

From: [Vincent Maher](#)
To: [Forward Planning](#); [REDACTED]
Subject: Castleconnell local area plan
Date: Friday 11 March 2022 15:41:19

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Dear Madam,

I live in Stradbally Close, Castleconnell. I would like to raise issues for inclusion in the Castleconnell Local Area Development Plan.

1. Housing

I wish to refer to the proposal to Opportunity Area 5 – Backland Development to the north of ‘Stradbally Close’ in the current local area plan. Our concern is that this development may involve access to other developments through our cul de sac or that the number of houses might be increased or the type of developed be changed from the current design of the 4 houses on Stradbally Close. I propose the following to be included in the new Local Area Plan.

The opportunity area backland development north of Stradbally Close with be limited to a maximum of 4 detached 2-story houses. No other developments will be accessed through the Stradbally Close cul-de-sac.

2. Active Travel, Transport, Infrastructure and Utilities

The draft Limerick Development Plan 2022-28 objective TR O14 on Walking and Cycling Infrastructure states *‘It is an objective of the Council to: a) Improve and provide clear, safe and direct pedestrian linkages, cycle networks as identified in the final Limerick Shannon Metropolitan Area Transport Strategy, including the greenways and primary segregated cycle routes, between the employment zones, shopping areas and residential areas throughout Limerick’*

Currently it is not possible to cycle safely from Castleconnell to Castletroy and Limerick City. The obvious solution is to extend the current Limerick City – UL asphalt cycleway out to Castleconnell and further on to Montpellier and O'Briensbridge. An asphalt surface is required to ensure the route can be enjoyed utilised along its entire length by all members of the public regardless of mobility.

In the previous Local Area Plan, there was a commitment in page 71 that *future development proposals shall provide a high quality riverside walkway and cycleway alongside the River Shannon*. It is obvious now that this commitment wasn't sufficient to ensure the delivery of this vital infrastructure. Castleconnell has waited too long for this commitment to be delivered. Concrete action is now required including to allocation of funding. It would be greatly disappointing if there is any qualification placed on the

delivery of this infrastructure which is vital to Castleconnell's social and economic development as well as Limericks commitments to climate change.

Text suggestion: The Council is fully committed to provide high quality asphalt riverside walkway and cycleway alongside the River Shannon from UL to Castleconnell.

3. Flooding and Housing

I don't have any confidence that the new development of 71 houses in Castlerock will not result in an unacceptable increase in flooding related risks, including cutting of the Stradbally area from the village centre and primary school. The community at large haven't been reassured to date as houses continue to be constructed in flood zones. The Local Area Plan should include a full and clear assessment of the flood risk. The plan should state:

No housing will be built in flood zones

Best regards
Vincent Maher