organised sport, informal recreation, children's play, exercise and passive amenity use in accordance with Objective SCS1 O27 of the Limerick Development Plan 2022-2028.

This multi-functional approach represents an efficient and appropriate use of public land and will significantly enhance the quality of life, health and wellbeing of the local community.

Having regard to the zoning, the identified role of the site within the Patrickswell Local Area Plan and the wider policy support in the Limerick Development Plan for community infrastructure, recreation, permeability, active travel and landscape enhancement, the proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

Access

The proposal includes for two new vehicular access points – one to the car park immediately west of the playing pitches and another to the car park on the other side of the road. A Stage 1 Road Safety Audit and swept path analysis for large cars and buses has been undertaken. All issues raised within the RSA have been incorporated into the design of the development and will be completed at detailed design stage.

A stage 2/3 Road Safety Audit will be prepared and agreed with the Roads Department prior to construction.

Car and Bike Parking

The scheme provides for two car parks, with a total of 65 parking spaces and with bus set down areas which can be used by the adjacent school.

There is a direct footpath with raised uncontrolled crossings provided to access the school from the sports facilities. The car parking is a one way system which provides for an overall safer school drop off area. There is also a bus drop off area, 3 accessibility parking spaces while 15 are e-charging spaces.

The parking area to the east is multi-use facilitating the new sports and community campus and the school, creche and preschool. It is also designed that it will provide parking for any future educational facility on the lands zoned education and community.

As set out in Table DM9 of the Limerick Development Plan, the car parking requirement for the proposed development is 20 spaces per pitch and 1 space per 75 sqm of sports club floor area. On this basis, the two proposed pitches require 40 spaces, while the 350 sqm clubhouse requires a further 6 spaces, giving a total requirement of 46 car parking spaces. While it is acknowledged that the proposed parking provision exceeds the maximum standard by 19, this is justified having regard to the need to accommodate users of the two playgrounds, basketball court, other play areas, and the drop-off and collection activity associated with the adjacent school and creche etc. In this context, the proposed parking provision is considered acceptable and in line with the car parking requirements set out in Table DM 9 of the Limerick Development Plan.

The scheme provides for 30 Sheffield bike stands located at accessible locations such as beside the playgrounds, adjacent to the MUGA and pavilion building and adjacent to the boules court/ping pong area. Table DM 9 of the Limerick Development Plan requires 10 bike spaces per pitch and 1 space per 5 staff of the sports club. No details are noted in relation to the number of staff proposed but it is considered given the nature of the development, staff numbers would be limited. As such, the proposed number of bike parking spaces is considered acceptable and in line with the bike parking requirements set out in Table DM 9 of the Limerick Development Plan and Objective TR O6 Delivering Modal Split.

Ecology

Having regard to the mature broadleaved woodland along the west boundary of the site, a preliminary Bat Roost Assessment was commissioned and carried out by JBA Consulting.

The assessment includes for 18 different features, 17 of which were mature trees and 1 was in relation to the existing storage shed within the site. All the assessed features were determined to have potential roost features of low to no roost potential but the woodland area was considered to have moderate potential as a commuting and foraging habitat or corridor. As such there are potential impacts associated with the proposed development such as construction activities, loss of foraging habitat (removal of rough areas of grassland) and lighting impacts.

The development as proposed includes for a woodland screen area along the west boundary and supplementary planting along the north boundary in line with Objective EH O10 Trees and

Hedgerows, of the Limerick Development Plan and Objective EH 04 Creation of New Habitats. There is no floodlighting proposed as part of the development. The lighting scheme will be designed in line with Limerick City & County Councils Lighting specifications and will be <2700k and a maximum height of 2m. Additional screening is proposed along the boundaries to create additional dark boundaries where there is to be no lighting.

Flooding

The site is not located with an area identified at flood risk.

Archaeology

There are no recorded monuments within the site, however, there is a recorded monument (Kilcornan Graveyard) adjacent at the northwest corner. No works are proposed within the zone of notification of same.

The Council's Archaeologist has assessed the proposed site and notes that there is a distance of 12m between the east boundary of the graveyard and the west boundary of the sports complex.

The development includes a re-instatement of appropriate boundary planting at the northwest corner to replace the missing belt of trees, install an outer path around the pitch which will be located in excess of 25m from the recorded monument. The development is considered to accord with Objective EH O39 of the Limerick Development Plan 2022-2026, as it relates to the protection of archaeological monuments.

Surface Water

A SuDS based design is proposed for the project. The pitches and new parking areas on the west side of the road will discharge locally on the site to infiltration areas under the pitches with an overflow connection to the main storm line. The hard standing areas located in proximity to the pavilion building will discharge locally to rain gardens. The surface water drainage system for the parking on the east of the site will discharge to a purpose built soakaway with an overflow connection to the main storm line. A stage 2 storm water audit will be carried out at detailed design stage while a stage 3 audit will be carried out once the development has been completed.

Public Lighting

The lighting design will comply with Limerick City and County Council's Public Lighting Specification including the construction, inspection, and maintenance of public lighting infrastructure. This includes:

- Notification to LCCC for inspection.
- Inspection and certification by a qualified Lighting Engineer.

The lighting is limited to the car parking areas, footpaths and roadways and will be designed to have a maximum light colour of 2700k and be no more than 2m high. Lighting design for the amenity walkway and the extents of the site will be designed at detail design stage in line with the above specifications. No floodlighting is proposed.

Landscaping

An extensive planting scheme is proposed for the overall site. It is proposed to plant trees on the southern boundary of the site to provide screening for the existing residential properties while the treeline boundary along the west is to be retained and supplemented by additional in line with the Objective EH O10 Trees and Hedgerows set out in the Limerick Development Plan. A mix of native planting is proposed including hedgerows, woodland screening, mature tree planting, pollinator shrubs and herbaceous plants, wildflower meadow areas and short floral lawns. The walkways will consist of stone finish which is naturally draining and allows for a natural surface finish and will provide a safety and accessible space in line with Objective SCSI 02 Accessibility for All of the Limerick Development Plan. Grass mounds are proposed along the southern side to enhance screening while also acting as natural play areas.

Construction and Demolition Waste Management Plan (CDWMP)

The submission is accompanied by a preliminary CDWMP which also incorporates a Resource & Waste Management Plan. It details the main best practice methods and principles that are to be followed for the management of construction waste. The appointed Contractor will be required to adopt and update the PCDWMP and the Resource & Waste Management Plan with reference to the EPA's Best Practice Guidelines and which shall be agreed with LCCC prior to commencement of works.

Utilities

All existing mains services, such as Gas Networks Ireland, Irish Water (foul water network and water distribution), ESB, EIR, public lighting and storm water network are available at the site. Service provision, therefore, does not pose a constraint to the development of this site.

Conclusion

Having regard to the nature, scale and location of the proposed development, it is considered that the proposal will provide significant social, recreational and community benefits for Patrickswell and the wider area.

The development is consistent with the objectives of the Patrickswell Local Area Plan 2024-2030 and the Limerick Development Plan 2022-2028 and represents an appropriate use of zoned lands, which would contribute positively to the proper planning and sustainable development of the area.

11.0 Conclusion

The proposed development is consistent with the objectives of the Limerick Development Plan 2022–2028 and the Patrickswell Local Area Plan 2024–2030 and would provide significant additional sporting, recreational and community infrastructure for Patrickswell.

The submissions received demonstrate overwhelming support for enhanced sporting facilities, community infrastructure and improved recreational opportunities within the village. There is also broad recognition that Patrickswell has already experienced significant

population growth and requires additional community amenities to meet existing and future needs.

The submissions further demonstrate differing views regarding the most appropriate location and long-term role of playground provision within the village. While many submissions support the inclusion of a playground as part of the Lisheen Park campus, other submissions raise concerns regarding location, future accessibility, long-term village growth patterns and the relationship between the proposed playground and the Council's recently acquired strategic lands at Attyflin/Lissard. It is noteworthy that a significant number of the supporting submissions seem predicated on the basis of additional security measures, which are not included as part the proposal.

As outlined above, in my strategic observations, the master planning process of Attyflin lands and other considerations may inform the optimal location of community facilities.

I have prepared this report having regard to the legislative requirements under the Planning and Development Act, 2000 (as amended)

Therefore, and having regard to the foregoing evaluation and the reasons and considerations as set out, the proposal is in accordance with the policies and objectives of the Patrickswell Local Area Plan (2024-2030) and of the Limerick Development Plan (2022 – 2028) and the proper planning and sustainable development of the area.

Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 it is recommended to the Elected Members of Limerick City & County Council that the proposed development proceed as proposed.

The final determination rests with the Elected Members in accordance with Section 179 of the Planning and Development Act 2000 (as amended).



Mr. John Moran

Mayor

Limerick City & County Council

Date: 10 June 2026