

Who Makes the Local Area Plan?

The responsibility for making the LAP rests with the Elected Members of the Metropolitan District of Limerick City and County Council, in accordance with planning legislation and published Ministerial guidance.

The key steps in making the plan are set out below:

1. Pre-Draft Stage

Forming the issues to be addressed in the Plan and gathering information from consultation with relevant stakeholders and interested parties.

2. Draft Plan Stage

Following a review of collated information a Draft Plan will be prepared by the Planning Authority. The Draft will afford the public the first opportunity to gauge the direction, that the final Plan is heading.

3. Notice of Draft Plan

The Draft Plan will be available for inspection for 6 weeks. The Planning Authority will publish a notice in local papers letting you know that the Draft is available for inspection and inviting your submissions.

4. Chief Executive's Report

A Chief Executive's Report will be prepared, based on the submissions received and containing the opinion and recommendations of the Chief Executive in relation to the Plan.

5. Consideration by Elected Members

The Elected Members will consider the Chief Executive's Report and then make, amend or revoke the Plan as appropriate.

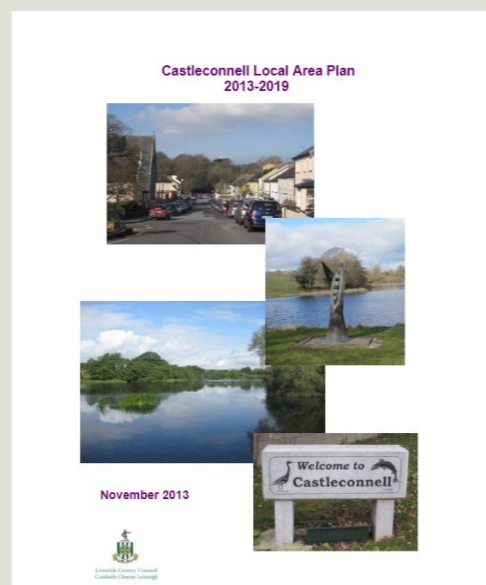
6. Material Alterations

In the event of Material Alterations or amendments, the Planning Authority will publish notice of this inviting further submissions. A similar process to that outlined at stages 4 and 5 above is then repeated.

7. Final Plan

Following consultation on Material Alterations, a further Chief Executive's Report will be prepared, to be considered by the Elected Members. The Elected Members will consider the report and adopt the Plan.

Making a Submission on the Review of the Castleconnell Local Area Plan



Public consultation at this stage will take place until 5.00pm on the 28 of March 2022.

A public meeting will be held in Castleconnell on Thursday the 10 of March 2022 in the ACM Community Centre, between 2pm and 7pm. An online webinar will be held as part of the consultation process. Details will be released closer to the time and provided on www.limerick.ie.

This Issues Paper and the current Castleconnell Local Area Plan can be viewed on the Council's website www.limerick.ie

Submissions titled "Castleconnell LAP" can be made via:

- **My point:** <https://mypoint.limerick.ie>
- **Email:** forwardplanning@limerick.ie
- **Writing to:** Forward Planning Section, Economic Development and Enterprise Directorate, Limerick City and County Council, Merchants Quay, Limerick

Submissions and observations should state the name, address and where relevant, the body represented.

All submissions received during this period will be considered by the Council, in the drafting of the new Castleconnell Local Area Plan. Submissions will form part of reports associated with the making of the LAP, which will be available online.

Please note that by giving your contact details you are agreeing to the Council GDPR policy.

For queries please contact Forward Planning at (061) 556508 or via forwardplanning@limerick.ie

CASTLECONNELL LOCAL AREA PLAN

Pre-Draft Issues Paper

Review of the Castleconnell Local Area Plan 2013-2019 (As Extended)



**Forward Planning
12 February - 28 March 2022**



Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

Introduction

Limerick City and County Council is preparing a new Local Area Plan for the village of Castleconnell. The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended). The existing Castleconnell LAP was extended, until 2023 under Section 19 of the Planning and Development Act 2000 (as amended). A new plan is now required to replace the existing LAP for the 2022—2028 period. The LAP will set out a land use strategy for the proper planning and sustainable development of the village to comply with the provisions of the Limerick Development Plan 2022—2028, when adopted. The LAP will consist of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change. The LAP must be consistent with the objectives of the higher order plans, including the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Draft Limerick Development Plan 2022-2028.

Public consultation is an important aspect of any plan making process. Public consultation enables issues and concerns relating to the LAP area to be addressed and ensures that the final LAP acknowledges community aspirations and concerns. This Issues Paper relates to the non-statutory “Pre-Draft” stage of the LAP preparation process. This “Pre-Draft” phase will be followed by preparation of the Draft LAP when a further 6 week period of public consultation will be undertaken. The Issues Paper aims to encourage interest and debate and invites submissions or observations. All future planning applications will be assessed in accordance with in the plan, once adopted. The content of submissions or observations are not limited to the issues outlined in this paper.

Population and Housing



The population of the Castleconnell was 2107 in the 2016 Census. The population growth target for the village is a population of 2697 people by 2028 as proposed in the Draft Limerick Development Plan 2022—2028. This additional growth requires 206 residential units. To encourage compact growth and to strengthen the core of Castleconnell, residential development should be encouraged within the existing settlement on brownfield sites, infill sites and re-use of existing housing stock/vacant buildings as a preference to greenfield sites. New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense of place and a high quality public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure, including childcare, schools, transport, water, wastewater, recreation and amenity.

Q. How can the quality of existing residential areas be enhanced?

Q. What type of housing is required in Castleconnell and where should it be located?

Q. Where are the key opportunity sites for (re)development in Castleconnell?

Retail, Commercial, Employment and Enterprise



Castleconnell is a service centre for its own community with a mix of retail and services. In recent years, the village has served as home to many commuters to Limerick City. The location of the village on the banks of the Shannon has long made Castleconnell an attractive area for tourism and tourist accommodation is available in the Castle Oaks House Hotel, Holiday Village and Country Club and in a number of Bed and Breakfast establishments located throughout the village and surround-

ing area. The development of business, enterprise and employment in the village and any expansion of existing facilities needs to be planned and managed to ensure an appropriate mix of facilities to sustain a vibrant community. The proposed plan will need to examine and identify any shortfalls in the provision of services and allow for the adequate zoning of lands to support this type of development.

Q. What type of retail/ commercial services are required to serve the population and where should developments be located?

Q. What supports/ services are required in the village to sustain and grow employment and employment potential?

Q. How can Castleconnell benefit further from its location adjacent to the River Shannon?

Q. How does Castleconnell capitalise further on business opportunities?

Q. Are there any opportunities for Tourism developments

Community, Amenity and Recreation



Community infrastructure plays a vital role in contributing to the quality of life for all. The physical environment should develop in such a way that it facilitates and does not obstruct the healthy functioning of the community and cultural life. Services and amenities including crèches, schools, amenities, recreation and other community facilities should be provided in tandem with residential development.

Q. What community infrastructure and sports facilities are lacking in Castleconnell and where should these be located?

Q. Are there sufficient sports, amenity and recreation facilities in the village?

Q. Are there other natural features/ routes that could be developed such as walking routes/greenway/blueways?

Built and Natural Heritage



Castleconnell has many fine buildings/ structures, monuments and the River Shannon contributes to the heritage and distinctiveness of village in terms of place-making and the identity of the area. There are 37 Protected Structures in the village and 30 of these are also listed on the National Inventory of Architectural Heritage. There are numerous sites listed on the Record of Monuments and Places for their archaeological significance. Castleconnell’s heritage is an important consideration to be incorporated in new developments in order to conserve the area’s character and to create a ‘sense of place’. Conservation and enhancement of the area’s heritage assets including green/blue infrastructure and biodiversity will contribute to the attractiveness of Castleconnell as a desirable place to live, shop and work and for communities to take pride in.

Q. What features of the area’s natural and built heritage should be conserved and enhanced?

Q. How can key features of the area’s heritage be integrated into new developments?

Q. What objectives are required to protect and enhance our natural and built heritage?

Climate Adaptation and Mitigation



The effects of climate change pose a serious threat to quality of life, communities, businesses, the environment and biodiversity. Limerick City and County Council’s Climate Change Adaption Strategy addresses measures to minimise the effects of climate change, such as extreme weather events, greenhouse gas and emissions.

Q. What objectives are needed to ensure that the Castleconnell Local Area Plan considers climate change as it develops?

Q. How can we increase awareness and reduce the impacts of climate change in Castleconnell.

Active Travel, Transport, Infrastructure and Utilities



National and Regional Transport Policy seeks to support the transition to a low carbon society and emphasises the need to reduce the demand for travel and the reliance on the private car in favour of public transport, car-pooling, cycling and walking. Travel trends for Castleconnell identify a dependency on car travel. The village experiences traffic congestion at times. The potential for growth in Castleconnell will lead to additional demands on roads, water supply and sewerage treatment, energy supplies and telecommunication networks. The increased demand for services must be considered in the content of reducing carbon emissions and promoting a more sustainable way of living, travelling and working.

Q. What are the key transport and infrastructure related issues facing Castleconnell?

Q. What additional infrastructure is required to support development in Castleconnell?

Q. How can energy conservation and alternative sources of renewable energy be encouraged?

Surface Water Drainage and Flooding



Flood risk is a key consideration in preparing a LAP. The Flood Risk Guidelines seek to ensure that development avoids flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, has identified Flood Zones in Castleconnell. Limerick City and County Council is currently at the initial stage of advancing a flood relief scheme for the village.

Q. What areas have experienced flooding in the village?