

Submission to the Draft Local Area Plan
for consideration by
Limerick City and County Council
for Lands at Coolbawn Castleconnell
Co Limerick

March 2022

Montpellier Coolbawn Developments Ltd
prepared by OCA Architects

Introduction

Coolbawn- Montpellier Developments Ltd have instructed OCA Architects to make a submission to the new Local Area Plan

This design statement has been prepared for submission to Limerick County Council for evaluation and to assist preparation of a Local Area Plan for these lands.

This submission is primarily in respect of the lands currently zoned '**Residential Development Area Phase 3 coloured yellow**' on the map of Limerick City and County Council.

The submission seeks to have this land considered for residential development to support and enhance the adjacent residential sites. This proposal is based on the proximity of the Nenagh rail link and to the village centre.

Site description

The site is grassland with some tree clusters . It is bounded to the west by the Limerick-Nenagh single track rail line, to the north by the existing Coolbawn Estate (partially incomplete), to the east by the rear boundaries of substantial dwellings, and to the south by further grassland.

Design Strategy description.

The site is entered from the existing Coolbawn Estate road which leads directly to the village centre. Further pedestrian linkages are possible to the north east connecting also to Coolbawn, and to the south east it is possible to have a second vehicular linkage but this is discretionary.

The existing estate road is continued south through the proposed site and acts as a spine to connect the development phases.

West of the spine road are circa 2ha of Active Amenity zoned lands. The lands zoned for residential development are east of the spine road.

The development sites are grouped into phases as per the current LAP.

Phase 1 and 2 are deemed imminently developable, with phase 3 projected further into the future.

Phase 3 development proposal.

It is recognised that these lands are suitable for future development. Having regard to the guidelines for sustainable density of development it is submitted that these lands acquire/retain the same development potential as ordinary zoned residential land, with the proviso that development is in tandem with population growth as set out in the LAP already.

Some of the land in phase 3 may be allocated to amenity zoning to support the retention of residential zoning in phase 3.

We submit an indicative masterplan that shows how addition of a further 2ha of Active Amenity Land south of and connected to the current Active Amenity zoned land- also 2ha, will create a 4ha parcel of land.

This has the potential to create a most desirable amalgamated amenity site which will doubtless be of huge positive interest from sporting clubs and will best serve the village.

The effect of this substantial planning gain is to consolidate the outer phase 3 zoned lands- which are considered medium term lands at present- to be in future of equivalent density as befits their location near the village and transport node, to be available when the population grows in future.

Detail Design layout.

WE submit indicative masterplans to show the potential of the lands.

WE recognise the conflict between the stated LAP density of 22/ha with the 'Sustainable' guidelines of up to 50 units/ha.

WE submit that irrespective of zoning that densities at the lower scale will fit in with the existing Coolbawn estate and the village and The proposed residential development seeks to enhance the character and scale of the existing developments in Castleconnell, whilst also respecting the requirements for use of land as specified in the Guidelines for Sustainable Urban Development (Dept of Environment).

The first portion of the site features a cluster of detached dwellings similar in scale to No1 Coolbawn. The available land here is narrow and angular so this is submitted to be most suitable for this pocket of land.

As the main access road enters the site the amenity lands are accessible to the west side of the site .

The main clusters of residential development are to the east of the spine road. These are laid out in a series of terraces and integrated corner feature dwellings, with pocket park spaces, and good connectivity within the estate to avoid cul-de-sacs or long parallel rows of houses.

A way leave to the east boundary is respected.

Access is provided to the phase 3 lands to the south and to a 4-acre parcel of land to the south east side of the site.

In all areas the standards applying under the DMURS guidelines are adhered to, it is envisaged that the new estate will be 30km reduced speed zone with a variety of permeable shard surfaces .

A series of pocket parks provide interest and variety of streetscape also.

Dwelling Design

The proposed dwellings are own-door in clusters which achieve sustainable densities. This is submitted to be wholly compatible with the established urban grain of the village, whilst utilizing land efficiently.

In achieving own-door design standards the proposed masterplan creates a development which can be distributed freehold to occupiers and will enhance long term tenure and stability of society.

The dwellings will be in a style of modern vernacular, with traditional roof profiles, and generally rendered facades to blend in with the style of dwelling that give Castleconnell it's character. Most dwellings will be two storey with $\frac{3}{4}$ bedrooms. Some detached dwellings are also proposed with 4/5 bedrooms, and smaller units with 1-2 bedrooms are also proposed-max height 3 storey.

Project Data Indicative only.

Open Space Active Amenity

Phase 1+2 2ha

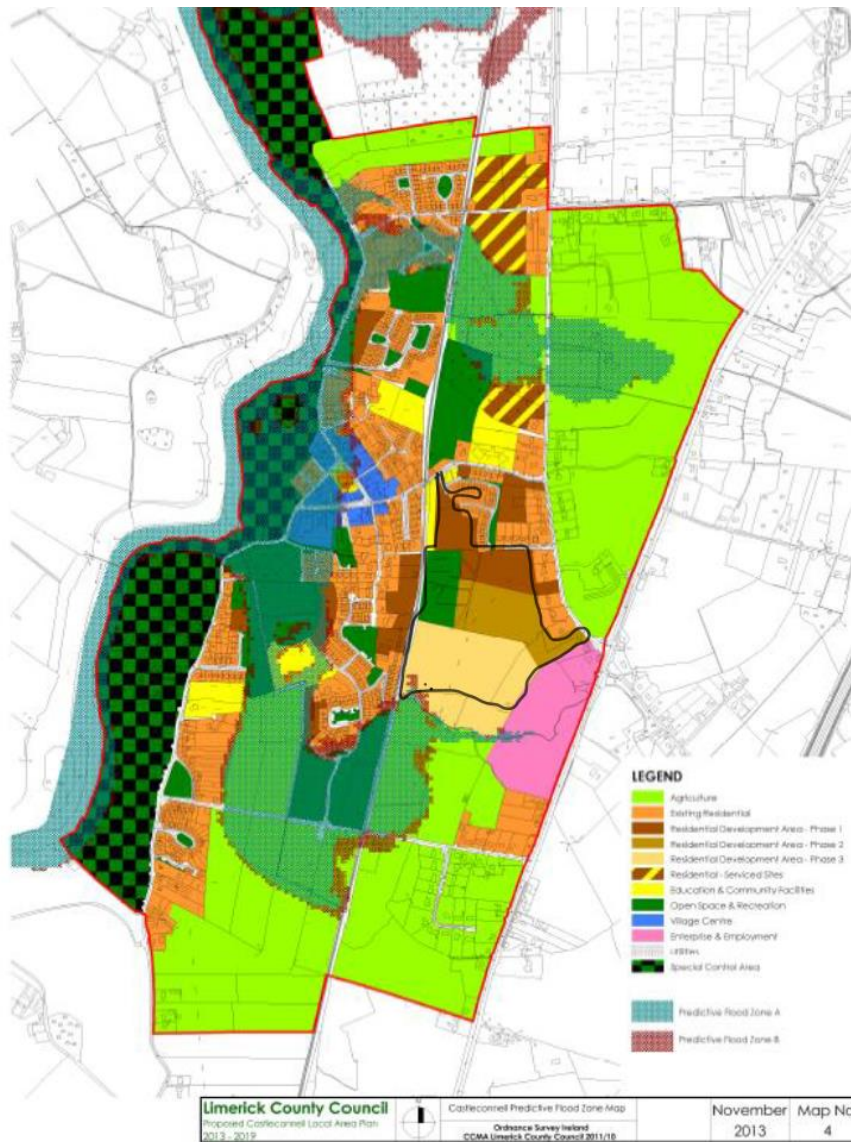
Phase 3 = 2Ha

Residential Development Zones

Phase 1-3ha approx.

Phase 2-3 ha approx.

Phase 3 -4ha approx.



1.0 Figure 1. Castleconnell LAP landuse zoning map with predicted flood risk areas illustrated. Subject site illustrated in black outline



Figure 2 Specific Zoning allocations as it applies to the subject property (extracted from LAP zoning map)



PROPOSED - SITE PLAN

SCALE

0 50m 100m 150m 200m 250m 300m

Figure 3 Indicative Residential layout, with additional open space amenity lands

For and on behalf of:

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