

**Notice of Direction in the matter of Section 31 of the Planning and Development Act 2000 (as amended by S.21 of the Planning and Development (amendment) Act 2010) in relation to Variation No. 2 to Limerick County Development Plan 2010-2016 and Variation No. 1 to the Southern Environs Local Area Plan 2011-2017**

Take notice that on 2<sup>nd</sup> day September 2014, Minister Alan Kelly for the Department of Environment, Community and Local Government issued a Direction pursuant to Section 31 of the Planning and Development Act 2000 (as amended).

The Minister hereby directs as follows:

**Southern Environs Local Area Plan 2011-2017 Direction 2014**

- 1) The Direction may be cited as the Planning and Development (Southern Environs Local Area Plan 2011-2017) Direction 2014.
- 2) The County Council of Limerick is hereby directed to take the following steps with regard to the Southern Environs Local Area Plan 2011-2017 -

The written statement in respect of the Economic Development (Chapter 4, Section 4.5.3 – Neighbourhood and Village Centres – Objective ED 8) in the Southern Environs Local Area Plan 2011-2017 is to be amended by:

Deleting the following text –

“b. Within Neighbourhood Centres the net convenience shopping floor area shall not exceed 1,400sqm in area”

And

Inserting the following text –

Within Neighbourhood Centres the entire gross convenience shopping floor area shall not exceed 900sqm in area, (600sqm in area, net)”

**Limerick County Development Plan 2010-2016 Direction 2014**

- 1) The Direction may be cited as the Planning and Development (Limerick County Development Plan 2010-2016) Direction 2014.
- 2) The County Council of Limerick is hereby directed to take the following steps with regard to the Limerick County Development Plan 2010-2016 -

*The written statement in respect of Development Management Guidelines (Chapter 10, Section 10.6.4.3 – Neighbourhood & Local Convenience Shops) in the Limerick County Development Plan 2010-2016 is to be amended by:*

*Deleting the following text –*

*“Within designated Neighbourhood Centres in the Limerick Urban Area the net convenience shopping floor area should not exceed 1,400sqm in area”*

*And*

*Inserting the following text –*

*“Within Neighbourhood Centres the entire gross convenience shopping floor area should not exceed 900sqm in area, (600sqm in area, net)”*

A copy of the Direction may be inspected at the locations listed below during normal office hours:

- Economic Development and Planning Department, 7/8 Patrick Street, Limerick
- Customer Service Desk, City Hall, Merchants Quay, Limerick
- Customer Service Desk, County Hall, Dooradoyle

The Direction may also be viewed on the Councils website at [www.limerick.ie/council](http://www.limerick.ie/council)

P Daly  
Director of Services,  
Economic Development and Planning

**DIRECTION IN THE MATTER OF SECTION 31  
OF THE PLANNING AND DEVELOPMENT ACT 2000  
(AS AMENDED BY S.21 OF THE PLANNING AND DEVELOPMENT  
(AMENDMENT) ACT 2010)**

**SOUTHERN ENVIRONS LOCAL AREA PLAN 2011-2017 DIRECTION 2014**

“Local Area Plan” means the Southern Environs Local Area Plan 2011-2017

“The Planning Authority” means Limerick County Council

**WHEREAS** the Minister for the Environment, Community and Local Government is, for the reasons set out in the Statement of Reasons hereto, of the Opinion that

- (i) Limerick County Council in making the Southern Environs Local Area Plan 2011-2017 has ignored or has not taken sufficient account of the submissions made by the Minister for the Environment, Community and Local Government in March 2014,  
  
and
- (ii) the Southern Environs Local Area Plan 2011-2017 is not in compliance with the requirements of s.18, s.19, s.27 and s.28 of the Planning and Development Act 2000 (as amended).

**NOW, THEREFORE** in exercise of the powers conferred on him by s.31 of the Planning and Development Act 2000 (as amended), the Minister of the Environment, Community and Local Government hereby directs as follows:

- (1) This Direction may be cited as the Planning and Development (Southern Environs Local Area Plan 2011-2017) Direction 2014.
- (2) The County Council of Limerick is hereby directed to take the following steps with regard to the Southern Environs Local Area Plan 2011-2017 (“the Local Area Plan”) –

The written statement in respect of the Economic Development (Chapter 4, Section 4.5.3 – Neighbourhood and Village Centres - Objective ED 8) in the Southern Environs Local Area Plan 2011-2017 is to be amended by:

Deleting the following text –

*“b. Within Neighbourhood Centres the net convenience shopping floor area shall not exceed 1,400sqm in area”*

And

Inserting the following text –

*“b. Within Neighbourhood Centres the entire gross convenience shopping floor area shall not exceed 900 sq m in area, (600 sq m in area, net).”*

## STATEMENT OF REASONS

- 1) A written submission on the proposed amendment to the draft local area plan was made to Limerick County Council on behalf of the Minister for the Environment, Community and Local Government in March 2014.

The written submission outlined the concerns regarding the proposed 1,400 net sqm cap for convenience goods having the effect that every shop unit in a neighbourhood centre in the county council area could have a net floor space of 1,400sqm which would be significantly inconsistent with:

- The Retail Planning Guidelines (April 2012) (issued under section 28 of the Planning and Development Act 2000, as amended);
- The Mid-West Regional Planning Guidelines 2010-2022, and
- The Mid-West Retail Strategy

The Planning Authority has ignored, or has not taken sufficient account of the said written submission, in that the Planning Authority proceeded to adopt the 1,400 net sqm cap for retail convenience goods.

- 2) The decision by the Planning Authority to alter the policies and objectives in regard to the retail objectives for neighbourhood centres as outlined in this direction does not provide for proper planning and sustainable development and therefore the Southern Environs Local Area Plan 2011-2017 is not in compliance with the requirements of s.18 and s.28 of the Planning and Development Act 2000 (as amended).

GIVEN under my hand,



Minister of the Department  
of Environment, Community and Local Government  
this 2<sup>nd</sup> day of September 2014