

Material Alterations to the

Draft Patrickswell Local Area Plan 2024 – 2030

**In accordance with Section 20(3)(e) of the Planning and
Development Act, 2000 (as amended)**

Public Display Period: 9th December – 16th January 2024

Limerick City and County Council,
Forward Planning,
Economic Development and Enterprise Directorate,
Merchants Quay,
Limerick



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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1.0 Introduction

This report sets out the proposed Material Alterations to the Draft Patrickswell Local Area Plan (LAP) 2024-2030, following consideration of submissions received during the public display period of the Draft LAP. The report forms part of the statutory procedure for preparing a new LAP as set out under Section 20 of the Planning and Development Act 2000 (as amended). It is a key element in the process of bringing the Draft Plan to adoption.

This report comprises the following parts:

- 1.0 Introduction;
- 2.0 Amendments to Draft Local Area Plan Written Statement;
- 3.0 Amendments to Local Area Plan Maps;
- 4.0 Environmental Screening Reports;
- 5.0 Updated Strategic Flood Risk Assessment

The Draft LAP was placed on public display for a period of 6 weeks from 2nd September– 16th October 2023 inclusive. A total of 27 no. written submissions were received within the statutory timeframe for public display.

The 27 no. submissions were considered by the Chief Executive, responses and recommendations were presented in a Chief Executive’s report, dated the 10th of November 2023 and issued to the Elected Members of Limerick City and County Council for consideration. A briefing meeting was held for the Elected Members of Limerick City and County Council to outline the contents of the Chief Executive’s Report on the 22nd of November 2023.

The Elected Members of Limerick City and County Council, at their meeting on the 27th of November 2023 passed a resolution to make the Draft LAP. This was done subject to two amendments to the Chief Executive’s report dated the 10th of November 2023, subject to further public consultation on the Material Alterations.

In accordance with the Planning and Development Act 2000 (as amended), written submissions with respect to the proposed Material Alterations to the Draft Local Area Plan can **only** be considered. The closing date for the submissions on the Material Alterations is **5pm on the 16th of January 2024**. This display period will be followed by the preparation of a second Chief Executive’s Report to the Members on any submissions received on the proposed Material Alterations. Members may then decide to make the LAP, with or without the proposed alterations or with modifications to the proposed alterations, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members. During the LAP process, the Members of Limerick City and County Council must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

2.0 Amendments to Draft Patrickswell Local Area Plan 2024-2029

The following sets out amendments, which include text to be omitted ~~struck through in red~~ and wording to be inserted underlined in green. Where policies or objectives are proposed to

be included or amended, the policy/objective numbers of those in the Draft Plan may need to be revised.

2.1 Amendments to Draft Local Area Plan Text

2.1.1 Amendments to Chapter 4: Town Centre First Approach

Proposed Amendment	Submission No.
<p>1. Insert additional Section into Chapter 4.5 Opportunity Sites as follows: <u>Opportunity Sites and Climate Adaptive/Resilient Urban Greening</u> <u>The management of rainwater and flood risk as part of climate adaptive and resilient urban greening should be considered at the outset of the design process of all proposed Opportunity Sites. Proposals should adhere to the rainwater management mechanisms outlined within the national guidance for water sensitive urban design (Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas: Water Sensitive Urban Design: Best Practice Interim Guidance Document). All new development is required to manage and minimise surface water runoff through the use of Nature based Solutions / Sustainable Drainage Systems (SuDS), unless otherwise agreed with the Council. Development will only be permitted where the Council is satisfied that suitable measures have been proposed that mitigate the impact of surface water, through the achievement of control of run-off quantity and quality, while enhancing amenity and habitat.</u></p>	<p>1, 5, 6</p>
<p>2. Insert additional action under the theme 'Greening' in Table 4.2 Draft Patrickswell LAP Action Timeframe as follows: Action: <u>Provision of a cycle route and active travel measures on the Clarina Road linking into the village</u> Lead Responsibility: <u>NTA and LCCC Transport and Mobility Directorate</u> Timeline: <u>Short to Medium Term</u></p>	<p>3</p>
<p>3. Amend the title of Figure 4.9 in Chapter 4 Town Centre First Approach as follows: Proposed <u>Indicative</u> Layout: Community facilities at site fronting Faha View and Lisheen Park including St. Patrick's AFC</p>	<p>16, 20, 21, 23, 26</p>
<p>4. Insert revised Indicative Layout of Opportunity Site 2 with updated layout to area adjacent to Patrickswell National School as follows:</p>	<p>20, 23</p>

(Larger image provided in Section 3.2 of this report)



2.1.2 Amendments to Chapter 5 Sustainable Communities

Proposed Amendment	Submission No.
<p>5. Amend Objective CO4 Part (c) Sports and Recreation Facilities in Chapter 5 Sustainable Communities as follows: Protect <u>land zoned open space and recreation</u> existing space by not permitting development, which encroaches on such open space and land zoned open space and recreation from inappropriate development and facilitate/support the provision of allotment or community gardens at appropriate locations development in line with the uses set out in the zoning matrix and subject to appropriate environmental assessments.</p>	<p>14</p>

2.1.3 Amendments to Chapter 7 Sustainable Mobility

Proposed Amendment	Submission No.
<p>6. Amend Section 7.3 of Chapter 7 as follows: The N/M20 Cork to Limerick Motorway Scheme Project also includes the provision of active travel infrastructure ensuring that sustainable development principles are core considerations in the scheme. The Scheme Project will not just enhance Patrickswell’s motorised connectivity, but also create improved active travel linkages and connections from the village to the south of the Country.</p>	9
<p>7. Amend Section 7.4 of Chapter 7 as follows: Active Travel measures as part of the N/M20 Cork to Limerick Motorway Project including cycle and pedestrian infrastructure from Patrickswell to Croom, Bruree connections to the proposed Limerick Greenway and wider national cycle network</p>	9
<p>8. Insert the following text into Section 7.5 Rail Transport: <u>This LAP seeks to safeguard the rail line against encroachment that would compromise the long-term development of this facility.</u></p> <p>Insert the following objective under Section 7.5 Rail Transport <u>Objective SMT: Protection of Existing Rail Route: It is an Objective of the Council to:</u> <u>a) Protect the existing rail route against encroachment from inappropriate uses that could compromise the long-term development of the rail facility and support appropriate upgrades, which are in line with the appropriate and necessary environmental and ecological assessments as required.</u> <u>b) Support any future proposals for passenger rail services in Patrickswell.</u></p>	1, 10
<p>9. Amend SMT O6 (b) to reference national road network as follows: ‘Protect the capacity of the <u>national and</u> regional road network from inappropriate development, having regard to all relevant Government guidance,’</p>	1, 2
<p>10. Update the Amenity and Sustainable Transport Map to distinguish between existing and proposed cycling and walking infrastructure. (updated map provided for under Section 3.3 Amendments to Maps)</p>	1, 3, 11, 23
<p>11. Provide a new Section under Section 7.4 Modal Shift and Targets and update the text as follows: There are a number of opportunities, which have the ability to address current travel trends and to examine the existing travel behaviours within Patrickswell to provide for the realisation of a more sustainable transport mode. <u>The Draft Local Area Plan focuses on the provision of increased permeability through future development within the settlement. The plan</u></p>	1, 3, 11, Motion by Cllr. Daniel Butler

provides a change of focus towards the town centre first initiatives, development of infill/brownfield sites and the creation of a more compact village and endeavours to improve permeability and localised access through the development of the four identified opportunity sites. Local conditions including lack of infrastructure, inadequate linkages and lack of permeability create physical barriers to enabling a move away from the predominant car travel, as exists in Patrickswell. In relation to cycling, there are no cycle paths in the village with cyclists using footpaths instead, in some instances. Policies contained within this Plan ensure that new development proposals provide for permeability and appropriate linkages that are required to open up future and existing development, creating the conditions to enable active travel modes and improving access for those with mobility issues. The following table identifies active travel infrastructure that seeks to create convenient, efficient routes to key destinations for local amenities, facilities, social infrastructure and services and in doing so, reducing walking/cycling distances and creating the conditions that gives active modes a competitive advantage over the private car. The table below outlines active travel measures to enable the 10-minute town concept prioritising a number of these measures:

- ~~• The implementation of pedestrian/cycling safety measures on Main Street as part of the Patrickswell Village Renewal Scheme commenced March 2023;~~
- ~~• Improved connectivity from Main Street to Patrickswell National School as part of Patrickswell Village Renewal Scheme;~~
- ~~• Upgrade of existing pedestrian link from Laurel Park to Lisheen Park at Patrickswell National School;~~
- ~~• Improvement works outside Patrickswell NS for walking and cycling infrastructure and in turn, increase the number of students who cycle to school;~~
- ~~• Active Travel measures as part of the N/M20 Motorway project including cycle and pedestrian infrastructure from Patrickswell to Croom, Bruree and connections into the proposed Limerick Greenway and wider national cycle network;~~
- ~~• Increase permeability through future development within the settlement;~~
- ~~• Change of focus to town centre first initiatives, development of infill/brownfield sites and creation of a more compact village;~~
- ~~• Opportunity sites focused on improving permeability and localised access.~~

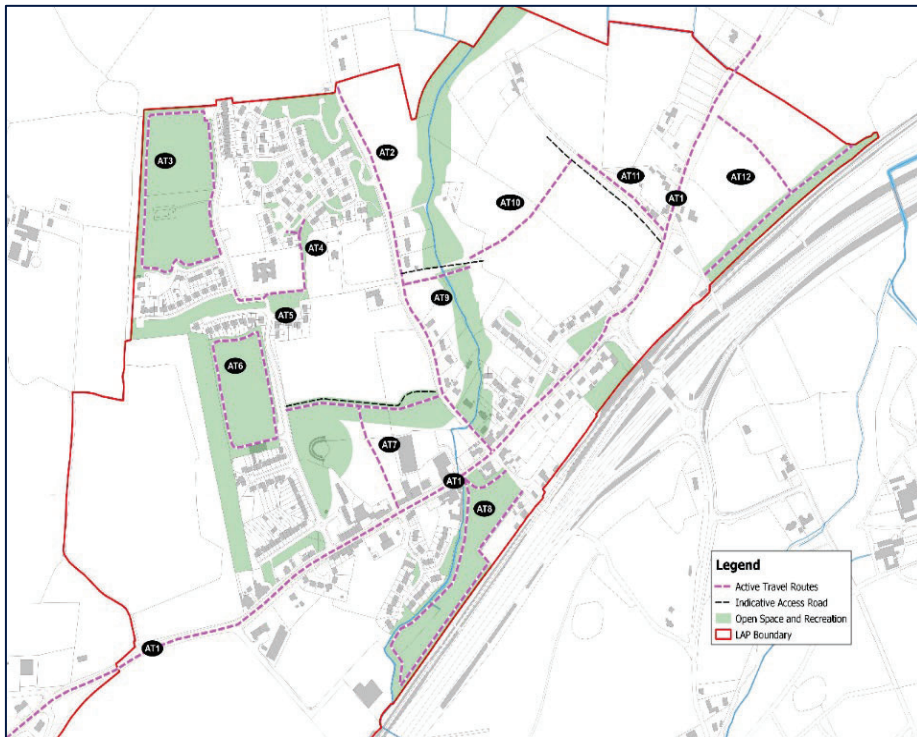
Insert Table showing Active Travel Proposal and Priority Route:
Table 7.3 Active Travel Measures and Priorities

<u>Action/ Intervention Reference</u>	<u>Description</u>	<u>Proposed Link Type/ Active Mode Priority</u>	<u>Expected Timeframe</u>	<u>Need for Intervention</u>
AT1	<u>Main Street Patrickswell Village Centre</u>	<u>Cycle Infrastructure Active Mode Priority</u>	<u>Medium to Long Term</u>	<ul style="list-style-type: none"> - <u>Connection into existing segregated cycle track along R526 to Raheen/Limerick City and future connections associated with Active Travel measures of N/M20 Cork to Limerick Project, Patrickswell to Charleville Greenway and Rathkeale/Limerick Greenway</u> - <u>Increase uptake of active travel modes</u> - <u>Connection between village centre to residential areas/local facilities/services</u>
AT2	<u>Clarina Road</u>	<u>Cycle Infrastructure Active Mode Priority</u>	<u>Short to Medium Term</u>	<ul style="list-style-type: none"> - <u>Increase uptake of active travel modes</u> - <u>Connection between village centre to existing and proposed residential areas/local facilities/services</u>
AT3	<u>Patrickswell FC/Lisheen Park/Faha View (Opportunity Site 2)</u>	<u>Looped Pedestrian Walkway Active Mode Priority</u>	<u>Short Term</u>	<ul style="list-style-type: none"> - <u>Provision of looped walk around perimeter of site included in proposed development design as part of Opportunity Site 2,</u>
AT4	<u>Sycamore Heights to Patrickswell National School</u>	<u>Pedestrian Link Active Mode Priority</u>	<u>Short Term</u>	<ul style="list-style-type: none"> - <u>Upgrade of existing link from residential estate to Patrickswell NS, Lisheen Park and local amenities/facilities</u>

AT5	Site entrance fronting Patrickswell National School	Front entrance and road network at front of Patrickswell NS Active Mode Priority	Short Term	- Realignment of road network and provision of walking and cycling infrastructure at front of Patrickswell NS. - Provision of 'school street/school zone'
AT6	Patrickswell GAA Grounds	Looped Pedestrian Walkway	Short Term	- Provision of looped walk around perimeter of site included as part of future development proposals on the GAA grounds.
AT7	Patrickswell Village Centre Opportunity Site 1/Residential Development	Active Travel Connection – cycle and walking provision. Active Mode Priority	Short Term	- Provision of connectivity and permeability link between Clarina Road, School Road and the centre of Patrickswell - Provision of active travel linkage linked to future residential development.
AT8	Riverside Park off Village Centre	Looped Walking/Cycling pathway	Medium Term	- Riverside Park as part of Opportunity Site 3
AT9	Barnakyle	Residential Active Travel Connection – cycle and walking provision. Active Mode Priority	Short Term	- Provision of active travel linkage linked to residential development granted under Planning File 22/8017. Potential to provide linkages from proposed residential development through to local facilities/services (school, GAA etc).
AT10	Barnakyle Opportunity Site 4	Residential Active Travel Connection – cycle and walking provision	Medium to Long Term	- Provision of active travel linkage linked to future residential development/open space.
AT11	Barnakyle Opportunity Site 4	Residential Active Travel Connection – cycle and walking provision	Long Term	- Provision of active travel linkage linked to future residential development/open space.
AT12	Serviced Site at Barnakyle on R526	Residential Active Travel Connection – cycle and walking provision	Medium to Long Term	- Provision of active travel linkage linked to future residential development/open space.

Insert Map with associated Action Reference as follows:
 (Larger image provided for under Section 3.2 of this report)

Fig. 7.3 Map of Active Travel Measures and Priorities



12.	<p>Add the following text into SMT O6 (b) (ii) as follows:</p> <p>(ii) <u>A Design Report will be required in accordance with TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes) for works to the strategic national road network.</u></p>	2
13.	<p>Add the following text into SMT O6 (b) as follows:</p> <p>Protect the capacity of the regional road network from inappropriate development, having regard to all relevant Government guidance, Objective TR O39 National Roads and Objective TR O41 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network.</p> <p>(i) Road Safety Audits and Traffic Impact Assessments, <u>in accordance with TII guidance and publications,</u> will be required to demonstrate implications of development proposals on the national and regional road network.</p>	2
14.	<p>Update Amenity and Sustainable Transport Map to reference walking loop proposed as part of future plans of Patrickswell GAA. (updated map provided for under Section 3.3 Amendments to Maps)</p> <p>Include proposed pedestrian loop within GAA Grounds under new Table inserted into Chapter 7 Proposed Active Travel Infrastructure.</p>	24

15.	<p>Insert a new Part B into Objective SMT O2 - Sustainable Travel Infrastructure as follows:</p> <p><u>Support the provision of further cycle infrastructure through Patrickswell Village linking into the existing segregated cycle track along the R526 to Limerick City and link into proposed active travel infrastructure as part of the N/M20 Cork to Limerick Project, the Patrickswell to Charleville Greenway, and the Rathkeale to Limerick Greenway.</u></p>	<p>11, 27,</p> <p>Motion by Cllr. Daniel Butler</p>
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2.1.4 Amendments to Chapter 9 Infrastructure and Utilities

Proposed Amendment		Submission No.
16.	<p>Insert the following into Chapter 9 Infrastructure and Utilities as Part (f) to Objective IU O5 – Flood Risk Management:</p> <p><u>Developments on lands benefitting from Arterial Drainage Schemes shall preserve the maintenance and access to these drainage channels. Land identified as benefitting from these systems may be prone to flooding, as such site specific flood risk assessments will be required as appropriate, at planning application stage.</u></p>	6

2.1.5 Amendments to Chapter 10 Land Use Framework and Settlement Capacity Audit

Amendment No. 17:

Amend figures in Table 10 to reflect zoning changes to serviced sites provision as follows:

Zoning	Total Area Zoned in 2023 LAP – ha.	Total Area Zoned in 2015 LAP – ha.
Agriculture	39.634	44.50
Enterprise and Employment	10.814	9.99
Education and Community Facilities	4.567	12.18
Utilities	No use category	No use category
New Residential Total	16.861	23.5
Phase 1	13.926	17.19
Phase 2	2.935	6.31
Existing Residential	18.426	19.53
Residential Serviced Sites Total	4.773 <u>5.173</u>	14.88
Phase 1	-	10.41
Phase 2	-	4.47
Open Space and Recreation	21.814	15.65
Village Centre	4.76	4.28

2.1.6 Amendments to Chapter 11 Monitoring and Evaluation

Proposed Amendment	Submission No.
<p>18. Insert the following new policy into Chapter 11 Monitoring and Evaluation as follows:</p> <p>Policy ME P1: Monitoring and Evaluation: <u>It is policy of the Council to: Implement in conjunction with key stakeholders, the policies and objectives of this Local Area Plan and to review the success or otherwise of the implementation of policies and objectives in line with Section 15(i) and 15(2) of the Planning and Development Act 2000, as amended, as well as Section 6.5 of Local Area Plans Guidelines for Planning Authorities (2013) and Chapter 13 of the Limerick Development Plan.</u></p>	1

2.2 Elected Members Motions

The Elected Members of Limerick City and County Council, at their meeting on the 27th of November 2023 passed a resolution to make the Draft LAP. This was done subject to two amendments to the Chief Executive's report dated the 10th of November 2023. At the Limerick City and County Council meeting, two motions were proposed and seconded and the plan was passed by resolution with the following proposed amendments.

Amendment No. 1:

(i) Amend Table 7.3 Active Travel Measures and Prioritise, Action AT1 under column *Proposed Link Type/Active Mode Priority* as follows:

~~Segregated Cycle Lane~~ Cycle Infrastructure Active Mode Priority

(ii) In line with above, amend Objective SMT02 Part B to read

Support the provision of ~~a segregated cycle lane~~ further cycle infrastructure through Patrickswell Village linking into the existing segregated cycle track along the R526 to Limerick City and link into proposed active travel infrastructure as part of the N/M20 Cork to Limerick Project, the Patrickswell to Charleville Greenway, and the Rathkeale to Limerick Greenway.

Reason

In the interest of road safety and to ensure the appropriate provision of cycle infrastructure, in line with the current active travel scheme.

Proposed: Cllr. Daniel Butler

Seconded: Cllr. Sarah Kiely

Amendment No. 2:

The Development Boundary of the Draft Patrickswell Local Area Plan be extended to incorporate lands (0.42 Hectares) as shown on the accompanying map at Ballyanrahan East, Patrickswell. Co. Limerick. The subject lands which are located within 600m of the village core, in a reduced speed zone and served by a public footpath and public lighting are to be zoned 'Residential Serviced Sites' and will accommodate 2 – 4 dwellings over the life of the plan.

Reason

There are no 'new' lands identified in the Draft LAP for serviced sites in the village and where it is a policy objective of the Local Authority in the CDP that lands are to be made available in settlements to counter the proliferation of 'one off' houses. In addition, the existing 'serviced sites' lands to the east of the village (which benefits from a grant of permission) are located in close proximity to the motorway, remote from the village and without pedestrian infrastructure.

Proposed: Cllr. Abul Kalam Azad Talukder

Seconded: Cllr. Kieran O'Hanlon



2.3 Amendments to Settlement Capacity Audit

Site No.	Location/ Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Timeline	Comments if Applicable	Tier
Land Use Zoning – New Residential															
1	Barnakyle (R526 main Limerick to Patrickswell Road)	4.086	Extant	✓	✓	●	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> - Part of site includes grant of permission for 49 units under File No. 18/346 - Opportunity Site 4 (refer to Section 4.5 Opportunity Sites for Development Potential and Guidance) - <u>Uisce Eireann Site Specific Comment: Water supply will require third party agreements with likely servicing of these sites to be facilitated via Site 2 or 3, to the watermain in Barnakyle Estate or the road to the south-east. Third party agreements will be required for foul water infrastructure with likely servicing of these sites from the R526 through Site 2 or along the boundary of Site 5.</u> 	1
2	Barnakyle (R526 main Limerick to Patrickswell Road)	2.935	22 units/ha	✓	✓	●	✓	✓	✓	✓	✓	✓	L	<ul style="list-style-type: none"> - Outline planning permission for one off dwelling on part of site (Planning Reference No. 18/64) - Opportunity Site 4 (refer to Section 4.5 Opportunity Sites for Development Potential and Guidance) - <u>Uisce Eireann Site Specific Comment: Water supply would likely be serviced from the 150mm pipe that runs to the south east of the site along the R526. Foul water servicing likely requiring discharge into a foul or combined sewer on the R526.</u> 	1
3	Barnakyle Adjacent to Bearna Coille Estate	0.42	22 units/ha	✓	✓	✓	✓	✓	✓	!	✗	✓	S	<ul style="list-style-type: none"> - Grant of Permission for 6 detached units under File No. 17/100- expired January 2023 - Infill development, connection to surface water will be required provision available within 150m - <u>Uisce Eireann Site Specific Comment: Water supply likely serviced from the 100mm pipe that runs along Barnakyle estate or the 150mm pipe that runs along the R526. There is a combined sewer that runs across the site, this asset will need to be protected and certain separation distanced would apply. This asset could be used for foul water from any proposed development.</u> 	1
4	Barnakyle Adjacent to Bearna Coille Estate	0.483	Extant	✓	✓	✓	✓	✓	✓	!	✗	✓	S	<ul style="list-style-type: none"> - Grant of permission for 5 x houses under Planning File No. 21/873 - Infill development, connection to surface water will be required provision available within 150m - <u>Uisce Eireann Site Specific Comment: Water supply for this site could be serviced from the 200mm pipe that runs along the R526. This route would cross an existing property, but this lies within the land allocation. There is a combined sewer that runs across the site, this asset will need to be protected and certain separation distanced would apply. This asset could be used for foul water from any proposed development.</u> 	1
5	Barnakyle (Clarina Road)	0.731	Extant	✓	✓	●	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Grant of Permission for 24 houses - Part 8 Planning Permission File No. 22/8017 - Western edge of site boundary within flood zone and to which has been incorporated into design for open space element of scheme - <u>Uisce Eireann Site Specific Comment Third party agreements would be required in order to supply water to this site as there are no mains water pipes that pass across or adjacent to it. The shortest connection would appear to be across land within SCA Site. No3 to connect to the 100mm pipe in Barnakyle. There is a combined sewer that runs along the western boundary of this site, which could be used for foul water discharge</u> 	1
6	Barnakyle (Clarina Road)	0.39	22 units/ha	✓	✓	●	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Infill site, northern boundary of site providing access to SCA No. 4 under Planning File No. 22/8017 - <u>Uisce Eireann Site Specific Comment Water supply for this site likely to be serviced from a 75mm pipe that runs along the highway to the west of this site. However, due to the size of this pipe it may need to be upgraded. There is a foul sewer that runs along the highway to the west of this site and trunk foul and combined sewers that cross the site to the, these assets would need to be</u> 	1

Site No.	Location/ Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Timeline	Comments if Applicable	Tier
														protected and certain separation distances would apply. Any of these sewers could be used for the discharge of foul water	
7	Ballyveloge (Clarina Road)	2.84	22 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✗	S	<ul style="list-style-type: none"> - Live Application under Planning File No. 22/1318 –information requested – Permission for a development comprising 52 no. residential units - Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 75mm pipe, which is routed along the highway, due to the size of the pipe this may require an upgrade. There is a foul sewer than runs across the south of the site and this asset would need to be protected and certain separation distances would apply. In addition, there is a foul sewer that runs along the highway to the west of the site. 	1
8	Ballyanrahan East (Clarina Road)	1.772	22 units/ha	✓	✓	●	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Live Application under Planning File No. 23/60144 – Further information requested – Permission for a development comprising 41 no. residential units and outline permission for childcare facility. Request through FI for full permission for childcare facility element - Uisce Eireann Site Specific Comment: The water supply would be serviced from a 75mm pipe, which is routed along the highway, due to the size of the pipe this may require an upgrade. Alternatively, access across third party land could enable access to a 100mm pipe within Sycamore Heights. There is a combined sewer that runs across the south of the site as well as one that runs north-south to the east of the site, these assets would need to be protected and certain separation distances maintained. However, these assets could be used for the discharge of foul water. 	1
9	Ballyanrahan East (Clarina Road)	2.398	22 units/ha	✓	✓	●	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Grant of permission – 18/1193 for 48 units and 19/444 for 16 units. - Phase 2 and Phase 3 development following Phase 1 under Planning Grant 18/200 for 48 units currently under construction. - Uisce Eireann Site Specific Comment: Water supply for the site would be serviced from a 150mm pipe from the west of the site, which is routed along the highway. There are no sewers running across this site and third party agreements would be required for the discharge of foul water to the sewer to the north in site 8. Alternatively, connection could be made via a short network extension and upgrade to the Lisheen Park network. 	1
10	Main Street, behind Gala	0.867	22 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Infill site adjacent to town centre zoning. - Uisce Eireann Site Specific Comment: Water supply for this site would likely be serviced from a 100mm pipe which is routed along Belgard Grove. There are no sewers running across this site and third party agreements may be required to connect to the private network in the estate. 	1
11	Barnakyle	0.386	Extant	✓	✓	✓	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Existing planning permission File No. 19/689 for the construction of 8 x number of dwelling houses. - Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 100mm asbestos pipe, which runs along the highway to the west of the site. There is a foul sewer that runs along the highway to the west of the site, which could be used for the connection of foul water discharges. 	1

Land Use Zoning – Town Centre

Site No.	Location/ Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Timeline	Comments if Applicable	Tier
12	Barnakyle (Clarina Road)	0.14	Extant	✓	✓	●	✓	✓	✓	✓	✓	✓	S	<ul style="list-style-type: none"> - Grant of permission for 13 x number of apartments under File No. 21/980 - On appeal to An Bord Pleanala - <u>Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 100mm asbestos pipe, which runs along the highway to the east of this site. However, attention is drawn to the presence of a 450 trunk sewer main that runs through this site. There will be a requirement to maintain a minimum distance separation, which would typically be between 3.5m to 6m depending on the depth of the sewer.</u> 	1
13	Main Street Town Centre	0.61	Extant	✓	✓	●	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Grant of permission for 5 x number of terraced houses under File No. 20/125 - <u>Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 200mm pipe within the highway. Foul water could be discharged into the foul sewer that runs along Main Street</u> 	1
Land Use Zoning – Serviced Sites															
14	Barnakyle Residential Serviced Sites	4.773	Extant	!	!	●	✓	!	✓	!	✗	✗	S	<ul style="list-style-type: none"> - Existing grant of permission File No. 20/281 – 36 serviced sites, development pre commencement August 2023 - Infill development, connection to surface water will be required provision available within 150m - <u>Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 150mm pipe, which runs along the R526. There is a foul water sewer that runs along the R526 to the north of the site, which could be used for foul water discharge.</u> 	2
17	<u>Ballynrahan East</u>	<u>0.40</u>	<u>10 units /ha</u>	<u>✓</u>	<u>✓</u>	<u>!</u>	<u>✓</u>	<u>✓</u>	<u>✗</u>	<u>✗</u>	<u>✗</u>	<u>✗</u>	<u>M/L</u>		<u>✗</u>
Land Use Zoning – Enterprise and Employment															
15	Enterprise and Employment	0.745	n/a	✓	✓	●	✓	✓	✓	✓	✗	✓	S	<ul style="list-style-type: none"> - Infill site within Patrickswell Enterprise Centre - Lands will be served via the existing enterprise centre access roadway - <u>Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 100mm pipe within the highway to the west of the site. Third party agreements would be required for foul water discharges in order to reach the foul sewer on Main Street.</u> 	1
16	Enterprise and Employment	8.783	n/a	✓	✓	●	✓	✓	✓	✓	✗	✗	M	<ul style="list-style-type: none"> - Lands adjacent to Patrickswell Enterprise Centre - Lands will be served via the existing enterprise centre access roadway - <u>Uisce Eireann Site Specific Comment: Water supply for this site likely to be serviced from a 100mm pipe in the highway to the east of the site or from a 200mm pipe on Main Street. Attention is drawn to the 100mm cast iron pipe that runs across this site from the reservoir, which lies to the west of the site. This asset would need to be protected and adequate separation distances maintained. On-site boosting may be required. Foul water discharge connections could be made to the foul sewer that runs along Main Street.</u> 	2

Legend					
Serviced/Yes		✓	Serviceable/Investment Required		!
Not Required/No		✘	Located within a 500km walk		●
Short Term 1-2 Year Delivery	S	Medium Term 3-4 Year Delivery	M	Long Term >5 years	L

3.0 Amendments to Maps

3.1 Amendments to Appendix 1 Maps of Draft Local Area Plan












Proposed Amendment		Submission No.	Elected Members Amendment No.
1.	Map 1: Land Use Zoning Map Amendment: update revised boundary and associated zoning of lands for serviced sites.		Amendment No. 2 Cllr. Abul Kalam Azad Talukder
2.	Map 2: Flood Map Amendment: update revised boundary and associated zoning of lands for serviced sites.		Amendment No. 2 Cllr. Abul Kalam Azad Talukder
3.	Map 3: Amenity and Sustainable Transport Amendment: update revised boundary	1, 3, 11, 27	Amendment No. 2 Cllr. Abul Kalam Azad Talukder
4.	Map 4: Record of Protected Structures Amendment: update revised boundary		Amendment No. 2 Cllr. Abul Kalam Azad Talukder
5.	Map 5: National Monuments Map Amendment: update revised boundary		Amendment No. 2 Cllr. Abul Kalam Azad Talukder
6.	Map 6: Settlement Capacity Audit Amendment: update revised boundary and insert additional services sites lands as SCA Site No. 17		Amendment No. 2 Cllr. Abul Kalam Azad Talukder

**Draft Patrickswell
Local Area Plan
2024-2030**

Zoning Map

Material Alterations

Legend

-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  New Residential - Phase 1
-  New Residential - Phase 2
-  Open Space and Recreation
-  Residential Serviced Sites
-  Village Centre
-  Indicative Access
-  LAP Boundary



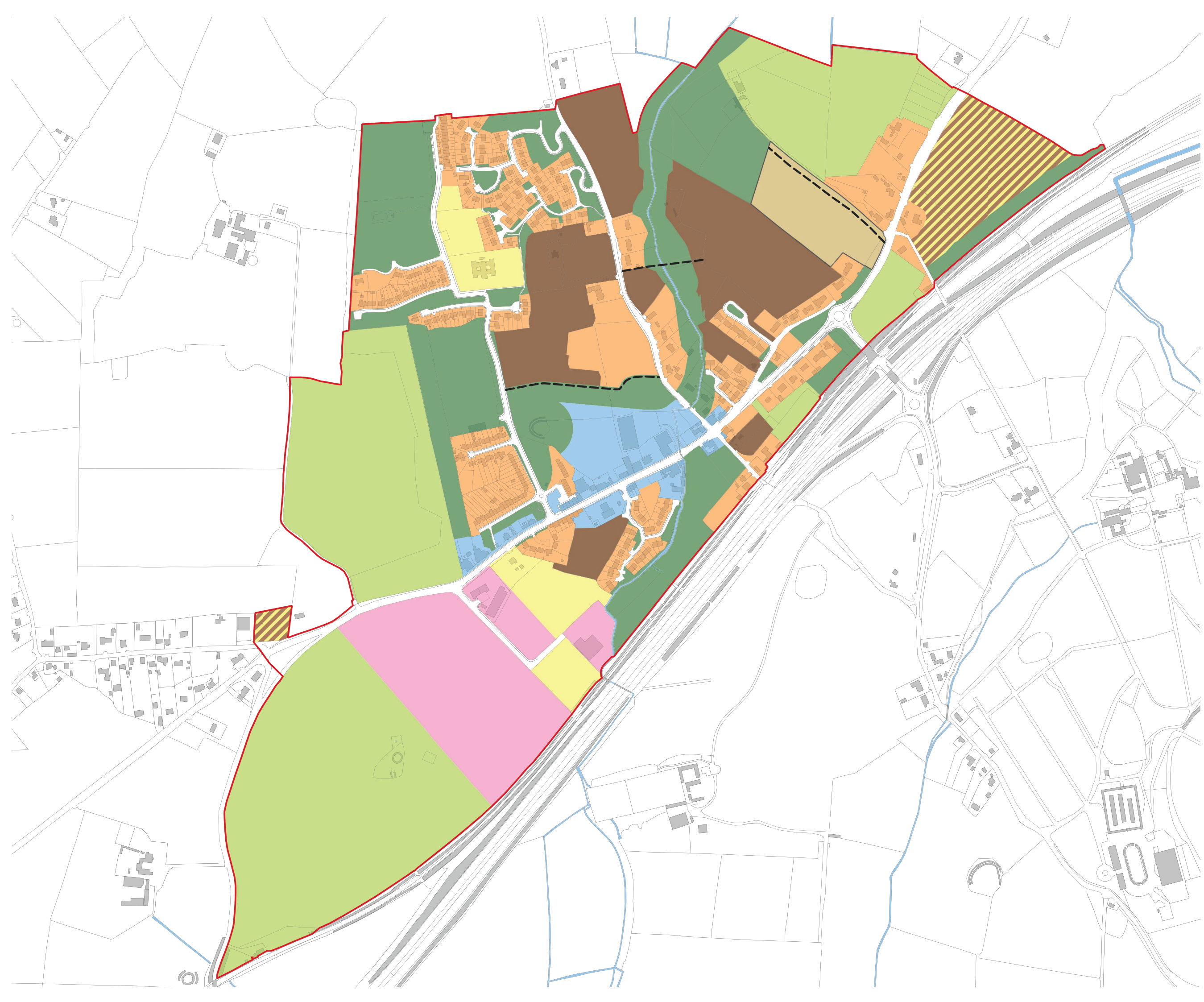
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2024-2030**

Flood Map

Material Alterations

Legend

-  Flood Zone A
-  Flood Zone B
-  Agriculture
-  Education and Community
-  Enterprise and Employment
-  Existing Residential
-  New Residential - Phase 1
-  New Residential - Phase 2
-  Open Space and Recreation
-  Residential Serviced Sites
-  Village Centre
-  Indicative Access
-  LAP Boundary



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**Amenity and Sustainable
Transport Map**

Material Alterations

Legend

-  Existing Pedestrian Route/Link
-  Proposed Pedestrian Route/Link
-  Existing Cycle Route/Link
-  Proposed Cycle Route/Link
-  Indicative Access Road
-  Open Space and Recreation
-  LAP Boundary

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Material Alterations

Legend

- Record of Protected Structures
- LAP Boundary

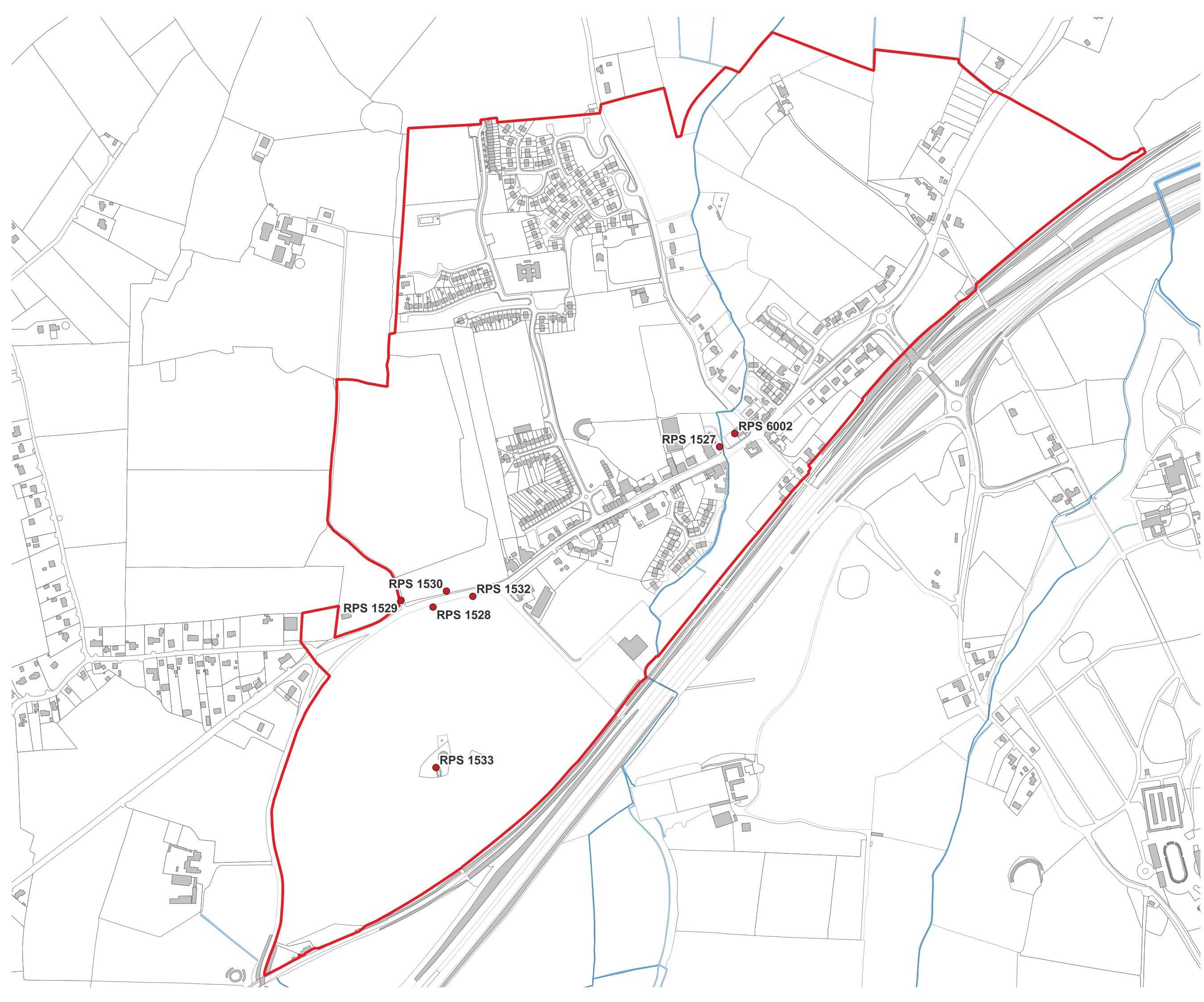
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**Draft Patrickswell
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**Record of Monuments and
Places Map**

Material Alterations

Legend

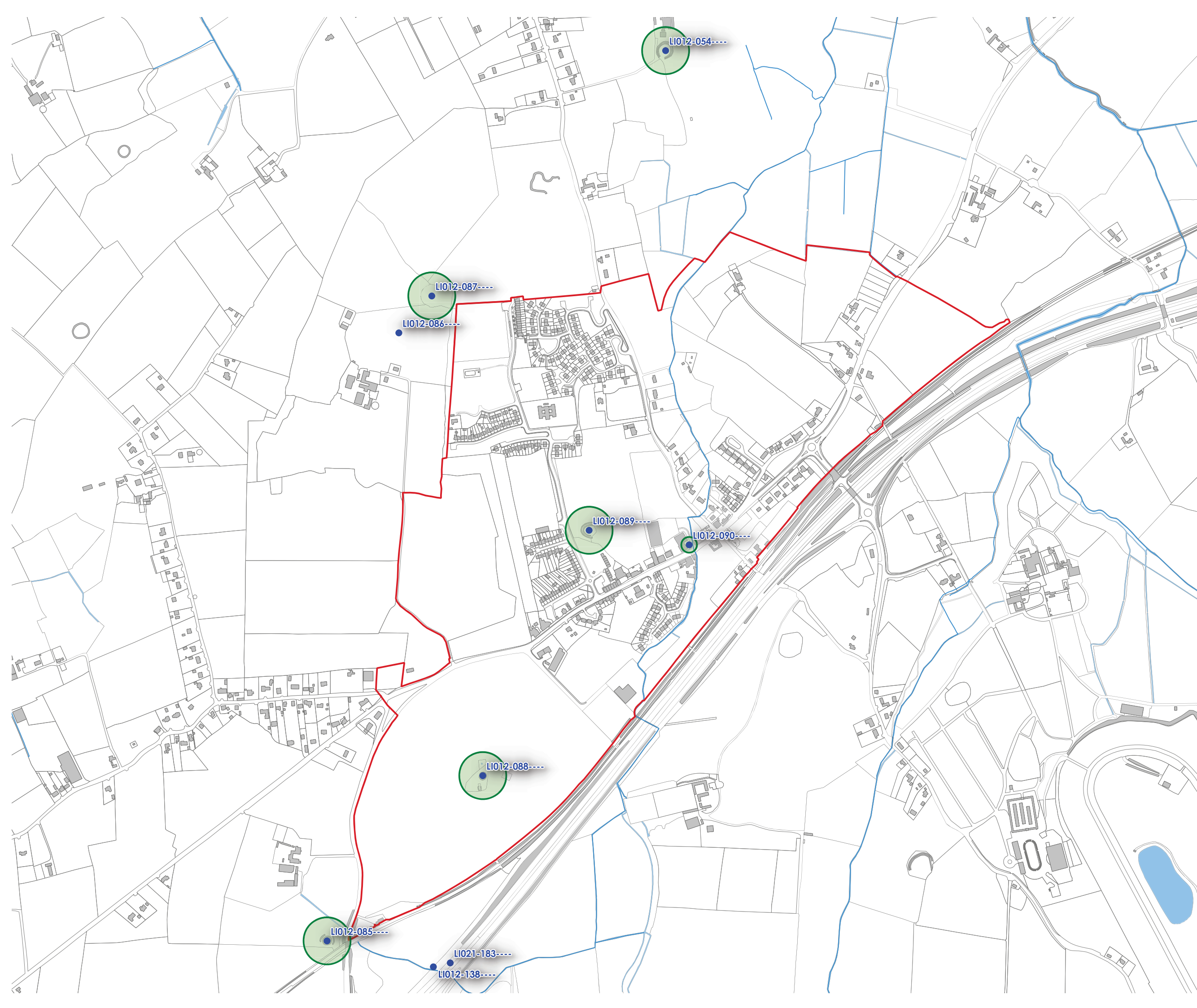
- Record of Monuments and Places
- Zones of Notification
- LAP Boundary



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Material Alterations

Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential - Phase 1
- New Residential - Phase 2
- Open Space and Recreation
- Residential Serviced Sites
- Village Centre
- LAP Boundary

Change from No Zoning to Residential Serviced Sites

Change to the LAP Boundary

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DATE: December 2023	DWG. No. REV-2
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Material Alterations

Legend

- LAP Boundary
- Settlement Capacity Audit Sites



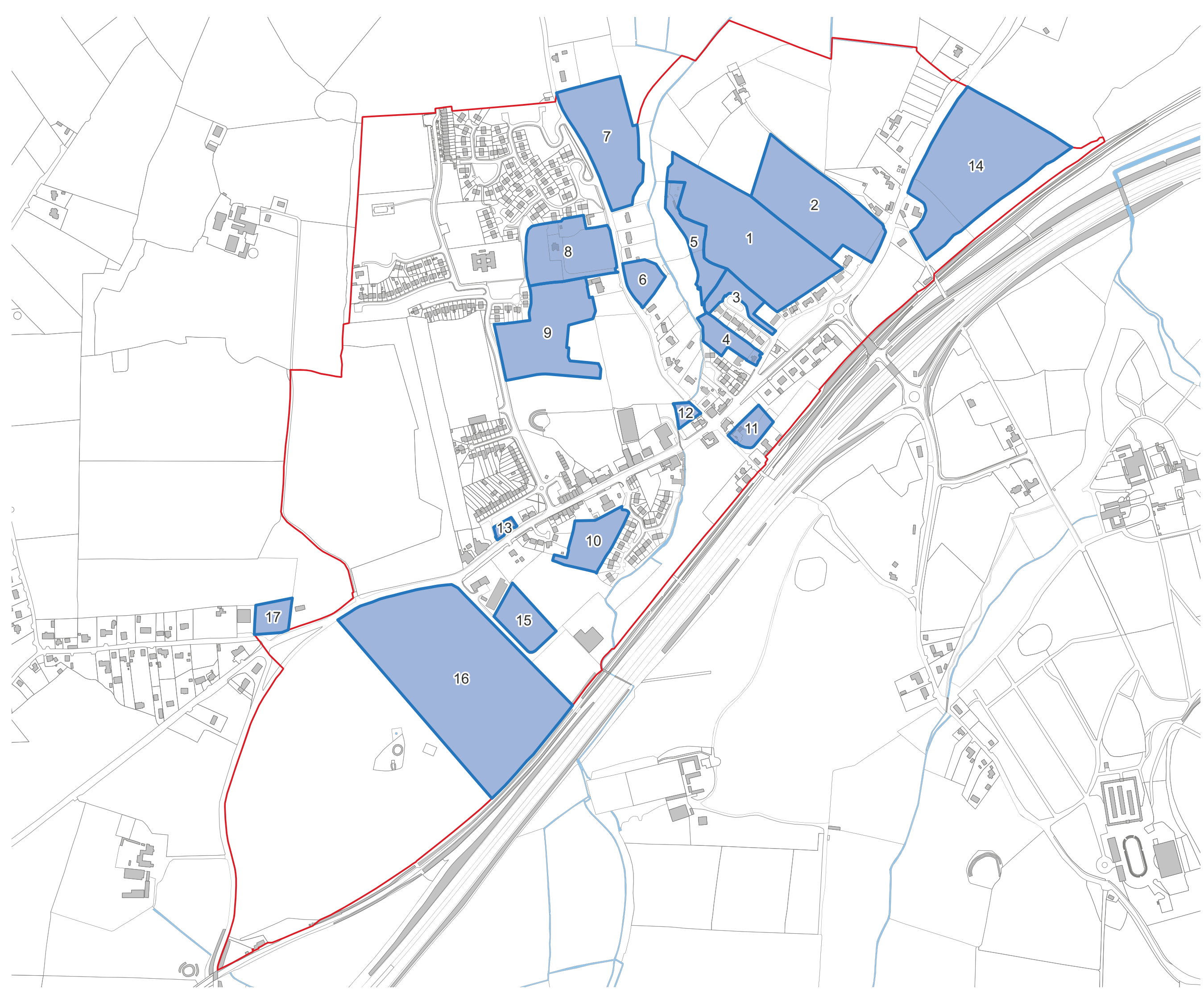
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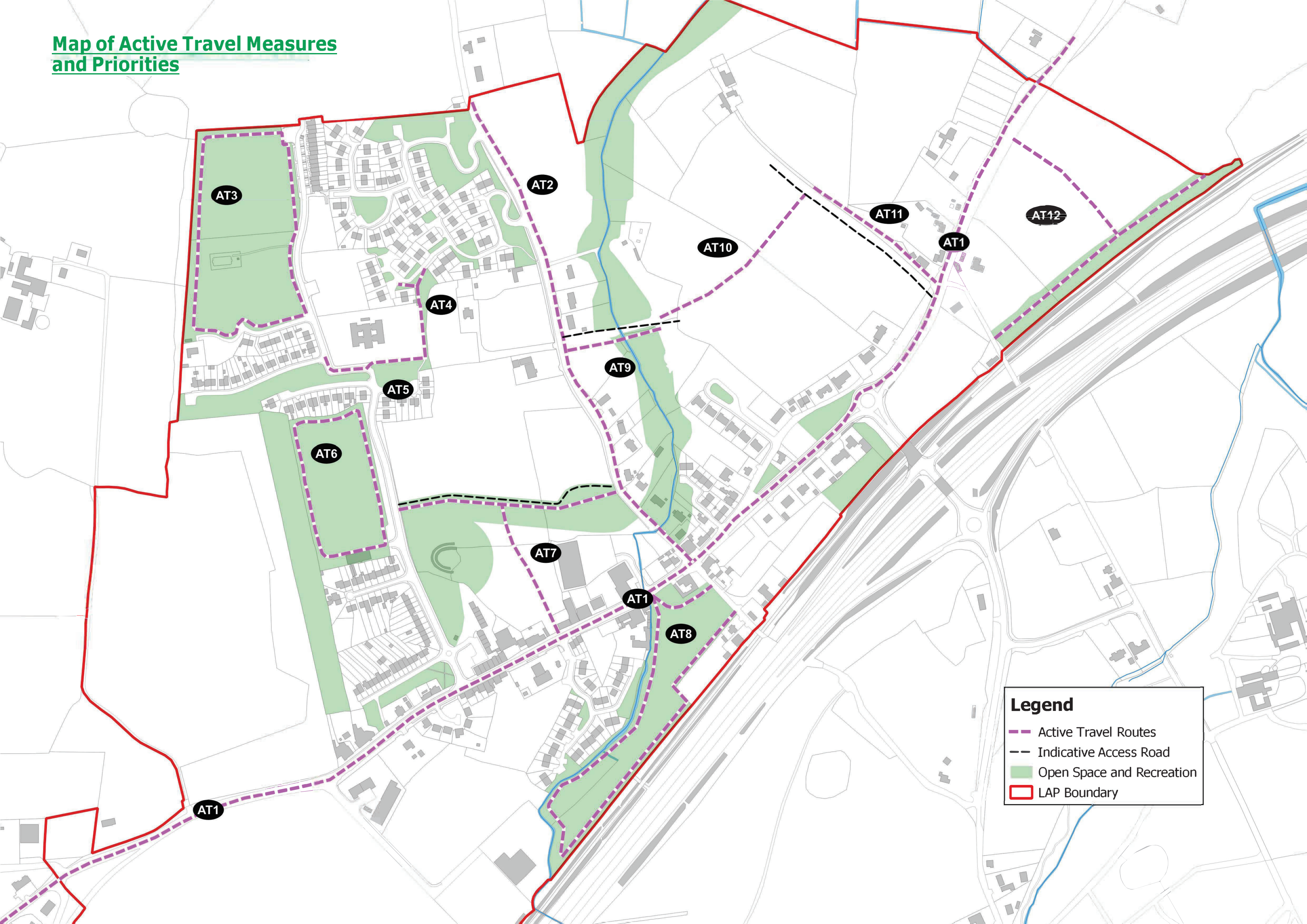
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3.2 Other Map Changes

Proposed Amendment		Submission No.
1.	Active Travel Measures and Priorities Map (Chapter 7 Sustainable Mobility and Transport)	1, 3, 11
2.	Updated Figure 4.9 Indicative Layout: Community Facilities at site fronting Fah View and Lisheen Park including St. Patrick's AFC	20, 23
3.	<p>The following map changes will be made to figures contained in the Draft Plan on adoption:</p> <ul style="list-style-type: none"> - Figure 1.5: Patrickswell CSO Boundary and LAP Boundary; - Figure 2.1: Patrickswell in Context; - Figure 2.5: Residential Estates in Patrickswell; - Figure 3.3: Residential Zoned Land Tax Map (November 2022); - Figure 3.4: Patrickswell Census 2022 Urban Area Boundary; - Figure 3.5: Patrickswell 10-minute Walking Network; - Figure 4.1: Patrickswell 10-minute Walking Network; - Fig. 4.2 Health Check Map August 2023; - Figure 4.3: Opportunity Sites - SFRA Figure 7-1 	Cllr. Abul Kalam Azad Talukder

Map of Active Travel Measures and Priorities



Legend

- Active Travel Routes
- Indicative Access Road
- Open Space and Recreation
- LAP Boundary

Proposed Indicative Layout: Community facilities at site fronting Faha View and Lisheen Park including St. Patrick's AFC



Natural Play:
 Remodel the area to create interest whilst allowing for passive surveillance. Trees cut by Council to be recycled into play equipment, seating, insect hotel and ground cover. Allow mound to be partially re-colonised by local wildflowers and create wetlands/swales at low points and along path. Play equipment created from salvaged trees to connect mounds and create a wide variety of informal play opportunities. Paths and ground around play equipment to be covered with wood chipping from salvaged trees.



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REVISIONS

DATE	REV.	BY.	CH.



Travel & Transport - Active Travel
 Merchants Quay
 Limerick
 DATE: 2023-01-26
 SCALE: 1:500
 DRAWN: MS
 CHECKED: MS
 JOB NO: 00

PROJECT:
 Patrickswell Park
 STAGE:
 Discussion
 DRAWING TITLE:
 Landscape Masterplan

DRAWING NO: LP01
 SHEET SIZE: A1
 REVISION: 00

4.0 Environmental Screening Reports

A Strategic Environmental Assessment Screening and Appropriate Assessment Screening and Determinations on the Material Alterations to the Draft Patrickswell Local Area Plan accompanies this report.

5.0 Updated Strategic Flood Risk Assessment

(i) Amend Section 7.6.1 Development in Defended Areas in the SFRA as follows:

Patrickswell is not defended by any OPW embankments, but the River Barnakyle is known as channel C1/10/4 under the Maigne Arterial Drainage scheme, in this case the channel capacity has been increased to typically cater for the 1 in 30 year event and the channel is maintained by the OPW. The OPW Arterial Drainage Schemes were designed to improve land for agriculture and the lands which may benefit are referred to as 'benefitting lands'. This is not the same as lands that benefit from flood defences, as defined and discussed in the next paragraph.

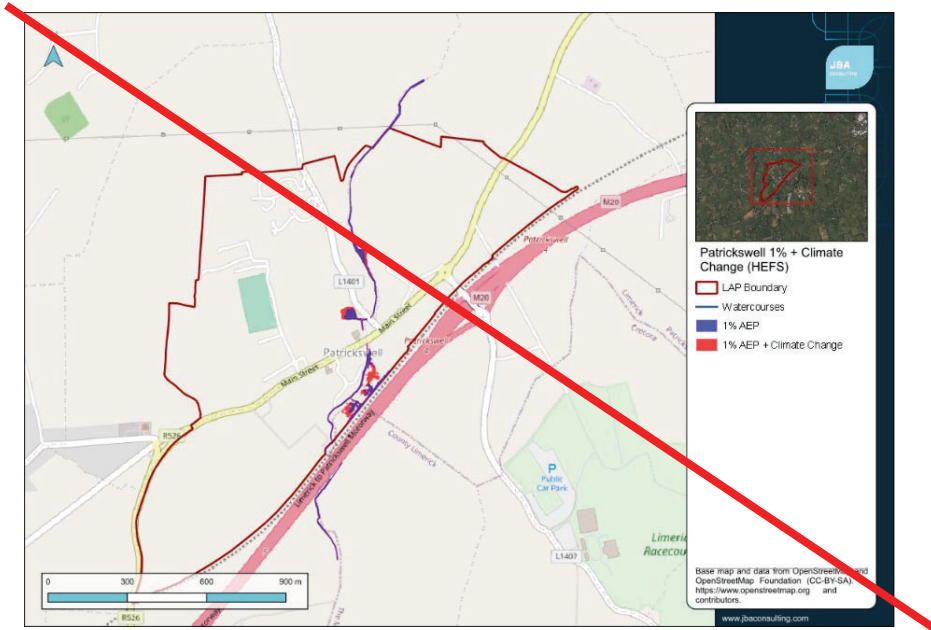
In general it should be noted that where a site or area is referred to as being defended for the purposes of determining flood mitigation it is assumed that the defences provide a minimum of the 1% AEP (fluvial) or 0.5% AEP (tidal) standard of protection, and have been through a formal detailed design process and approved by OPW or Limerick City and County Council. Informal defences, which may only be at an agricultural standard, or those developed under the minor works scheme which may provide a lesser standard of protection, are not considered to provide a robust enough standard of protection to allow a moderation in the flood risk mitigation required at a site. The understanding of risks of developing behind defences needs to be explored in the site specific FRA.

The assessment of breach within the scope of a site specific FRA should be proportionate to the likelihood of the defence failing, taking into account the age, maintenance regime, construction type and the presence of any demountable or mechanically operated components. Proximity of the site to the defence and location within the floodplain will also influence the impact of defence breach and overtopping. Defence overtopping during events which exceed the design standard of protection also present a risk to developments and should be addressed regardless of the likelihood of the defence breaching. ~~It is noted that the demountable defences in Patrickswell seem to be retained in place, but with demountable defences there is the risk of human error in their installation/preparedness.~~

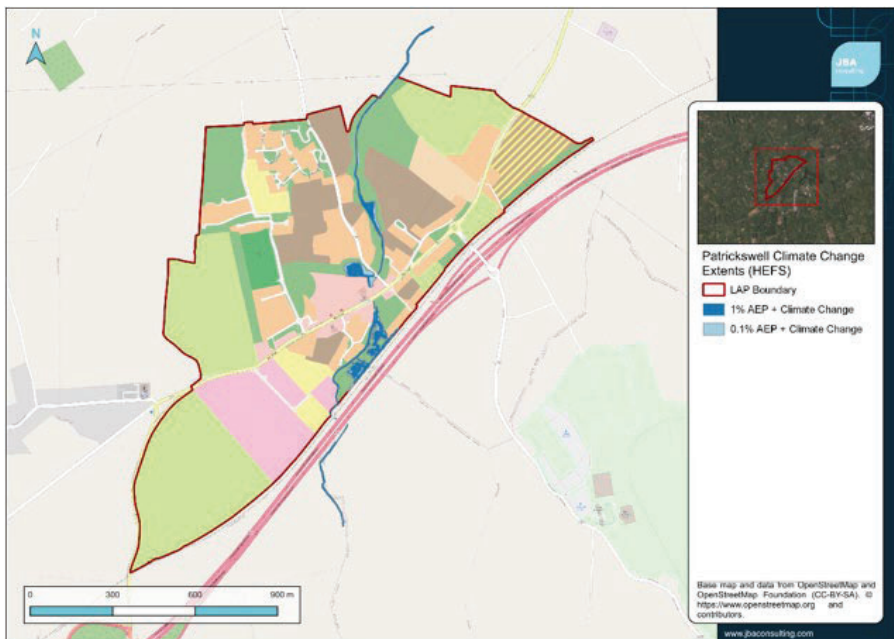
(ii) Amend Final Paragraph in Section 7.7 of the SFRA as follows:

The JBA fluvial outlines for the 1%+Climate Change show moderate to high sensitivity to climate change within Patrickswell village. JBA mapping illustrating the 1% ~~AEP against the~~ and 0.1% AEP plus climate change (HEFS) is seen in Figure 7-1. Climate Change is specifically reviewed for each area within the settlement under Section 8.

(iii) Replace Figure 7.1 of SFRA as follows:



Insert new Figure 7-1 as follows:



(iv) Update all maps and figures within the SFRA with revised LAP boundary.