

Cllr. Eddie Ryan

Forward/Strategic Planning
Economic Development Directorate
Limerick City and County Council
Merchants Quay
Limerick

06 September 2021

Dear Team,

RE: Draft Limerick Development Plan, Volume 2, Level 5 Small Villages – Galbally

Introduction

Thank you for your efforts in preparing the Draft Limerick Development Plan. Please see my comments below in relation to 'Galbally' (Level 5 village), page 21.

Submission on the Draft Development Plan

Comment no. 1:

The draft plan states: *Flooding has been identified as a potential threat in the village and any development proposals within such areas shall comply with the relevant flood guidelines. There will be a presumption against inappropriate development in these areas.*

It is considered that the final sentence in the above noted extract is disproportionate and I respectfully request that it should be removed in its entirety. For the avoidance of doubt, I recommend that the sentence in 'red' below be removed from page 21 'Galbally':

*Flooding has been identified as a potential threat in the village and any development proposals within such areas shall comply with the relevant flood guidelines. **There will be a presumption against inappropriate development in these areas.***

This sentence in 'red' is inappropriate as it is not clear where "these" areas refer to. In addition, this text/approach may hinder development proposals coming forward and being successful at planning application stage. Each application should be decided on its own merits and on a case by case basis. The wording as currently proposed does not allow for this and therefore I strongly request that this is removed please.

Development proposals which provide new homes, create employment etc. should be supported in Galbally. Any technical issues regarding flooding or otherwise can be resolved with technical/engineering solutions as opposed to setting out an onerous and unnecessary presumption against development.

Comment no. 2:

I respectfully request that the village settlement boundary be extended slightly to include a property and associated recycling site in the north west of the village. This property is located on the Tipperary Road. The

Council will be familiar with this location as it is the site for the village recycling facilities. These facilities and the property itself are absolutely within the village settlement and the 'map' should be updated to reflect this.

Please see below for clarity. The 'green' line is where the settlement boundary should extend to. It may also make sense to include the dwelling beyond this property for completeness (as the last dwelling on this street).



It is requested that the settlement boundary is updated as per the above. The property/site is in use as a public resource and is serviced by a public footpath and street lighting and therefore this request is justified.

Conclusion

I trust that these comments will be considered and I would be grateful if you can please confirm receipt of this submission.

Please do not hesitate to contact me if you wish to discuss any points in this submission.

Thank you.

Yours faithfully,

Eddie Ryan