

SOUTHERN ENVIRONS LOCAL AREA PLAN 2021 - 2027



The proposed Limerick Development Plan 2022 - 2028, will incorporate the spatial extent of the Southern Environs Local Area Plan 2021 – 2027 is expected to come into effect in July 2022. The Southern Environs Local Area Plan 2021 – 2027 will only be revoked once the Limerick Development Plan is in place, thereby ensuring that the Southern Environs area will be at all times subject to the proper planning and sustainable development in accordance with all planning legislation.

Forward/ Strategic Planning

April 2021



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

In accordance with the provisions of Section 20 (4A) of the Planning and Development Act 2000 (as amended), the Southern Environs Local Area Plan came into effect on the 31st of May 2021, six weeks after the adoption of the Local Area Plan by the Elected Members of the Metropolitan District of Limerick on 19th of April 2021.

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1 INTRODUCTION

The Councils of Limerick County Council and Limerick City Council amalgamated in 2014 to form Limerick City and County Council.

The area known as the Southern Environs previously came within the functional area of Limerick County Council and currently comes under the remit of the Limerick County Development Plan 2010 – 2016 (as extended).

The Limerick City Development Plan 2010 – 2016 (as extended) and the Limerick County Development 2010 – 2016 (as extended), will be replaced by the proposed Limerick Development Plan, which will be adopted in 2022. The provisions of the proposed Limerick Development Plan will then directly apply to the Southern Environs. However, given the expiration of the extension to the lifetime of the current Southern Environs Local Area Plan in 2021, a new Local Area Plan (LAP) is required in the interim. The Planning Authority envisages that this LAP, in conjunction with the Castletroy LAP 2019 – 2025 will be incorporated into the proposed Limerick Development Plan following adoption in 2022, and then the aforementioned LAPs will be revoked.

This Southern Environs Local Area Plan has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000, as amended (hereafter referred to as “the Act”). The LAP sets out an overall strategy for the proper planning and sustainable development of the Southern Environs, in the context of the National Planning Framework, the Regional Spatial Economic Strategy for the Southern Region and the Limerick County

Development Plan 2010 – 2016 (as extended). Preparation of the LAP has been informed by Ministerial Guidelines issued pursuant to Section 28 of the Act, together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

This LAP will inform and manage the future development of the Southern Environs pending the adoption of the proposed Limerick Development Plan. The LAP comprises a written statement and accompanying maps. The written statement shall take precedence over the map should any discrepancy arise. In the full interpretation of all objectives for the Southern Environs, it is essential that both the Limerick County Development Plan 2010 – 2016 (as extended) and the LAP are read together. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP or any replacement thereof shall take precedence.

The majority of objectives, policies and development management standards that will apply to the Southern Environs will be set out in the proposed Limerick Development Plan. The objectives and policies that are specific to the Southern Environs or necessary to emphasize their importance are included in the LAP. This approach will facilitate the streamlining of this LAP to the issues relevant to the Southern Environs and allow an overall reduction in the duplication of content, pending incorporation into the new CDP. This approach should not be viewed as a diminution of the level of importance or indeed protection afforded to this area.

2 LEGISLATIVE REQUIREMENTS

Given the expiration of the extended lifetime of the current Southern Environs Local Area Plan in 2021, a new LAP is required for the Southern Environs, pending the adoption of the proposed Limerick Development Plan in 2022.

Section 20 of the Planning and Development Act 2000 (as amended) sets out the process for the making of a Local Area Plan as follows:

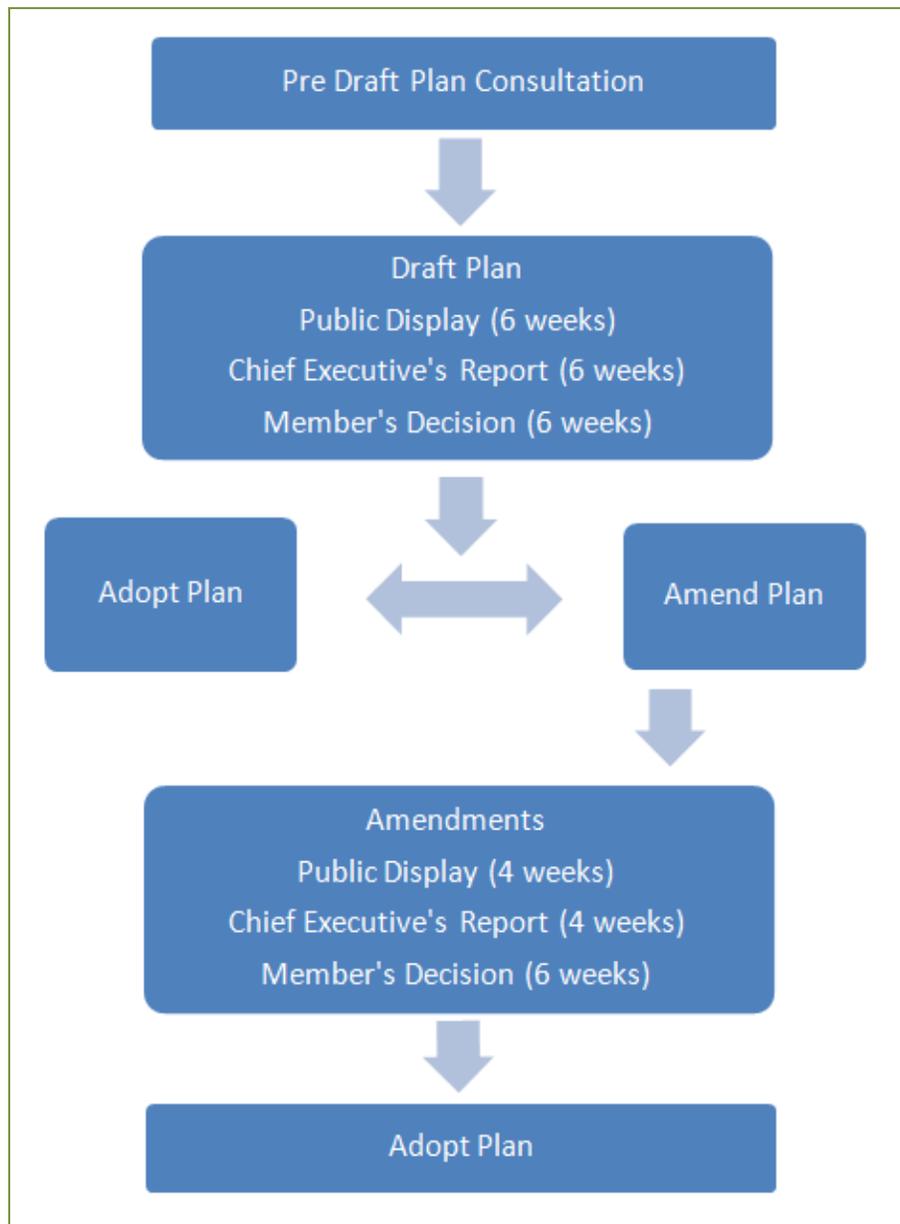


Figure 1: LAP Process

In accordance with Sections 19 and 28 of the Act, the LAP is subject to the following environmental considerations:

2.1 STRATEGIC ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA) is required in accordance with the SEA Directive (2001/42/EC). SEA is a formal, systematic evaluation of the likely significant environmental effects of implementing a plan, policy or programme. SEA is mandatory for plans for areas with a population of 5,000 or more persons and is therefore required for the Southern Environs LAP.

An SEA Environmental Report has been prepared informing the likely environmental impacts of

implementing the policies and objectives of the plan and integrating relevant environmental considerations into the plan. The SEA Environmental Report (SEA ER) accompanies this LAP and recommended mitigation measures have been incorporated into this LAP. This report sets out the likely environmental consequences of decisions regarding the location and type of developments within the plan area, mitigation measures to offset potential adverse effects of the plan and monitoring proposals.

2.2 APPROPRIATE ASSESSMENT

Appropriate Assessment (AA) is required in accordance with Article 6(3) and 6(4) of the EU Habitats Directive (92/43/EEC). AA is a focused and detailed impact assessment of the implications of the plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site in view of the site's conservation objectives.

Following screening for AA, it was determined that the Southern Environs LAP is likely to have impacts on an area designated as a Natura 2000 site, therefore a Natura Impact Report is required. The mitigation measures identified in the Stage 2 Appropriate Assessment (Natura Impact Report) have been incorporated into the LAP.

2.3 STRATEGIC FLOOD RISK ASSESSMENT

A Strategic Flood Risk Assessment (SFRA) is required in accordance with *"The Planning System and Flood Risk Management – Guidelines for Planning Authorities"* as amended by Circular PL2/2014. The primary purpose of the SFRA is to

determine flood risk within a particular geographical area and to support planning decisions in relation to developing the plan. The information gathered in the Stage 1 SFRA has informed the Land Use Zoning Map of this LAP.

3 SPATIAL PLANNING POLICY

The Irish spatial planning hierarchy is outlined in the following figure:



Figure 2: Planning Hierarchy

The Southern Environs LAP has been prepared having regard to the higher level national, regional and local policy documents, in addition to Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended).

Section 11 (5) of the Planning and Development Act, 2000 (as amended) requires that following adoption of the Regional Spatial and Economic Strategy (RSES) for the Southern Region, the Limerick County Development Plan and Limerick City Development Plan are reviewed in the context of the National Planning Framework and

RSES. The statutory process for the making of the proposed Limerick Development Plan commenced on 15th of August 2020 with the display of the Issues Paper.

The reader should note that this LAP is therefore an interim plan, pending the adoption of the proposed Limerick Development Plan in 2022. The area covered by this Southern Environs LAP, in conjunction with the area covered by the Castletroy LAP 2019 – 2025 will then be incorporated into the proposed Limerick Development Plan. The two aforementioned LAPs will then be revoked.

Spatial Planning Objective:

It is an objective of Limerick City and County Council, pending the adoption of the Limerick Development Plan in 2022, that the area covered by the Southern Environs Local Area Plan 2021 - 2027 and the Castletroy Local Area Plan 2019 – 2025 shall be incorporated into same. In this regard, the Southern Environs Local Area Plan 2021 – 2027 is an interim plan and will be revoked pending adoption of the proposed Limerick Development Plan in 2022.

4 SOUTHERN ENVIRONS IN CONTEXT

The Southern Environs is located to the south of Limerick City, in close proximity to the City Centre. The Southern Environs comprises all parts of the suburban area to the south of the Ballinacurra Creek/ Ballynaclogh River, including the settlement of Mungret and the built up areas of Dooradoyle, Raheen, Ballycummin, Ballykeefe, and Gouldavoher. The Southern Environs also includes Rosbrien-Rathurd and Georgian Village Crossagalla.

The natural boundaries of the Southern Environs include the Shannon Estuary and the Ballinacurra Creek along the former Limerick City Council boundary line.

The Southern Environs is an area largely urban in nature that has experienced considerable population increase over time. The importance of the Southern Environs to the county and region is reflected in the range and scale of land use in the area, and the provision of important large-scale infrastructural developments including the N18 Limerick Tunnel underneath the River Shannon.

The area accommodates a number of regionally important assets such as the University Hospital Limerick, the Crescent Shopping Centre and Raheen Business Park.

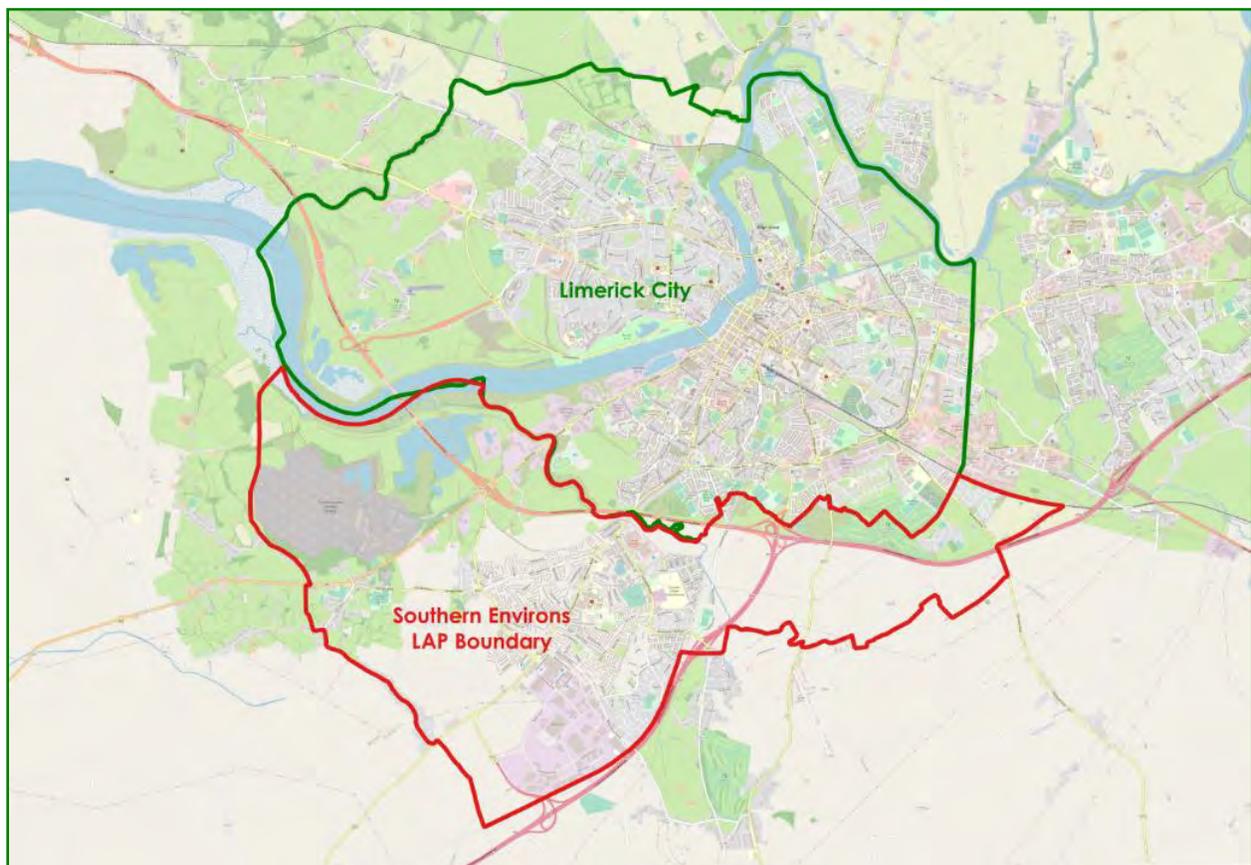


Figure 3: Southern Environs, Limerick

4.1 DEMOGRAPHIC PROFILE

The principal demographic trends for the Southern Environs as set out in CSO Census data are outlined in the following sections.

4.1.1 Population

The Southern Environs had a population of 19,073 persons in 2016, representing an increase of 5% on the 2011 population figure of 18,092 persons. The 2011 Census indicated a population growth rate of 12% on the 2006 population figure of 16,065.

The slowdown of population growth in the Southern Environs occurred concurrently with a marked reduction in the rate of dwelling construction during the recession following the 2008 economic crash. The area in general continued to grow in population however, but at a slower rate than in the previous inter Census period.

4.1.2 Age Profile

In terms of age profile, the Southern Environs has a relatively young population. The 2016 Census data indicates that the 0-14 age cohort accounted for 23.51%, whereas for the remainder of the city area, this age cohort only accounts for just over 14% of the population. The other category that is particularly important in the Southern Environs is the 25-44 age group, which accounts for 35.82% of the population, far exceeding the 23% equivalent for the remainder of the city area. In contrast, the middle and older age groups are less important in the Southern Environs than they are for the rest of the city area.

all residents of age 65 and over, whereas it only accounts for 32% of the areas' population. This reflects the fact that Dooradoyle is the oldest part of the Southern Environs.

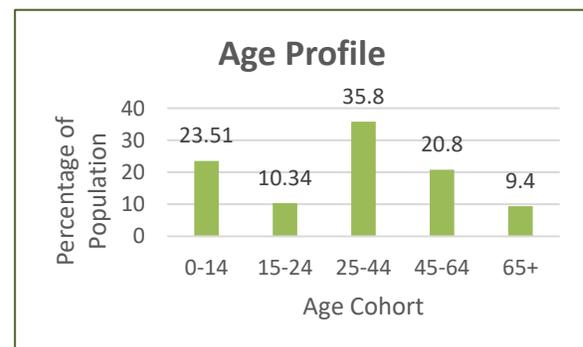


Figure 4: Age Profile Census 2016

The rural areas of Mungret and Rosbrien-Rathurd are the highest ranking in terms of the importance of older people relative to their populations. However, in terms of the contribution to the overall numbers of older people in the Southern Environs, Dooradoyle is by far the most important. It accounts for 45% of

These cohorts are significant in terms of the requirements for service provision such as schools and childcare facilities, the provision of housing, health care and employment opportunities.

4.1.3 Age Dependency Ratio

The Age Dependency Ratio shows the ratio of people aged under 14 years and over 65 years compared to people of working age (15-64 years). The Age Dependency Ratio nationally increased from 49.3% in 2011 to 52.7% in 2016,

meaning the number of people who are aged under 15 or over 65 years of age is more than half the number of people who are of working age. Nationally, the main factor in the increase in the total age dependency ratio is the increase of

older people. The young dependency ratio only increased by 0.5 points while the old dependency ratio increased by 3.0 points.

The Southern Environ's age dependency ratio was 49.2% in 2016 (increasing from 43.8% in 2011). The population is aging in line with national trends, but the increase in dependency

ratio is split more evenly between young and old, with the young dependency ratio increasing by 2.37 points and the old dependency ratio increasing by 3.04. The youth dependency ratio accounts for 70% of the dependency ratio in the Southern Environs, whereas in Limerick city as a whole it accounts for 60%.

4.1.4 Family Cycle

The Central Statistics Office (CSO) provides the following classifications of family units:

- **Pre-family:** Married or cohabiting couple without children where female is under 45 years;
- **Empty-nest:** Married or cohabiting couple without children where female is aged between 45 and 64 years;
- **Retired:** Married or cohabiting couple without children where female is aged 65 years and over;
- **Pre-school:** Oldest child is aged 0-4 years;
- **Early-school:** Oldest child is aged 5-9 years;
- **Pre-adolescent:** Oldest child is aged 10-14 years;

- **Adolescent:** Oldest child is aged 15-19 years;
- **Adult:** Oldest child is aged 20 years and over.

In the Southern Environs the most important stages in the family cycle, are the pre-school and early school groups, which together account for 28% of all families. This profile will place pressure on childcare and school places in the Southern Environs.

Families in the empty nester and retired stages account for 16.6% of all families in the Southern Environs. Transitions in the family cycle will require additional services such as healthcare and options for the downsizing of dwellings.

The average number of children per family in the Southern Environs is 1.35, slightly below the national average number of children per family in the State, which was 1.38.

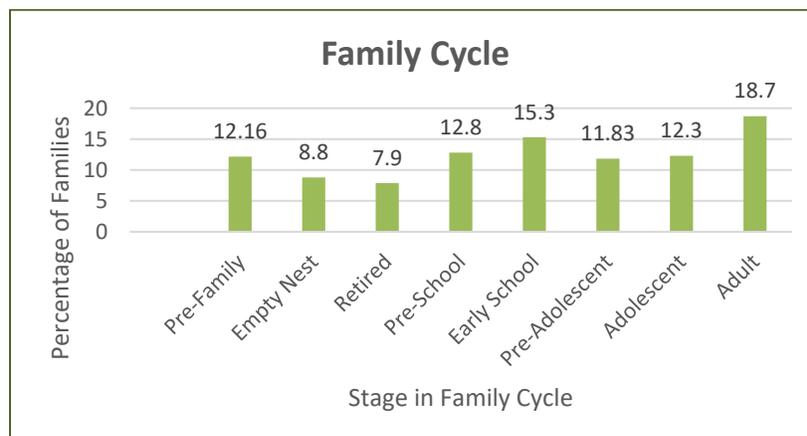


Figure 5: Family Cycle Census 2016

4.1.5 Average Household Size

The 2016 Census found an average household size of 2.83 persons in the Southern Environs, compared to an average of 2.62 in Limerick City and a national average of 2.75 persons in 2016.

This represents a slight increase from an average of 2.77 persons per household in the Southern Environs in 2011.

4.1.6 Student Population

The 2016 Census data indicates that 1,672 persons or 11.12% of the population in the Southern Environs were students of age 15 years or over. The overall student population in

Limerick City was 16%. This statistic reflects the age profile base of the population and the proximity of third level institutes to the Southern Environs.

4.2 SOCIO ECONOMIC PROFILE

The principal socio economic trends for the Southern Environs set out in the CSO Census data in the following sections.

4.2.1 Education

Having regard to the Census 2016 data, 2.6% of the population in the Southern Environs had left education by 15 years of age, 1.15% had no formal education and 5.36% received a primary education. It is noted that 13.5% of the population aged 15 and over in Limerick City and County left school with no formal education or having received a primary education, which is marginally higher than the national rate of 12.5%. However, in the Southern Environs, the combined proportion of 6.51% of the population aged 15 and over, having a primary education is much lower than the City and County average.

Third level or higher qualifications were attained by 44.3% of the Southern Environs' population, compared to 30% in Limerick City and 33.4% nationally.

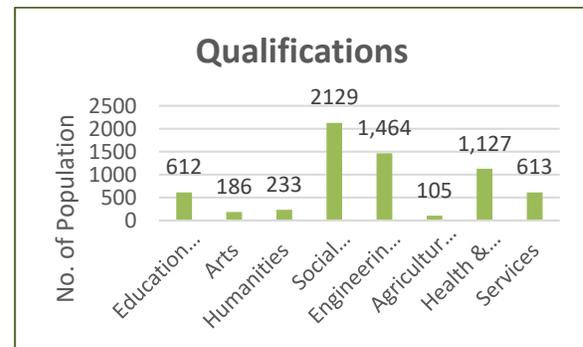


Figure 6: Qualifications Census 2016

In terms of qualifications, the 2016 Census for Southern Environs indicated that 17.9% were qualified in Social Sciences, Business and Law, 12.3% in Engineering, Manufacturing and Construction and 9.47% in Health and Welfare. The remaining qualifications included Education, Services, Arts and Humanities.

4.2.2 Employment & Unemployment

The 2016 Census data indicates that 59% of the population of the Southern Environs at age 15 or over were at work, 11.5% were retired, 11.2% were students and 6.8% were unemployed. The working population was above the national average of 53%. The result of the 2016 Census

showed the beginnings of a recovery in the labour market among the area’s residents. These statistics indicate that the community in the Southern Environs comprises working households with high employment rates.

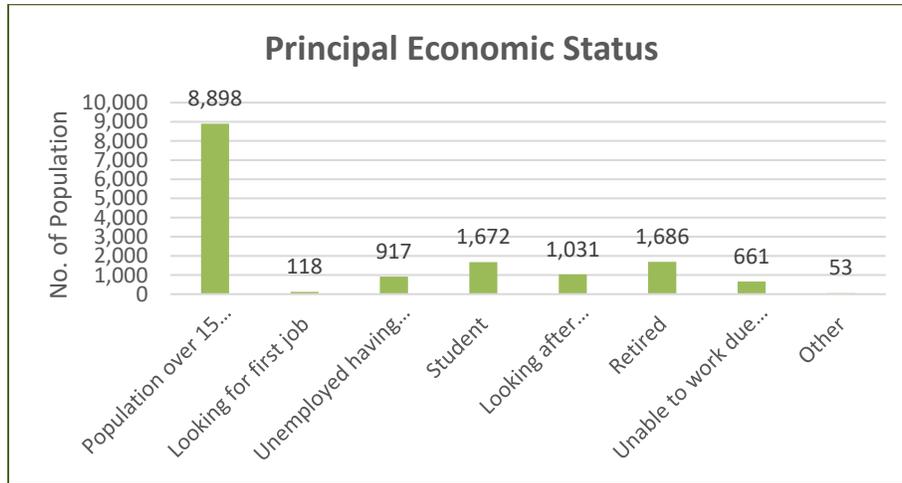


Figure 7: Principal Economic Status Census 2016

4.2.3 Social Class

In 2016 the Census data indicated that the workforce in the Southern Environs comprised 31% managerial and technical staff, which is the most important class in the study area. In descending order of importance from this are

non-manual at 18%, all others ‘gainfully occupied and unknown’ at 14.5%, and then professional workers at 12.3%. The percentage of the workforce accounted for by managers, directors and senior officials is 7.76%.

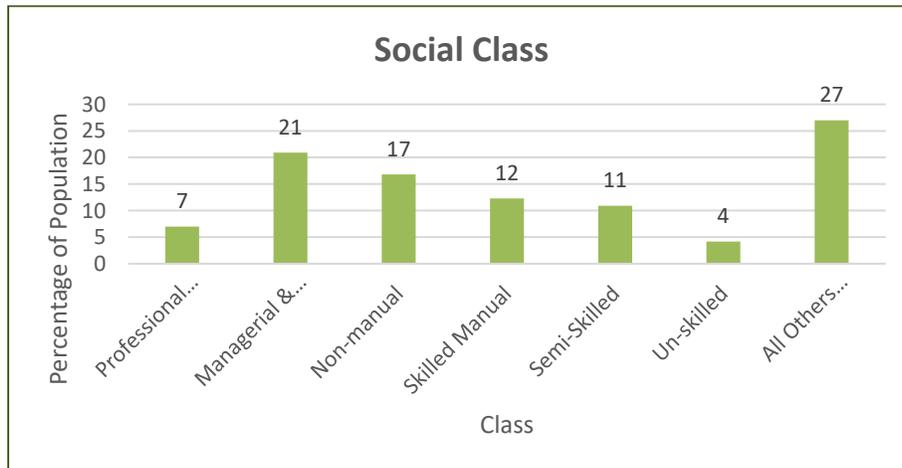


Figure 8: Social Class Census 2016

4.2.4 Income

The Southern Environs area displays a variation of median gross household incomes. However, the median incomes are above the national median average of €45,256.

The proportion of households where working age Social Welfare constituted the majority of household income varies from 3.8% to 15%

across the LAP area. The highest percentage of households (9.6%) which fall into this category are found in Ballycummin ED.

The State Pension constitutes the majority of gross household income for 6.9% of households in Ballycummin ED and Limerick South Rural.

4.2.5 Nationality

The 2016 Census data indicated that 22% of the population in the Southern Environs had a birthplace outside of Ireland, representing a diversification of the community. Of the 19,073

persons in the Southern Environs in 2016, 16,578 persons were of Irish nationality, followed by Polish (1,356 persons) and the rest of the world outside the UK and EU (829).

5 DEVELOPMENT VISION & STRATEGY

The Local Area Plan for the Southern Environs is underpinned by a strategic vision intended to guide the sustainable future growth of the area. The objectives outlined below combine to form a coherent development strategy to 2027 and beyond. These goals cover economic, social and environmental dimensions.

The strategic vision recognises the potential of the Southern Environs to align with the key growth objectives set out in higher order spatial plans and to take advantage of the strategic location of the environs. Delivering on these objectives will result in an enhanced quality of

life for all citizens. The LAP and overall vision is underpinned by a number of interlinked strategic objectives that will be realised through the chapters of the plan.

The strategic vision is based on the role of the Southern Environs within the Limerick Shannon Metropolitan Area Strategic Plan (MASP) as set out in the RSES and as defined in the Limerick County Development Plan 2010 – 2016 (as extended), and the aspirations of the people and stakeholders in the Southern Environs. The Strategic Vision reads as follows:

“To fulfil the role of the Southern Environs, by providing for low carbon, sustainable and consolidated growth in a coherent spatial manner, protecting and maximising opportunities presented by the unique natural and built environment for green and public modes of transport, recreation and employment opportunities, while delivering an exemplar quality of life for all”.



Figure 9: Plan Chapters

5.1 DELIVERING THE VISION



Figure 10: National Strategic Outcomes of the National Planning Framework

The Strategic Vision for the Southern Environs is consistent with the Tier 1 Settlement designation under the Limerick County Development Plan 2010- 2016 (as extended) and is supported by the NPF and RSES. The Southern Environs has the ability to achieve the National Strategic Outcomes as briefly outlined below:

-Compact Growth:

Strategic location within the Limerick Shannon Metropolitan Area and proximity to Limerick City Centre, with opportunities for consolidation, regeneration and development of infill and brownfield sites.

-Enhanced Regional Accessibility:

Location on the Regional Road and National Motorway network in close proximity to Limerick City Centre, Limerick Colbert Railway Station and Shannon International Airport.

-Sustainable Mobility:

Ability to promote the use of sustainable transport modes, including walking, cycling and public transport to the city centre, railway station, employment zones and third level education campuses.

-Strong Economy:

Ability to build on the existing presence of multinational companies in Strategic Employment Zones, such as Raheen Business Park and University Hospital Limerick, and the

proximity to third level education providers, including University of Limerick, Limerick Institute of Technology and Mary Immaculate College.

-Enhanced Amenities:

Ability to enhance existing and provide new community, sports and recreation facilities such as at Mungret Park. Maintaining and protecting the rich built and natural heritage found throughout the Southern Environs.

-Sustainable Infrastructure:

Ability to deliver a strategy for the growth of the Environs to cater for sustainable employment

and residential growth in tandem with the provision of hard and soft infrastructure. This Local Area Plan will include policy support for the provision of adequate amenities and open space, infrastructure and maintenance in a climate altered future.

-Access to Services:

Availability of, and policy support for expansion of existing and provision of new childcare, schools and healthcare services, such as at University Hospital Limerick.

5.2 STRATEGIC OBJECTIVES

This Local Area Plan is based on a number of general objectives designed to improve the quality of life of the citizens of the environs, which the Council will endeavour to implement during the lifetime of the plan. The development of the Southern Environs over the lifetime of this plan focuses on sustainable growth of the built environment, employment generation, and the

provision of community and social services together in a low carbon, compact, consolidated and connected pattern of development.

The following are the interlinked strategic objectives in relation to the delivery of the Strategy:

Strategic Objectives: It shall be the objective of the Council to:

1. Ensure the Southern Environs Local Area Plan is consistent with the hierarchy of statutory plans – The National Planning Framework and Regional Spatial and Economic Strategy for the Southern Region and the Limerick County Development Plan 2010 – 2016 (as extended), or any replacement thereof. The area covered by this LAP will be incorporated into the proposed Limerick Development Plan 2022 and this LAP will then be revoked.
2. Facilitate and promote the Southern Environs' role as part of the Limerick – Shannon Metropolitan Area in accordance with the Limerick – Shannon Metropolitan Area Strategic Plan and the Regional Spatial and Economic Strategy for the Southern Region.
3. Ensure that all development proposals comply with the Development Management Standards of the Limerick County Development Plan 2010 - 2016 (as extended), and any replacement thereof or any relevant Section 28 Guidance.
4. Support and facilitate sustainable intensification and consolidation of the existing built environment including permitting development on zoned land in an orderly manner in

accordance with the objectives for Compact Growth in the National Planning Framework and Regional Spatial and Economic Strategy.

5. Deliver population growth targets in line with national, regional and county level policy objectives, by focusing new residential development into appropriate infill, brownfield, regeneration sites and residentially zoned land through the development strategy and development management process, in tandem with physical, community, recreation and amenity infrastructure.
6. Promote, support and enable sustainable and economic development, enterprise and employment generation in strategic locations including Raheen Business Park and University Hospital Limerick, which are accessible by public and sustainable modes of transport.
7. Promote and facilitate sustainable modes of transport that prioritise walking, cycling and public transport, while providing an appropriate level of road infrastructure, road capacity and traffic management to support existing and future development.
8. Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring good quality urban design principles are applied to all new developments, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.
9. Protect, enhance and connect areas of natural heritage, green infrastructure and open space for the benefits of quality of life and biodiversity, while having the potential to facilitate climate change adaptation and flood risk measures.
10. Ensure the highest quality of public realm and urban design principles are applied to all new developments including the construction of landmark buildings in appropriate locations.
11. Have cognizance to the Limerick Climate Change Adaptation Strategy 2019 - 2025, and any forthcoming climate adaptation and mitigation strategies and actions that emerge during the lifetime of this plan.
12. Cooperate with the Southern Regional Assembly as part of the monitoring and review procedure.

5.3 CORE STRATEGY & COMPLIANCE

The Core Strategy for County Limerick is set out under Chapter 2 of the Limerick County Development Plan 2010 – 2016 (as extended). Section 19 (2) of the Planning and Development Act 2000 (as amended) requires that:

“A Local Area Plan shall be consistent with the objectives of the Development Plan, its Core

Strategy, and any Regional Spatial and Economic Strategy that apply to the area of the plan...”

The National Planning Framework (NPF) is a long-term strategy which sets out broad national, regional and city specific population targets to secure more effective regional development. To facilitate monitoring and review, phased regional population targets to 2026 and 2031 are set out in both the NPF and

the Regional Spatial and Economic Strategy for the Southern Region (RSES). The NPF supports ambitious growth targets to enable Limerick City to grow by at least 50% to 2040 and to achieve its potential to become a city of scale.

The growth of the Southern Environs can be achieved in a sustainable manner through the objectives of this plan, having cognisance to the following:

-Residential:

To ensure compliance with the Core Strategy and associated population targets for the Southern Environs, it is an objective of the Planning Authority to monitor the number of residential units permitted and developed annually.

-Economic Development:

Economic development underpins all chapters in this Local Area Plan. The aim of the plan is to capitalise on the Southern Environs' location on the motorway and regional road networks, while providing a complimentary role to Limerick City.

-Retail:

The Local Area Plan seeks to compliment the role of Limerick City Centre at the top of the retail hierarchy. Any proposals for retail development will be assessed in accordance with the provisions of the Joint Retail Strategy pending the completion of the new Limerick Shannon Metropolitan Retail Strategy.

-Social Infrastructure:

The provision of social infrastructure in tandem with projected population growth in the Southern Environs is a key consideration. The LAP therefore sets out objectives to support the delivery of social infrastructure in tandem with residential and employment growth.

-Key Infrastructure:

Future development proposals are contingent on key infrastructure. Capacity is currently available in the Foul Sewer Network, Waste Water Treatment Plant and Public Water Supply. In the short to medium term, the Mungret Link Street will be delivered and will open up lands for development. This plan includes objectives for the delivery of networks for cycling and public transport.

-Environment and Heritage Protection:

The environmental sensitivities of the area identified in the SEA process have informed the Core Strategy and the role it identifies for the Southern Environs. The LAP responds to environmental factors, including climate change and areas at risk of flooding etc. It also acknowledges the importance of built and natural heritage as an environmental and economic resource and includes significant objectives for its conservation and enhancement

5.4 FUNCTION, POPULATION AND SCALE OF SOUTHERN ENVIRONS

As set out under the Regional Spatial and Economic Strategy for the Southern Region (RSES), the Southern Environs form part of the Limerick Shannon Metropolitan Area and comes within the scope of the Limerick Shannon Metropolitan Area Strategic Plan (MASP). The

MASP seeks to strengthen the role of the Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of economic and population growth in the Southern Region.

The adoption of the proposed Limerick Development Plan in 2022, will replace both the Limerick County Development Plan 2010 – 2016 (as extended) and the Limerick City Development Plan 2010 – 2016 (as extended). The new Limerick Development Plan will be required to address the target populations of the NPF and RSES and a revised Core Strategy will be developed. However, pending the adoption of the proposed Limerick Development Plan including a new Core Strategy and Housing Need Demand Assessment, Limerick City and County Council have considered the population targets set out under the the NPF, the Implementation Roadmap for the NPF and the RSES. In this respect, population targets have been allocated for each settlement in Limerick including the Southern Environs.

The NPF sets out a targeted projection of population growth of 47,000 – 56,000 persons for Limerick City and Suburbs to 2040. The RSES population targets provide for Limerick City and Suburbs to grow from 94,000 (2016) to 112,086 in 2026 (+18,086 on 2016) and 123,289 persons by 2031 (+29,289 on 2016). The 2031 target

represents a population increase of 31% on the 2016 Census of population figures in the City and Suburbs.

The Southern Environs had a population of 19,073 persons in 2016, representing an increase of 5% on the 2011 population figure of 18,092 persons. As previously stated, in the absence of the adoption of the proposed Limerick Development Plan, the Local Authority has made assumptions with respect to population projections and allocation, additional residential units and zoned land requirements in accordance with the NPF, the Implementation Roadmap for the NPF and the RSES. In this respect, the assumed Southern Environs population growth allocation is an additional 7,420 persons to 2027. This equates to a projected requirement for an additional 2,968 residential units over the period up to 2027, based on 2.5 persons per household. These figures include headroom of 25% for the interim projection to 2026, permissible in Limerick under the Implementation Roadmap for the NPF.

| | Population 2011 | Population 2016 | Population Projection 2027 ¹ (25% Headroom) | Population Projection 2031 | Housing Units Required to 2027 (2.5 per household) |
|--------------------------|-----------------|-----------------|--|----------------------------|--|
| Southern Environs | 18,092 | 19,073 | +7,420 (26,493) | +9,694 (28,767) | +2,968 |

Table 1: Population Projections for Southern Environs²

Given the Southern Environs' function within Limerick City and Suburbs, it is anticipated that the Southern Environs will attract social and administrative functions as well as economic activity, and will act as a focus for future population growth in accordance with the objectives of the NPF and RSES.

The Southern Environs has the foundations to sustain population growth in accordance with the principles of the National Strategic Outcomes of the NPF, having regard to the location within Limerick City and suburbs, connectivity to the motorway network, the availability of public transport, serviced land and a range of existing amenities, education,

¹ - Estimated by multiplying the projected growth of 17,625 by 2031 allocated to the suburbs of Limerick City formerly in the county by 0.55 (as Southern Environs is assumed to grow relative to Castletroy by a ratio of 55:45 - Castletroy Local Area Plan 2019-2025, Table 4). This yields a population increase of 9,694 between 2016 and 2031 or 6,852 pro-rata by 2026.

² The 25% headroom contained in the population projections will be reviewed as part of the preparation of the Core Strategy of the forthcoming Limerick Development Plan.

childcare and healthcare services and employment zones. On this basis, the assumed scale of growth for the Southern Environs is considered reasonable and will be progressed on

lands including opportunity, infill and brownfield sites.

5.5 RESIDENTIAL LAND AVAILABILITY & CAPACITY

The National Planning Framework requires that 50% of all new housing within Limerick City occurs within the existing city and suburbs footprint. As outlined under Section 5.4 above, approximately 2,968 residential units are required over the period 2016 to 2027 in the Southern Environs.

At time of writing, approximately 240 residential units have been built in the Southern Environs since 2016 and 54 units were vacant. This equates to a requirement for the construction of an additional 2,674 units to 2027.

The LAP identifies approximately 90ha. of residential and local centre zoned land suitable for residential development. This includes 85ha. of undeveloped "New Residential" zoned land, located within and adjacent to established residential areas in the Southern Environs. With respect to the identified Local Centres, an

assumed allocation of 25% of the site area for residential development has been included. The majority of lands suitable for development comprises opportunity, brownfield and infill sites.

The residential capacity of the lands identified is approximately 3,430 units as indicated in the table below. Given the role of the Southern Environs in the Limerick Shannon Metropolitan Area, the number of education and community facilities, and the availability of lands for employment uses, it is considered that there is sufficient land zoned. The lands for residential development have been identified with cognisance to the necessity for future proofing of this suburb beyond the plan period, in order to facilitate the role of Limerick City as a Regional City in accordance with the objectives of the NPF and MASP.

| Housing Units Required to 2027 (2.5 per household) | Housing Units Built since 2016 | Vacant Units | Total Housing Unit Required (Minus Built and Vacant) | Area of Undeveloped Land (ha.) | Assumed Density (units per ha.) | Estimated Residential Capacity (Potential no. of units) | Total Land Capacity (Potential No. of units) |
|--|--------------------------------|--------------|--|--------------------------------|---------------------------------|---|--|
| 2,968 | 240 | 54 | 2,674 | 28 | 45uph | 1,260 | 3,430 |
| | | | | 62 | 35uph | 2,170 | |

Table 2: Land Capacity Assessment

Note: The density and number of residential units permissible will be determined at planning application stage, subject to compliance with the density requirements of Section 7.3 of this LAP, the applicable Development Management Standards and Section 28 Guidance etc.

Table 2 Land Capacity Assessment above sets out an estimation of residential units which can potentially be delivered in the Southern Environs, in a consolidated manner consistent with the provision of infrastructure including

water services, public transport, education, open space and amenities.

A Serviced Land Assessment Matrix (SLAM) accessing the key infrastructure available to the individual sites identified as suitable for the provision of residential development has been

set out in Appendix II. The SLAM identifies the infrastructure necessary to support future development. An indicative timeframe for the delivery of critical infrastructure i.e. short, medium or long term is included.

Core Strategy Policy:

CS P1: To ensure compliance with the Core Strategy (or any revision thereof), the Planning Authority shall monitor the type of developments permitted, including the number of residential units constructed on an annual basis.

6 ECONOMIC DEVELOPMENT



The Southern Environs is an expanding vibrant area with a skilled workforce and the required infrastructure to promote inward investment and the creation of more local jobs. Limerick City & County Council is committed to facilitating the creation of employment within the environs. This plan provides the appropriate framework for development through the provision of adequately zoned lands and policies, which support economic and appropriate retail development.

The objectives for each of the land-use zones provide agility to respond to the demands from those looking to invest in the Southern Environs. This plan sets the right conditions to secure inward investment and interest in the Southern Environs as a business location and firmly embeds an economic development agenda into all other goals making their successful delivery more achievable.

PART A: ENTERPRISE

6.1 ENTERPRISE CONTEXT

The National Planning Framework (NPF) sets out a vision for the development of a strong economy supported by enterprise, innovation and skills as a National Strategic Outcome (NSO5), which will depend on creating places that foster enterprise and innovation and attract investment and talent. The NPF states that this can be achieved by building regional economic drivers. Together with the Regional Spatial and Economic Strategy (RSES) for the Southern Region, the NPF places a strong emphasis on compact, smart, sustainable and inclusive economic growth.

fully functioning and progressive Metropolitan Area to prosper. The RSES therefore recognises the need to collaborate, rather than compete, for the greater benefit of the Metropolitan Area on the issue of employment creation.

The Metropolitan Area Strategic Plan (MASP) for Limerick Shannon sets out a 12-year strategic planning and investment framework for the Metropolitan Area. The Metropolitan Area needs a dynamic, diverse and high profile City Centre to function, and the City Centre needs a

The RSES seeks to re-intensify employment in Limerick City and Shannon and activate strategic employment locations to complement existing employment hubs in the City Centre and near third level institutions. The RSES identifies the University Hospital Limerick and Raheen Business Park as Strategic Employment Locations in the Southern Environs. These locations have the potential to support sustainable development of brownfield and greenfield sites for large scale employment uses in tandem with associated infrastructure requirements.

The Limerick County Development Plan 2010-2016 (as extended) sets out the strategic context for economic development of the County.

6.2 ECONOMIC PROFILE

The economic profile of the Southern Environs reflects its strategic location on the National Motorway and Regional Road network, its proximity to Shannon International Airport, Limerick City and the synergies with the third level education providers at University of Limerick, Limerick Institute of Technology and Mary Immaculate College.

The employment generating land uses of the Southern Environs are concentrated in Ballycummin. In this regard, according to CSO POWSCAR workplace data, the Electoral Division of Ballycummin had a daytime working population of 11,527 persons in 2016. This renders the Southern Environs the second most important area for employment outside of Limerick City Centre (12,427 working persons) and ahead of Castletroy (Ballysimon and Ballyvarra) (10,145 working persons).

The population of the Southern Environs aged 15 or over at work was 59% in the 2016 Census. The workforce in the Southern Environs comprised 31% managerial and technical staff and 18% non-manual workers. The most popular means of travel to work, school or college was by car, which accounted for 71.3% of journeys. The

6.3 ECONOMIC STRATEGY

As part of the Limerick Shannon Metropolitan Area, the Southern Environs must ensure that the conditions for economic resilience are embraced and developed, through creating a vibrant and diversified enterprise base with strong, healthy and connected clusters.

The LAP supports opportunities for employment creation, business and technology development

Subsequently, the Limerick Local Economic and Community Plan was adopted in 2016 and should be read in tandem with this chapter.

Census also indicated that 49.5% of commuters left home for work, school or college between 8am and 9am, indicating a relatively short to medium commute distance. In addition, the majority (73.3%) of journey times were less than half an hour.



Figure 11: IDA Raheen Business Park

Existing employment is concentrated in three areas of the Environs including Raheen Business Park (5,060 persons), University Hospital Limerick (2,860 persons) and Dooradoyle District Centre (1,369 persons).

in the Southern Environs to facilitate economic growth of the Metropolitan Area, in accordance with the Regional Spatial and Economic Strategy and the Limerick County Development Plan 2010 – 2016 (as extended).

6.3.1 Supporting Employment Growth

The MASP indicates that in accordance with a projected population of 30,134 persons in 2026 and 45,132 persons in 2031, additional jobs would be in the order of at least 19,000 to 2026 and 28,200 to 2031 in the Metropolitan Area.

In accordance with the RSES, the Metropolitan Area has capacity for economic expansion of scale at Strategic Employment Locations outside of the City Centre. In the Southern Environs, Raheen Business Park and the University Hospital Limerick have been identified as Strategic Employment Locations. These strategic locations offer the capacity to cater for investment that requires greenfield or brownfield sites, access to an international airport and third level graduates.

University Hospital Limerick (UHL) is the Model 4 hospital for the region providing major surgery, cancer treatment and care and emergency services, as well as a range of other medical, diagnostic and therapy services. The hospital is

the hub for three smaller hospitals in the region located at Ennis, Nenagh and St. John's. UHL has recently opened a new Accident & Emergency Department and a new 60-bed hospital unit is under construction.

IDA Ireland's Raheen Business Park has an additional capacity of 31.5ha. of development land. The Business Park serves a number of large multinational companies including Regeneron Pharmaceuticals, Analog Devices, Dell, Banta and Stryker Corp. The LAP supports the on-going operations of this business park and any further appropriate levels of development during the lifetime of the LAP.

The Local Authority will work with local and national agencies and Departments to facilitate continued investment and ensure the role of UHL and Raheen Business Park as Strategic Employment Locations in the Metropolitan Area is fulfilled.

6.3.2 Availability of Zoned Land

The zoning and servicing of land for high tech/manufacturing, enterprise, employment and industrial uses, in the Southern Environs, in the immediate vicinity of national strategic transport infrastructure, represents a unique opportunity to develop clusters of complementary enterprises and more generally a larger, more resilient and diverse economic basis for the Metropolitan Area, county and region.

Given the high demand for employment type lands in the Metropolitan Area additional land

has been included for Enterprise and Employment uses. In this regard, an undeveloped area of 90ha. of "High Tech/Manufacturing" and 45ha. of "Enterprise and Employment" zoned land is available for development in the Southern Environs.

Economic Development: Strategic Policy:

To promote, facilitate and enable economic development and employment generating activities in Strategic Employment Locations and other appropriately zoned locations in a sustainable manner.

Objectives: It is an Objective of the Council to:

- ED O1:** Facilitate the future sustainable development of the Southern Environs to optimise the benefits of its strategic location in the Limerick Shannon Metropolitan Area, in accordance with the National Planning Framework and the Regional Spatial and Economic Strategy.
- ED O2:** Facilitate and support University Hospital Limerick and Raheen Business Park as Strategic Employment Locations, in accordance with the Limerick Shannon Metropolitan Area Strategic Plan.
- ED O3:** Promote a diverse range of employment opportunities by facilitating appropriate development, improvement and expansion of enterprise and industry on appropriately zoned lands, subject to compliance with all relevant Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended) and any replacement thereof.
- ED O4:** Ensure development on the “High Tech/ Manufacturing” zoned lands to the west of Raheen Business Park shall be subject to the following:
- a) Cognisance to the residential amenities of the properties to the north and western side of the site and the adjacent agricultural land;
 - b) Access to the “High Tech/ Manufacturing” zoned land to the west of the R510 will be limited to the existing roundabout to the east of the site;
 - c) Applications for development in the low-lying area in the southern section of this zone shall have regard to the attenuation infrastructure and shall include a site specific flood risk assessment, including proposals to mitigate and control the level of run off and attenuation.
- ED O5:** Encourage the redevelopment of vacant commercial units, brownfield, derelict, and infill sites for enterprise and industry creation.
- ED O6:** Work with IDA Ireland, Enterprise Ireland, the Local Enterprise Office and other agencies, organisations and individuals in promoting enterprise and industry in the Southern Environs.
- ED O7:** Support and promote start-up enterprises, small to medium scale industries and services in co-operation with the Local Enterprise Office.
- ED O8:** Facilitate and promote the provision of incubator units for start-up businesses and Small and Medium Enterprises (SMEs).
- ED O9:** Facilitate the provision and expansion of all services and infrastructure, which would contribute positively to the attraction of the Environs to economic development.
- ED O10:** Support home based economic activities which are secondary to the main residential use and which can be accommodated without adverse impacts on the amenities of adjoining residential property, by reason of traffic, noise or other planning criteria. This objective can facilitate the achievement of climate targets by reducing the need to travel.

ED O11: Support the continued operation and reasonable expansion of non-conforming uses, subject to maintenance and protection of existing environmental, visual and residential amenity.

ED O12: Ensure large-scale employment development proposals incorporate opportunities for the active and passive recreation of employees.

PART B: RETAIL

6.4 RETAIL CONTEXT

An objective of the Limerick Shannon MASP is to promote the Metropolitan Area as a cohesive area, with the City Centre as the primary location at the heart of the area and Region. The City Centre is to be the primary commercial area, supporting a range of retail, tourism, social and

cultural activities. Limerick City Centre is to be repositioned at the top of the retail hierarchy through improving the range and quality of shopping on offer and creating an enhanced customer experience of visiting the City Centre.

6.5 RETAIL STRATEGY

The Joint Retail Strategy for the Mid-West Region 2010 - 2016, indicated that too much trade was being lost to suburban locations and sought to re-establish the City Centre at the top of the regional hierarchy, as the preferred location for new retail development. It is now an objective of the MASP to support Limerick City Centre in maintaining its dominant retail function in the Mid-West hierarchy.

The Regional Spatial and Economic Strategy for the Southern Region requires the preparation of a Joint Retail strategy for the Metropolitan Area, which will form the basis for retail planning in the city and environs. The RSES supports and promotes the continued expansion and enhancement of retail development within the City Centre. The Strategy will support the retail

hierarchy and outline the location, quantity and type of retail required in support of the settlement hierarchy. The Strategy will identify any requirements for additional retail floor space in the Metropolitan Area, based on population projections and income and having regard to the degree of vacancy in existing retail areas.

In accordance with the Regional Spatial and Economic Strategy, the proposed Limerick Development Plan will aim to consolidate Limerick City Centre as the primary retail destination in the region and to be the prime focus for future retail development, in particular, higher order comparison shopping. In this regard, the retail sector in the Southern Environs will have a role in supporting the primacy of the City Centre.

6.6 SUPPORTING THE CITY CENTRE

The County Development Plan 2010 – 2016 (as extended) indicates that the Crescent Shopping Centre in Dooradoyle is the only Tier 2, Level 1

Retail Centre in the Metropolitan Area. The main components of the centre are the Crescent Shopping Centre, Limerick County Council

buildings and a public library. The Crescent Shopping Centre functions as a major retail destination for the Mid-West region.

There are also a number of Local Centres in the Southern Environs including at Mungret Village, Courtfield Shopping Centre at Gouldavoher, Racefield Centre at Father Russell Road, Dooradoyle Road Neighbourhood Centre at Sluggary and Ballycummin Neighbourhood Centre.

The success of the shopping centres in the Environs is in contrast to the stagnation and decline of the retail sector in the City Centre, where a large number of vacant units are evident in the core retail area. The migration of retail footfall from the City Centre to the suburbs is

6.7 DISTRICT CENTRE

The Tier 2, Level 1 Crescent Shopping Centre in Dooradoyle functions as a significant District Centre acting as a major retail destination in the Limerick Metropolitan area and Mid-West region. The Centre has ease of access to the national road network, attracting customers from a wide catchment area to a large combination of comparison and convenience shopping and leisure facilities.



Figure 12: The Crescent Shopping Centre

In accordance with the objectives of the National Planning Framework and Regional Spatial and

exacerbated by the increasing trend towards on-line retailing.

All new retail development in the Southern Environs will be considered premature pending the completion of the Limerick Shannon Metropolitan Retail Strategy, in order to protect the vitality of the City Centre in accordance with the objectives of the NPF and RSES.

Pending the completion of the Limerick Shannon Metropolitan Retail Strategy, the LAP anticipates that additional retail development in the Southern Environs will be achieved through the redevelopment of vacant commercial units in the first instance.

Economic Strategy, the new Limerick Shannon Metropolitan Retail Strategy will respond to the effects of suburban retail development by re-establishing the importance of Limerick City Centre at the top of the regional retail hierarchy. In this regard, Limerick City Centre is the preferred location for new retail development in the Limerick Shannon Metropolitan Area and must recapture trade lost to the Crescent Shopping Centre and other out of centre shopping facilities. Limited additional retail floor space and services will be permitted and reinvestment and upgrade works supported at the Crescent. Any proposed retail development shall comply with the new Limerick Shannon Metropolitan Retail Strategy on completion. However, there is significant scope to provide for an improved civic amenity at the Crescent Shopping Centre including:

- Provision of a civic square within the shopping centre site appropriately located to take advantage of existing and proposed public transport links and community uses;

- Pedestrian connections between the various uses within the Shopping Centre and the wider Dooradoyle area. The Limerick Shannon Metropolitan Area Transport Strategy includes an objective for the enhancement of the pedestrian and cycle network on St. Nessian's Road connecting UHL, Dooradoyle, Ballinacurra and the Crescent Shopping Centre;
- Public transport connections via the proposed BusConnects networks in

accordance with the final Limerick Shannon Metropolitan Area Transport Strategy;

- Potential for traffic calming and pedestrian priority on the access roads to the shopping centre;
- Hard and soft landscaping and street furniture.

6.8 LOCAL CENTRES

There are a number of Local Centres (Neighbourhood Centres) throughout the Southern Environs providing top-up and day-to-day shopping and service functions, which play an important role in serving the needs of those without access to a car, particularly the elderly. However, such centres should not extend beyond their local function or undermine the role of the City Centre.

The Local Authority will support and facilitate expansion of existing Local Centres where significant additional population growth is planned, or where a demonstrable gap in existing provision is identified.

The opportunity exists for centres to gradually diversify, with a more balanced mix of residential uses and employment spaces alongside the retail and leisure facilities. Such diversification will respect the priority of the City Centre in the

Retail Hierarchy while allowing improved integration with the surrounding land uses.

Given the projected population growth in Mungret and the brownfield and underutilised nature of the landmark Mungret College buildings, there is potential for the provision of a Local Centre development comprising a mix of residential, office, education, cultural, arts, civic, community and retail development. In addition, given the availability of undeveloped lands at the existing Local Centre on the Dooradoyle Road, there is also potential for the consolidation of development at this location, comprising residential, office and retail development.

All retail development will be subject to compliance with the existing Joint Retail Strategy and its proposed replacement, the Limerick Shannon Metropolitan Retail Strategy, when completed.

Retail: Strategic Policy:

To support the sustainable long-term growth of the Southern Environs, in accordance with the Core and Retail Strategies of the Limerick County Development Plan 2010 – 2016 (as extended), and any replacement thereof, including the existing Joint Retail Strategy and its proposed replacement, the Limerick Shannon Metropolitan Retail Strategy, when completed.

Objectives: It is an Objective of the Council to:

- R O1:** Support and enhance the role of Limerick City Centre as the primary retail centre in the Limerick Shannon Metropolitan Area and Mid-West Region in accordance with the objectives of the National Planning Framework and Regional Spatial and Economic Strategy for the Southern Region.
- R O2:** Ensure proposals which would undermine the vitality and viability of Limerick City Centre will not be permitted. The sequential approach to retail development set out in the *“Retail Planning – Guidelines for Planning Authorities, 2012”* will be strictly enforced, in the interests of supporting the City Centre at the top of the retail hierarchy. Any retail development in the District or Local Centres or Retail Warehousing zone shall comply with the existing Joint Retail Strategy and its proposed replacement, the Limerick Shannon Metropolitan Retail Strategy when completed.
- R O3:** Protect and enhance the mix of services and facilities in existing District and Local Centres, which provide for the day-to-day needs of local communities, subject to compliance with the existing Joint Retail Strategy and its proposed replacement, the Limerick Shannon Metropolitan Retail Strategy, when completed.
- R O4:**
- a) Ensure the role of Local Centres is not allowed to expand to encompass a materially broader range of comparison goods than currently exists in such areas, as this could lead to further competition with the City Centre;
 - b) In order to enable the sustainable development of the substantial greenfield area of Mungret, support and facilitate residential, office, education, tourism, cultural, arts, civic, community uses and retail development at the Mungret College Local Centre. Retail development intended to serve the needs of new/existing neighbourhoods and residential areas will be considered, subject to compliance with the existing Joint Retail Strategy and its proposed replacement, the Limerick Shannon Metropolitan Retail Strategy, when completed;
 - c) The significant opportunities associated with the undeveloped nature of a large area of the Dooradoyle Road Local Centre is recognised. The site is therefore identified as having capacity to support and facilitate office and residential development. Retail development intended to serve the needs of new/ existing neighbourhoods and residential areas will be considered, subject to compliance with the existing Joint Retail Strategy and its proposed replacement, the Limerick Shannon Metropolitan Retail Strategy, when completed.
- R O5:** Prohibit the proliferation of uses in the centres which would detract from the amenities of the area or the vitality and viability of the area such as fast food outlets, amusement arcades, off-licences, bookmakers and other non-retail uses.
- R O6:** Encourage the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts where poor replacements have been installed, discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs.

7 HOUSING



This LAP aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes the Southern Environs an attractive and inviting place to live now and in the future. To meet the housing needs of the Southern Environs is an important element of this plan. Adequate housing provision is essential for the creation of an environment to attract business and enterprise to the

Metropolitan Area and this plan provides the quantum of zoned lands to meet this demand. The quantum of zoned lands is in compliance with the population targets set out under the the National Planning Framework, the Implementation Roadmap for the NPF and the Regional Spatial and Economic Strategy as outlined in Chapter 5 of this LAP.

7.1 RESIDENTIAL PROFILE

The Census of 2016 recorded a housing stock of 7,394 no. dwellings in the Southern Environs, with the majority of households (52%) accommodated in houses built since 1991 (3,843). A significant majority of households (87%) reside in houses/ bungalows, which are by

far the most common type of dwelling in the Southern Environs. With respect to tenure, 63.35% of dwellings were owner occupied within the settlement. The majority of these households comprise couples with children.

7.2 RESIDENTIAL DEVELOPMENT

The Limerick Shannon MASP supports a sequential approach with a primary focus on the consolidation of development, within or contiguous to the existing built up and zoned area of Limerick City and Suburbs. This LAP places a strong emphasis on providing high quality residential developments, through intensification and consolidation of the existing built envelope of the Environs, which presents significant housing development opportunities, through redevelopment of brownfield, infill and vacant sites.

Masterplan for 42ha. of residential land at Mungret Park, including the former Mungret College and associated buildings. These strategic residential lands have the potential to yield approximately 1,950 no. dwelling units. Further details in relation to this Masterplan are set out under Chapter 8 of this LAP.

The MASP recognises the potential for sustainable residential development in Mungret. In this regard, Limerick 2030 DAC has prepared a

As set out under the Core Strategy of this LAP a number of sites have been identified, which are served by infrastructure and located in close proximity to public transport and are suitable for higher density developments.

7.3 DENSITY AND HOUSING TYPE

To cater for the projected population growth, a mix of dwelling types and sizes will be required to meet the housing needs of all members of society. This plan emphasises a requirement for universal design to cater for specific housing requirements of older persons, persons with disabilities and the members of the travelling community.

Government policy outlined in *Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities* (DECHG, 2009) and *Urban Development and Building Heights: Guidelines for Planning Authorities* (DHP&LG, 2018) state that land is a scarce resource and should be managed efficiently. These guidelines set out a range of appropriate densities for different site locations having regard to the level of transport available.

As a general principle, higher densities and mixed-use developments must be targeted in areas where opportunities exist for sustainable transport provision, and in a manner that better aligns the provision of transport with demand. Public Transport Orientated Development is development which is consolidated around existing or planned along high frequency bus corridors, at a magnitude and density that provides a critical mass to support the viability of high capacity public transport.

On brownfield, infill and greenfield sites within 800m of the University Hospital and Raheen Business Park, and within 500m of a bus stop, the Planning Authority shall require densities in excess of 45 dwelling units per hectare. Where a proposed site exceeds the distance requirements above, a minimum density of 35 units per hectare shall be applied.

In order to ensure the delivery of a high quality housing mix in a sustainable manner, residential development will be required to:

- Ensure compliance with the Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended) or any replacement thereof;
- Ensure compliance with the Specific Planning Policy Requirements of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018), the Urban Development and Building Heights, Guidelines for Planning Authorities (2018) and any other relevant Section 28 Planning Guidelines;
- Consider the nature of the existing housing stock and social mix in the area and the need to create socially inclusive communities;
- Be delivered where homes and the appropriate supporting services including schools, childcare and other community services can be delivered more efficiently and effectively at least cost to the State in the long-run;
- Ensure all layouts prioritise walking and cycling, are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services, helping to tackle climate change;
- Consolidate existing development and increase existing residential density, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights;
- Provide high density and mixed use development in central and easily

accessible locations particularly along public transport corridors and at station nodal points;

- Provide a high-quality, accessible and safe public realm;
- Have an excellent standard of high quality design, layout and finish;
- Provide an appropriate mix of housing types and tenures catering for all members of society through all stages of the life cycle;
- Compliment the character of the Environs.



Figure 13: New Housing

7.4 OLDER PERSONS' HOUSING

The need for older persons' dwellings, supported housing, Nursing Homes and residential care homes in the Environs is anticipated to grow into the future, by reason of a general aging of the population and the need to cater for those wishing to downsize and reside in proximity to services and amenities. These facilities should be

The Southern Environs is considered suitable for apartment development subject to local determination, having regard to the proximity and accessibility provisions of the *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities* (March 2018). The provision of apartments allows for greater diversity and flexibility in a housing scheme and an increase in overall density. Accordingly, apartments may be considered as part of a mix of housing types in a given housing development at any appropriate suburban location.

In accordance with the specific planning policy of the *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities* (March 2018), the quantum of car parking or the requirement for any such provision for apartment developments will vary, having regard to the location broadly based on proximity and accessibility criteria as set out in the Guidelines.

integrated wherever possible into the established or planned residential areas, based on the principles of universal design and an age friendly public realm with seating, lighting, landscaping etc. Such facilities should be located within walking distance of shopping and other services, public transport and open space.

7.5 REGENERATION

In accordance with the Limerick Regeneration Framework Implementation Plan 593 no. new

dwelling units were to be delivered and 1,504 no. dwelling units upgraded across the areas of

Moyross, Southill, Ballinacurra Weston and St. Mary's Park.

A portion of the Southill Regeneration Area comes within the boundary of the Southern Environs Local Area Plan. Variation 6A of the Limerick City Development Plan 2010 – 2016 (as extended) includes comprehensive text and objectives in relation to the Regeneration Areas and should be read in tandem with this LAP. Any development proposed in the Regeneration Area of Southill shall be in accordance with the

policies and objectives for Regeneration as set out under the Limerick City Development Plan 2010 – 2016 (as extended), or any replacement thereof.

The ongoing programme of social and economic initiatives are scheduled to be completed by 2023. However, there is a need for a long-term commitment to support continued social and economic regeneration of the most deprived areas of Limerick in the new Local Area Plan. An objective to this effect has been included below.

7.6 NOISE

The design of residential schemes in close proximity to heavily trafficked road networks should have regard to the noise levels from such roadways. Developers should engage an acoustic

specialist in the early design process for new residential developments in order to mitigate any negative impacts concerning noise.

Housing: Strategic Policy:

To deliver new residential development in accordance with the Core Strategy allocation, to ensure that every household has access to a choice of good quality housing and that all new residential development includes a sustainable mix of universally designed housing types and tenures catering for all members of society.

Objectives: It is an objective of the Council to:

- H O1:** Ensure the sequential development of serviced residential lands identified to cater for the envisaged population growth, in accordance with the Core Strategy of the Limerick County Development Plan 2010 – 2016 (as amended) and any replacement thereof.
- H O2:** Promote and facilitate the development of the strategic residential lands at Mungret in a planned and sustainable manner in accordance with the Mungret Masterplan.
- H O3:** Encourage and ensure that at least 40% of all new housing development is delivered within existing built up areas on infill, brownfield and backland sites, subject to preservation of existing residential amenity, the provision of a high quality design respecting the established character, density and layout, and compliance with all traffic safety, quantitative, qualitative and Development Management standards of the Limerick County Development Plan 2010 – 2016 (as amended).
- H O4:** a) Seek a higher density of a minimum net density of 45 dwelling units per hectare at appropriate intermediate urban locations, particularly on lands within 800m of University Hospital Limerick

and Raheen Business Park, and within 500m of existing or proposed quality public transport route stops and public transport nodes;

b) Require a minimum net density of 35 dwelling units per hectare on all other lands.

H O5: Require the creation of sustainable communities and high quality universally designed residential area, with a mix of unit types, sizes, tenures, heights, amenities and facilities to create and maintain a sense of place and local distinctiveness. All new developments shall meet the standards, guidance and specific planning policy requirements of:

- The development management standards of the Limerick County Development Plan 2010 -2016 (as extended) and any replacement thereof;
- Sustainable Residential Development In Urban Areas, Guidelines for Planning Authorities, DEHG (2009);
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018);
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018);
- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2019);
- Technical Guidance Document L – Conservation of Fuel and Energy – Dwellings;
- Building for Everyone: A Universal Design Approach.

H O6: Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development.

H O7: Ensure an appropriate and sustainable mix of lifetime adaptable dwelling types, sizes, heights and tenures to cater for all members of society, including homeless persons, the elderly, disabled and members of the travelling community.

H O8: Facilitate the provision of independent and or assisted living for older people and people with disabilities, by supporting the provision of purpose built accommodation including Nursing Homes in accordance with the “National Standards for Residential Care Settings for Older People in Ireland”, or the adaption of existing premises, particularly vacant units.

H O9: Ensure new residential developments comply with the open space hierarchy set out under Table 3: Open Space Hierarchy below. Every dwelling unit shall be positioned within 100m of a pocket park/ play lot, small park, or local park. Open space shall be provided proportional to the scale of the number of residential units proposed, with consideration of access to existing open space and the principles of permeability, accessibility, linkages, safety and place making.

H O10: Ensure compliance with the provisions of Part V of the Act (as amended) and to integrate such housing so as to prevent social segregation within residential developments. Social housing shall be provided on all lands zoned for residential use in accordance with the “Joint Housing Strategy for the Administrative Areas of Limerick City & County and Clare County Council” and any replacement thereof.

H O11: Utilise the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy) to

facilitate the appropriate development of vacant sites (residential zoned lands) that are in need of renewal or regeneration.

- H O12:** Support any regeneration initiatives proposed and or implemented in the designated regeneration areas.
- H O13:** Integrate Limerick City Regeneration Areas and their communities into the mainstream social economic & community life of the city through a long-term commitment to support social and economic regeneration of the most deprived areas.
- H O14:** Identify and provide suitable sites, accommodation and facilities for the housing and re-settlement of travelling families in accordance with the provisions of the Traveller Accommodation Programme 2019 and any replacement thereof.
- H O15:** Permit housing on agriculturally zoned land outside of Flood Zones A and B for the permanent habitation of farmers and the sons and/or daughters of farmers only and subject to the terms and conditions of the rural housing policy as set out in the Limerick County Development Plan 2010 – 2016 (as extended). Dwellings are categorised as ‘highly vulnerable development’ in the Section 28 The Planning System and Flood Risk Management Guidelines for Planning Authorities (2010) and will not be permitted in flood zones.
- H O16:** Require residential developments in close proximity to heavily trafficked roads to be designed and constructed to minimize noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided, in accordance with “Professional Practice Guidance on Planning and Noise” (2017) and predicted noise levels shall be in accordance with WHO recommendations.
- H O17:** Ensure proposed developments have cognizance to climate change mitigation as part of the design process, including use of sustainable building materials, micro-renewables or other design elements to reduce the carbon footprint of the proposed development.

| Type of Public Open Space | Area Required | Accessibility from residential units | Notes |
|---|----------------------------|---|--|
| Play lot/ pocket park – primarily for play for younger children | 400m ² – 0.2ha. | Every home within 100m walking distance | Required in all housing estates, overlooked with passive surveillance by as many houses as practicable; -Not to be located to the side or rear of dwellings; -Developers will be required to provide a minimum of two permanent play features. |
| Small Park | 0.2ha. – 2.0ha. | Every residential unit within 400m walking distance | To accommodate a small playground with a minimum of 4 play features, kick around space, and passive recreation; -Overlooked with passive surveillance by as many houses as practicable; -Not to be located to side or rear of dwellings. |

| | | | |
|------------|----------------|-----------------------------|---|
| Local Park | 2.0ha. – 20ha. | Residences to be within 1km | To accommodate a wide range of uses including playing pitches, passive recreation and biodiversity areas. |
|------------|----------------|-----------------------------|---|

Table 3: Open Space Hierarchy

8 DEVELOPMENT OPPORTUNITIES



New developments provide opportunities to create attractive places in which to live, work and spend leisure time. High quality urban design and an attractive public realm are essential for the creation of character and a sense of place. Safe, accessible and integrated neighbourhoods offer the opportunity to create stronger nodes that provide a better experience and attract a diversity of employment, as well as other complementary and recreational uses.

8.1 URBAN DESIGN

The built and natural heritage of the Southern Environs are valuable assets, which provide the context for good urban design. A high quality urban design can facilitate the creation of places that are successful and sustainable. The design of a place can contribute to energy use, the efficiency of transport systems and the success of economic development. The objectives relating to design and the public realm throughout this LAP aim to raise the quality of design and the creation of successful places.

In creating a high quality urban environment, the spaces between and around buildings, such as the streets, squares and public realm require as much consideration as the design of the buildings themselves. In this regard, the arrangement of streets and spaces, the position and style of street furniture, the mass, scale, height and design of buildings and the use of materials and colours in the finishes of buildings, roads and footpaths, all combine to achieve the quality of the urban design. An appropriate mix of complementary land uses also contributes to the quality of this urban design. A well-designed urban area has a clear character and distinct

A number of sites for development have been identified, which could contribute to the planned growth, renewal, enhancement and regeneration of the particular area in which they are located. These sites have been identified for various reasons such as opportunities for infill development, underutilization of brownfield land and greenfield lands that would be readily adaptable for new uses.

sense of place, facilitating the creation of communities and pride, in a place that is both desirable and safe. New developments through their design and contribution to place making, should enhance the overall character and quality of the environment in the Southern Environs.

The following are an example of the documents, which can guide high quality urban design in proposed developments in the Southern Environs:

- Sustainable Residential Development In Urban Areas, Guidelines for Planning Authorities, DEHG (2009);
- Urban Design Manual, A Best Practice Guide (2009);
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018);
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018);

- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2019);
- Building for Everyone: A Universal Design Approach.



Figure 14: Urban Design 12 Criteria - Urban Design Manual, A Best Practice Guide (2009)

The success of the design of a new residential area is based on the 12 Criteria set out under the Urban Design Manual as indicated in Figure 14 above.

In accordance with the Limerick County Development Plan 2010 – 2016 (as extended), a Design Statement is required to be submitted with a planning application for 5 or more dwellings, or for commercial/ industrial

developments over 1,000 sq. metres. A Design Statement is a short document, which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site. The Design Statement should outline a justification for the development as proposed and any alternative design options considered. The Design Statement should reference up to date guidelines, detail how the site and context have been appraised, and

demonstrate how the design meets the objectives to achieve a high quality urban design and public realm as set out throughout this plan.

The accompanying Sustainability Statement and Social Infrastructure Assessment should also demonstrate the design considerations having regard to the transport, energy, ecology and social quality needs of the area.

8.2 KEY BUILDINGS

Gateway and landmark buildings can emphasise the urban identity of a place. These buildings provide a signal of a significant place, either in terms of movement or use. Having the potential to act as important landmarks, these buildings should address the significance of the site.

Suitable locations for these buildings include important street corners or junctions, corner sites, the end of vistas and gateways, local centres and the edges of public squares or open space. High quality urban design, which makes a statement in terms of distinctiveness and creation of a sense of place, will be required at

such locations, in particular on the approaches to Limerick City. Gateway and landmark buildings will be expected to provide visual interest and create a stimulating streetscape. In this regard, the Local Authority will encourage the highest quality innovative and modern design, which respects the site context, contributes to a sense of distinctiveness and “sense of place”, reflects arrival at the city and enforces a positive image of both the Southern Environs and the greater metropolitan area.

Development Opportunities: Strategy Policy:

To ensure that new development comprises the highest of qualitative and design standards, and promotes the creation of safe, desirable and characteristic places in which to live, work and do business.

Objectives: It is an objective of the Council to:

- DO 1:** Ensure the highest quality of public realm and urban design principles are applied to all new developments.
- DO 2:** Ensure development proposals have given proper consideration to the urban design criteria of site context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking and detailed design.
- DO 3:** Ensure the construction of the highest quality and innovative designed landmark buildings in appropriate locations, including on the approaches to Limerick City, important street corners or junctions, corner sites, the end of vistas and gateways, local centres and the edges of public squares or open space.

8.3 DEVELOPMENT OPPORTUNITIES

The following section outlines the vision for the sustainable residential development of Mungret as set out in the Mungret Masterplan.

Developers should prepare Masterplans as part of the planning application process for large-scale sites, to demonstrate how their proposals will achieve high quality urban design and place making objectives.

8.3.1 Mungret

The Limerick Shannon MASP recognises the potential for sustainable residential development in Mungret. Limerick 2030 DAC commissioned the preparation of a Masterplan for residential zoned land comprising 59.6ha. including 27.1ha. of lands owned by Limerick City and County Council.



Figure 15: Mungret College Buildings

The Masterplan will deliver much needed housing for Limerick, however the vision is about much more than housing. The plan proposes to create a vibrant neighbourhood that accommodates and facilitates a variety of uses and that nurtures a strong sense of community. A place that is safe, with people friendly streets and spaces and that relates well both to its surroundings and with Mungret Village and the adjacent neighbourhoods at Dooradoyle and Raheen.

The vision for Mungret is expressed through ten masterplan principles:

- 1) *To deliver an exemplar new neighbourhood with a clear identity and character that responds to the natural and historic environment and provides a great place to live.*
- 2) *To deliver a green neighbourhood that encourages healthy lifestyles, offering easy and safe access to amenities and opportunity for play, recreation and learning.*
- 3) *To create a strong and legible structure that leads people to a mixed-use centre at Mungret College, integrates the site with the wider area and strengthens existing centres.*
- 4) *To grow the existing community hub at Mungret College so that it forms a heart for the new neighbourhood and is accessible to all residents.*
- 5) *To protect and celebrate the site's historic assets including the College, Mungret Abbey and medieval ringforts.*
- 6) *To embrace the wider landscape and create a green framework across the site that retains the site's green assets and enhances biodiversity.*
- 7) *To create a walkable and cycle friendly neighbourhood that provides easy access to schools and amenities through a safe and attractive network of streets and paths.*

- 8) *To create a legible network of streets defined by new buildings and laid out as part of a clear hierarchy.*
- 9) *To incorporate bus routes through the heart of the neighbourhood reducing the need to travel by car.*
- 10) *To provide a mix of high quality homes that give the opportunity to up or downsize within the neighbourhood.*

Mungret College and the assemblage of buildings around it will form the centre of the neighbourhood, where a mix of uses will be promoted to bring renewed life and vibrancy to the College.

Funding has been secured through the Local Infrastructure Housing Activation Fund (LIHAF) to deliver a link street, which will unlock substantial lands within public and private ownership and allow construction of residential development supported by community and employment uses. This Opportunity Area has the potential to deliver approximately 1,950 dwelling units. The first phase will deliver approximately 250 dwelling units. All dwellings will be located within 100m of a pocket park and 400m of a small park.

Two new primary school campuses (Educate Together & Gaelscoil An Raithin) have been constructed on the lands, while a third campus for a new secondary school is seeking planning permission.

In addition, a Neighbourhood Park of 11ha. including a fully equipped inclusive playground and walking track has already been completed. The pedestrian connection between these facilities and Mungret Village has undergone public realm improvements along the R859 and in Mungret Village. Additional cycle facilities have also been introduced on the R859. The Masterplan will accommodate bus services on the link streets, which will link into existing bus routes in the wider area. These measures, in addition to delivering a more connected network of walking routes that can enable people to walk to and from destinations within the neighbourhood and wider area are essential to create a shift away from use of the car and facilitate a more sustainable form of development.

The Masterplan has cognisance to the environmental and historical assets in the area including Loughmore Common proposed Natural Heritage Area and the Mungret Monastic Complex.

Mungret Opportunity Site: Strategic Policy:

To deliver the key future growth enablers for Limerick identified in the National Planning Framework, including progressing the sustainable development of Mungret for housing and the development of supporting public transport and infrastructure.

Objectives: It is an objective of the Council to:

MM 01: Promote and facilitate the development of the Strategic Residential Area of Mungret in a planned and sustainable manner in accordance with the Mungret Masterplan and applicable objectives throughout this LAP.

8.3.2 Other Opportunity Sites

Opportunity sites can be presented for appraisal. Such proposals should have cognizance to the key strategic objectives of Limerick City and County Council as outlined in this Local Area Plan. An emphasis on compliance with the principles of urban design and public realm should be demonstrated in any proposal.

Some of the sites may be owned by different parties and would require an element of site assembly for a coherent development strategy to progress. This approach to re-development will be encouraged over a piecemeal approach.

9 COMMUNITY INFRASTRUCTURE



Community infrastructure of a social, sporting, educational, and amenity value are crucial to provide opportunities for participation, for health and to attract inward investment. This plan provides for the expansion of existing community infrastructure and development of new services. This plan also puts an emphasis on promoting and developing a stronger cultural dimension in

the Southern Environs. Culture plays a key role in ensuring that communities are mixed, sustainable and dynamic. Developing and promoting culture in the Southern Environs will maximise the physical, social and economic benefits of the cultural offer. Promoting cultural development shapes the identity of the area and helps set it apart in terms of its distinctiveness.

9.1 **CONTEXT**

The Limerick Shannon MASP supports ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided, and opportunities for social as well as physical regeneration are realised.

The creation of sustainable and inclusive communities requires the provision of, and access to education, childcare, health and support services, recreation and leisure facilities and a good quality built environment to create a sense of place. The Local Authority is committed to the provision, upgrade and expansion of community facilities and social infrastructure in

conjunction with private, public and voluntary organisations.

Limerick City and County Council established the Local Community Development Committee (LCDC) in 2014. The LCDC performs a role in developing, coordinating and implementing a coherent and integrated approach to local and community development, through the Local Economic and Community Plan 2016 – 2021 (LECP). The LECP is central to promoting economic and local community development in the county over a six-year period and should be read in tandem with this chapter.

9.2 **EDUCATION & CHILDCARE**

The provision of good quality childcare and educational facilities is important to support the development of sustainable communities and facilitate economic development in the Southern Environs.

There are approximately sixteen childcare facilities dispersed in the Southern Environs, including a variety of full day care facilities,

sessional services, preschool, crèche, Montessori and after school facilities. The Limerick Childcare Committee have indicated that there are sufficient sessional preschool services to meet demand in Ballycummin. However, additional childcare/afterschool facilities are required in Raheen, as well as full day-care services in Dooradoyle and Mungret.

With respect to education, there are six primary schools and two secondary schools in the Southern Environs. Two of these primary schools are located on new campuses at Mungret College. Proposals are also underway for a new 1,000-pupil secondary school in Mungret. In addition, the Limerick and Clare Education and Training Board Administration Office is located in Dooradoyle.

The Council has sought to work with schools and the Department of Education and Skills to

identify and develop sites for new schools as necessary. In this regard, given the projected population growth to 2031, the plan includes the zoning of land for new schools and expansion of existing educational facilities where necessary in accordance with the requirements of the Department. The requirement for additional primary and secondary educational facilities will be monitored having regard to the development of residential land during the lifetime of the LAP.

9.3 HEALTH

Limerick is a recognised World Health Organisation Healthy City affiliated with the National Healthy Cities and Counties Network. The initiative aims to improve health, wellbeing and quality of life by ensuring all sectors are aware of and collaborate to achieve a healthy society.

The University Hospital Limerick is located in the Southern Environs. This is the Model 4 hospital

for the region (See Section 6.3.1). There are a number of GPs, health centres, dentists, pharmacies and other health care related facilities dispersed throughout the Environs. There is some clustering of these services in Dooradoyle in proximity to the University Hospital.

9.4 LEISURE FACILITIES

The Southern Environs has a range of community facilities including a Branch Library at Dooradoyle.



Figure 16: Dooradoyle Library

There are a wide range of leisure activities in the plan area including approximately nine sports clubs with a range of playing pitches for GAA, rugby and soccer. A golf course is also located at Rathbane.

An 11ha. neighbourhood park with walking routes and a substantial inclusive playground is located at Mungret. An outdoor gym is also located at Mungret Park. A second playground is located at The Crescent Shopping Centre.

As identified in Census 2016, there are a number of different faiths found in the Southern Environs. These faiths are serviced by a number of churches and a Mosque in the plan area.

Limerick City and County Council are committed to the provision, upgrade and expansion of leisure facilities in the Southern Environs in

conjunction with private, public and voluntary organisations.

9.5 AGE FRIENDLY

Limerick County Council adopted the “*Age Friendly Limerick 2015-2020*” strategy in 2015. The strategy commits to improving key areas of infrastructure, services, information and an overall social response to older person’s issues.

The strategy aims to achieve measurable outcomes for older people that demonstrate improvement in their quality of life. The strategy should be read in tandem with this chapter.

Community Infrastructure: Strategic Policy:

To deliver, facilitate and support the provision of a broad range of high quality community, educational and healthcare facilities and infrastructure to meet the needs of the existing and projected population.

Objectives: It is an Objective of the Council to:

- CI 01:** Ensure provision of sufficient zoned lands to allow for expansion of existing and provision of new education, healthcare facilities and community infrastructure in appropriate and accessible locations.
- CI 02:** Ensure all developments in relation to community infrastructure, education, childcare, healthcare, open space and recreation facilities comply with the requirements and Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended), and any replacement thereof.
- CI 03:** Continue to work with schools and the Department of Education and Skills to ensure the timely delivery of new and extended primary and secondary schools in the Southern Environs.
- CI 04:** Ensure that there are sufficient educational places to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.
- CI 05:** Ensure that childcare, primary and secondary education facilities are provided in tandem with new residential areas, at accessible locations which maximise opportunities for walking, cycling and use of public transport.
- CI 06:** Facilitate the development of third-level outreach, vocational and lifelong learning facilities and digital capacity for distance learning including fourth level education, lifelong learning and up-skilling generally.
- CI 07:** Require all large residential developments to include provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, unless it can be

satisfactorily demonstrated that there is already adequate childcare provision in the area. The provision of the childcare facilities shall be in accordance with the “Childcare Facilities Guidelines for Planning Authorities” (2001) and the Development Management Standards of the County Development Plan 2010 – 2016 (as extended), or any replacement thereof.

- CI O8:** Support and facilitate the delivery of projects for improvement of the public realm.
- CI O9:** Seek delivery of the actions and stakeholder initiatives of the Local Economic Community Plan to strengthen community infrastructure and promote social inclusion for all members of society.
- CI O10:** Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities, multi-purpose spaces and children’s play facilities including playgrounds at appropriate locations to cater for all members of society.
- CI O11:** Promote optimum use of community and social infrastructure facilities and encourage the co-location of existing and future facilities including community centres, schools, childcare facilities, healthcare services, playgrounds and amenity spaces.
- CI O12:** Develop in partnership with other agencies opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space.
- CI O13:** Facilitate the development of walkways in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties overlook proposed walkways.
- CI O14:** Develop greenway/ blueway walking and cycling routes and examine the feasibility of a riverside walk between Tervoe Creek and Ballinacurra Creek, subject to adequate ecological assessment including Strategic Environmental Assessment and Appropriate Assessment (SEA / AA).
- CI O15:** Protect existing open space by not permitting development which encroaches on such open space, and protect semi-natural open space from inappropriate development.
- CI O16:** Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and the Open Space Hierarchy requirements set out under Table 3 of Chapter 7 Housing of this LAP.
- CI O17:** Facilitate and support the provision of allotments or community gardens at appropriate locations.
- CI O18:** Support and facilitate development and expansion of health service infrastructure by the Health Services Executive, statutory and voluntary agencies and private healthcare providers at appropriate locations, including at but not limited to, the University Hospital Limerick, District and Local Centres.

CI O19: Support the Healthy Limerick initiatives to deliver recreation, environmental improvements, active travel and health services infrastructure.

CI O20: Support and facilitate implementation of the *Age Friendly Limerick 2015-2020* strategy.

CI O21: Facilitate a good standard of health for the local population through ensuring high quality residential, recreational and working environments.

10 KEY INFRASTRUCTURE



The sustainable social and economic growth of the Southern Environs is dependent on the satisfactory provision of key infrastructure associated with the provision of services for new

residential and commercial developments. Key infrastructural provision will support the economic development of the Environs and needs to be undertaken in a plan led manner.

10.1 CONTEXT

The Southern Environ's infrastructure must keep pace with modern demands. In this regard, the provision of high quality infrastructure networks and environmental services is fundamental to

ensuring the long-term physical, environmental, social and economic development of the Environs.

10.2 WATER

Irish Water is responsible for the provision and operation of public water and wastewater services across the country. Limerick City and County Council delivers water services in accordance with a Service Level Agreement. The Water Services Strategic Plan (WSSP) published in 2015 by Irish Water sets out strategic objectives for the delivery of water services over a 25-year period and a context for investment and implementation plans. Irish Water and Limerick City & County Council will work jointly to identify the water services required to support planned development in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans.

At present, there is capacity in the public water supply and wastewater treatment plant to cater for additional demand created during the lifetime of this LAP.

The Clareville Water Treatment Plant provides water supply to the Environs, which draws water

from the River Shannon. The Treatment Plant is operating below its design capacity of 87 million gallons per day.

The Limerick Main Drainage Scheme has the capacity to cater for future population growth. Foul effluent is treated at the Bunlicky wastewater treatment plant, which is operating below its design capacity of 186,000 population equivalents. The River Shannon acts as the receiving waters for this treated wastewater.

Adequate storm water drainage and retention facilities are necessary to accommodate surface water runoff from existing and proposed developments. Rivers, streams and ditches containing watercourses are important green infrastructure corridors and habitats in the Southern Environs, providing multi-functional eco-system services such as land drainage, recreational amenity, and clean/cool air and wildlife corridors. In the past, surface water management has tended to focus on

intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Using natural solutions to manage surface water can be cost effective and yield results that improve environmental quality. The use of natural drainage systems at surface level through utilisation of existing drains, natural slopes and existing ponds and natural wetland areas should be considered in the first instance.

Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Urban Drainage Systems (SuDS). SuDS can contribute to surface water retention

10.3 UTILITIES

The Southern Environs is served by a high capacity electricity system and gas network. There are overhead 110kV transmission lines and a number of substations located in the Environs.

The RSES indicates that there is significant potential to use renewable energy to achieve climate change emission reduction targets. With costs actively driven down by innovation in solar, onshore and offshore wind in particular, the renewable industry is increasingly cost competitive. Low carbon technologies present

10.4 SMART TECH

As indicated in the Census 2016 data, 71% of households have broadband internet services in the Southern Environs. The fibre broadband network will give significant economic and social advantage to the Southern Environs, as a place to set up internet based businesses, facilitate working from home and the creation of smart homes and smart buildings.

and a reduction in the potential for flooding by acting as natural drainage.

Water quality in Ireland has deteriorated over the past two decades. The objective of the EU Water Framework Directive (WFD) is to protect and restore good water quality, which is carried out through the implementation of River Basin Management Plans. The Shannon River and other watercourses in the Southern Environs are located within the Irish River Basin District. The River Basin Management Plan for Ireland 2018-2021 sets out the actions to improve water quality and achieve “good” ecological status in water bodies by 2027. The LAP aims to protect this invaluable resource.

an economic opportunity and green technology development is emerging as a major field of innovation and growth. The Council recognises the importance of developing renewable energy resources in the interest of delivering NZEB (Near Zero Energy Buildings) and the National Climate Change Adaptation Framework as outlined in Chapter 14 Climate Change & Flood Management of this LAP. Regard will also be had to the contents of the Limerick Climate Change Adaptation Strategy 2019-2024, particularly where reference is made to utilities and infrastructure.

In 2017, Limerick City and County Council adopted the first Limerick Digital Strategy 2017 – 2020 and announced the Council’s ambition to become Ireland’s first digital city. The strategy will support both national and EU digital programmes, the roll-out of the National Broadband Plan and other digital plans and strategies. As part of the Strategy, Smart Homes and Smart Buildings will have high-speed connections to the internet, while sensors and

data will be used for a better, more sustainable use of energy and increased use of clean,

renewable energy sources and forms of transport.

10.5 POLLUTION

Limerick City and County Council seeks to comply with European, national and regional policy in relation to control of pollution from air, noise and light and waste management to maintain and improve environmental infrastructure.

With respect to noise given the thresholds set out under the Environmental Noise Directive (2002/49/EC), the Limerick Noise Action Plan

2018 – 2023 relates to road traffic noise from major roads only and does not relate to other noise sources such as industrial noise, neighbourhood noise etc. The Action Plan includes potential noise mitigation measures and policy measures to prevent exposure to excessive road noise and to protect quiet areas. The Action Plan should be read in tandem with this LAP.

10.6 WASTE

The Circular Economy and Ireland's Waste Management policy is part of the waste hierarchy established by the EU's Waste Framework Directive, which sets out to prioritise waste prevention, followed by re-use, recycling, recovery and finally disposal into landfill.

The Southern Region Waste Management Plan 2015 – 2021 is a framework for the prevention

and management of wastes in a safe and sustainable manner.

Refuse collection is carried out by a number of private contractors in the Southern Environs. Recycling facilities are located at the Civic Amenity Centre at Mungret while there are a number of Bring Banks throughout the Environs.

Key Infrastructure: Strategic Policy:

To enable development in line with the capacity of supporting infrastructure and to require the timely provision of infrastructure needed for the sustainable development of lands.

Objectives: It is an Objective of the Council to:

- KI 01:** Ensure that all proposed developments comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended) or any replacement thereof.
- KI 02:** Support and facilitate the implementation of the Irish Water Investment Plans in accordance with the settlement strategy of the RSES and MASP.
- KI 03:** Ensure compliance with the Core Strategy's programme for infrastructure led growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.
- KI 04:** Facilitate Irish Water in the maintenance, expansion and upgrading of wastewater disposal and

water supply infrastructure.

- KI O5:** Ensure adequate and appropriate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, to avoid any deterioration in the quality of receiving waters and to ensure that discharge meets the requirements of the Water Framework Directive.
- KI O6:** Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the National River Basin Management Plan for Ireland 2018-2021 (DHPLG) and associated Programme of Measures.
- KI O7:** Address the issue of disposal of surface water generated by existing development in the area, through improvements to surface water infrastructure, including for example attenuation ponds, the application of sustainable urban drainage techniques or by minimising the amount of hard surfaced areas as the opportunity arises.
- KI O8:** a) Require all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point;
- b) Require all new developments to include Sustainable Urban Drainage Systems (SuDS) to control surface water outfall and protect water quality.
- KI O9:** Support the statutory providers of national grid infrastructure by safeguarding existing infrastructure and strategic corridors from encroachment by development that might compromise the operation, maintenance and provision of energy networks.
- KI O10:** Promote and encourage the use of renewable energy technologies and sources in existing and proposed developments subject to consideration of environmental, conservation, residential and visual amenity.
- KI O11:** Facilitate, promote and encourage the expansion and improvement of telecommunications, broadband, electricity (including renewables) and gas networks infrastructure on an open access basis subject to safety requirements, proper planning and sustainable development.
- KI O12:** Work with and facilitate cooperation between utility and service providers to ensure their networks are resilient to the impacts of climate change, both in terms of design and ongoing maintenance.
- KI O13:** Seek the undergrounding of all electricity, telephone and television cables.
- KI O14:** Facilitate delivery of E-Charge Points for electric vehicles at suitable locations and in new developments.
- KI O15:** Support the development of Smart Homes and Smart Buildings and facilitate the foundation for Smart Limerick in accordance with the Limerick Digital Strategy 2017 – 2020.
- KI O16:** Protect environmental quality in the Southern Environs through the implementation of

European, National and Regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.

KI O17: Support the Regional Waste Management Office in implementation of the EU Action Plan for the Circular Economy – Closing the Loop, to ensure sustainable patterns of consumption and production.

KI O18: Maintain recycling facilities and secure additional facilities in tandem with new development.

11 TRANSPORT & MOVEMENT



While the overarching rationale for the making of a Local Area Plan is to guide land-use, the integration of good land use planning with transportation can unlock significant improvements in the quality of life. Reducing the

need to travel long distances by private car, and increasing the use of sustainable and healthy alternatives, can bring multiple benefits to both our environment and communities.

11.1 CONTEXT

As set out under the Metropolitan Area Strategic Plan (MASP), the transport investment requirements in the Limerick Shannon Metropolitan Area will be identified and prioritised through the Limerick Shannon Metropolitan Area Strategic Transport Strategy (L-SMATS). An L-SMATS has been prepared and is undergoing public consultation. The final Strategy will include a full assessment of the transport needs of the Metropolitan Area. It is an objective of the MASP to achieve the National Strategic Outcomes of the NPF, through the sustainable and infrastructure led regeneration, consolidation and growth of strategic residential, employment and nodal locations along strategic bus network corridors.

The Southern Environs is strategically located within the Limerick Shannon Metropolitan Area. The Southern Environs has national road links to the entire country via the M7 (Limerick/ Dublin) and M20 (Limerick/ Cork) motorways, the N18 (Limerick/ Shannon/ Ennis/ Galway), N69 (Limerick/ Foynes/ Tralee), N20 (Limerick/ Tralee), N21 (Limerick/ Newcastlewest/ Tralee via N20) and N24 (Limerick/ Waterford) National Secondary Roads and a network of regional and local roads.

The Local Authority is committed to the protection of the capacity of the national road network. To this end, the Local Authority shall have regard to all relevant Government guidance including DoECLG “Spatial Planning and National Roads Guidelines” (DoECLG, 2012) in the carrying out of its functions. In addition, care shall be taken in the carrying out of its statutory functions, to ensure development does not prejudice the future development or impair the capacity of the planned core network under TEN-T Regulations, which includes the Foynes to Limerick Road (including Adare Bypass) project.

The Environs has international access via Limerick Port, Shannon Airport and Foynes Port. The Environs are easily accessible to the rail network via Colbert Station in Limerick City Centre. A number of local bus routes also provide services in the Environs, including the linking of the City Centre with the Regional Hospital and Raheen Business Park via the Quality Bus Corridor on St. Nessian’s Road.

The accessibility of the Environs provides key advantages for the attraction of economic and residential development to the area.

11.2 CREATING MODAL SHIFT

In accordance with the L-SMATS, in order to achieve more sustainable travel patterns, a significant focus on reducing car dependency and increasing permeability is required. The key to getting people out of their cars and into public transport is to have a reliable, convenient, frequent and fast public transport service available and opportunities for pedestrian and cycle linkages, that bring people to the places they want to go. The L-SMATS sets out a number of key outcomes for walking, cycling and public transport, which should be read in tandem with this chapter.

The L-SMATS will provide the opportunity to integrate new mixed-use development at appropriate densities with high capacity public transport infrastructure, in conjunction with more attractive walking and cycling networks and public realm improvements. This has the potential double benefit of extending the catchment of sustainable modes to more people and places, and improving the viability of future investment in public transport by attracting higher demand.

The improvement of transport infrastructure is a key element of sustainable development and achieving a low carbon economy. At present traffic congestion is an issue which needs to be addressed. Vehicles dominate many streets and largely unrestricted vehicle movement is detrimental to a vibrant and livable environment. This issue can negatively impact on the quality and type of activities that can be accommodated and the attractiveness to, and safety of, pedestrians and cyclists.

Limiting and/ or removing vehicles at certain locations would benefit the public realm in terms of air quality and noise, and make the Environs a more attractive place to live, work and visit. In addition, there is an identified need for upgrades

to, and provision of new vehicular, pedestrian and cycle connections to improve the accessibility to existing residential estates, the Strategic Employment Locations and educational facilities.

The benefits of reducing reliance on the car and prioritising public transport and improving the permeability of the Environs for cyclists and walkers, can be summarised as follows:

- Reduced dependence on fossil fuels, pollutants and greenhouse gas emissions;
- Increased levels of exercise with consequent public health and wellbeing benefits;
- Builds social capital in neighbourhoods through increased social interaction;
- Higher numbers of pedestrians and cyclists increase levels of passive supervision making places safer;
- Reduced congestion on roads makes public transport more viable;
- Reduced transport related emissions;
- Reduced expenditure leakage to larger centres, benefiting local businesses;
- Facilitates the economic case for public transport investment.

Limerick City and County Council will continue to provide for all components of the transportation system, which are within its own remit and will encourage and facilitate the development of those other elements provided by external agencies, such as the National Transport Authority and Transport Infrastructure Ireland.

11.3 PERMEABILITY

A key aim of this LAP is to promote compact, connected neighbourhoods based on street patterns and forms of development that will make walking and cycling, especially for local trips, more attractive. This approach is in line with the L-SMATS and national policy such as the “*Smarter Travel, A Sustainable Transport Future*” (2009) and “*Ireland’s First National Cycle Policy Framework*” (2009), which promote sustainable travel movements and encourage people to find alternative ways to travel and reduce car dependency.

The key principles for maintaining and providing permeability within the plan area are as follows:

- Origins and destinations, such as schools and shops, should be linked in the most direct manner possible for pedestrians and cyclists;
- Greater priority should be given to pedestrians and cyclists;
- The physical design of links should be fit for purpose in terms of attractiveness, capacity, safety and security;
- Junctions should cater for pedestrians and cyclists safely and conveniently.

11.4 SUSTAINABLE TRANSPORT

The NPF identifies the provision of a citywide public transport network as a key enabler for Limerick. This is consistent with the Climate Action Plan, National Development Plan and RSES, which envisage a significantly enhanced bus service in Limerick by 2027. The BusConnects Limerick programme will provide a reliable, high-frequency public transport service to improve connectivity of Limerick City and suburbs.

The proposed BusConnects service will represent a significant upgrade on the existing system and will comprise a more comprehensive network, bus priority and new zero carbon fleet with increased capacity, accessibility and high frequency. It will serve all key destinations and provide modal interchanges with the rail network and proposed Park and Ride services.

The L-SMATS has been prepared with cognisance to the Limerick Metropolitan Network Study (Cycling) and the Limerick Municipal District Movement Framework (Walking) and aims to identify a contiguous network of connected primary, secondary and feeder routes for cyclists and pedestrians.



Figure 17: Pedestrian and Cycleways

The L-SMATS identifies Strategic Walking Routes, which connect residential areas to key areas of employment and third level education in Limerick City Centre and Suburbs. It is envisaged that these will be upgraded in tandem with BusConnects, enhancing the pedestrian and cycle network to enable greater levels of walking commuter trips, or as part of linked trips in combination with public transport modes.

The provision of a continuous cycle network as envisaged in the L-SMATS will encourage cycling

for trips to work, school, recreation and leisure facilities in the Southern Environs. The Dooradoyle, Raheen and Mungret areas currently have a mix of cycling facilities on major arteries including St. Nessian's Road, Dooradoyle Road, Ballinacurra Road and the R510. These vary in terms of type and quality of services.

The L-SMATS sets out proposals for a comprehensive Cycle Network in the Southern Environs. The proposed cycle network has been designed with cognisance to the major trip attractors, major residential trip generators and the desire lines connecting the Raheen network area to the wider Limerick Metropolitan Area.

Transport and Movement: Strategic Policy:

To promote and facilitate a sustainable transport system that prioritises and provides for walking, cycling and public transport facilities while ensuring appropriate traffic management.

Objectives: It is an Objective of the Council to:

- TM 01:** Facilitate implementation and delivery of the proposals that will be contained in the final Limerick Shannon Metropolitan Area Transport Strategy.
- TM 02:** Ensure all proposed developments comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended), and any replacement thereof.
- TM 03:** Support and facilitate implementation of an integrated, multi modal and accessible public transport network catering for all members of society across the Metropolitan Area, including a future BusConnects Limerick programme and investment in the rail network that will be identified in the LSMATS.
- TM 04:** Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in all developments.
- TM 05:** Improve and provide clear, safe and direct pedestrian linkages and 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 the Environs.
- TM 06:** Improve and create additional facilities for pedestrians and cyclists, as part of a coherent and integrated active travel network, as opportunities arise as part of new developments.
- TM 07:** Investigate the feasibility of the provision of “park and ride”, carpooling, car sharing and bike sharing facilities to incorporate car parking and a bus stop/terminus at appropriate locations, including in the area of Raheen Business Park.
- TM 08:** Ensure car parking is provided in accordance with the Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended) or any replacement thereof.
- TM 09:** Concentrate people intensive development in areas easily accessible to public transport.

TM O10: Require the submission of Mobility Management Plans and Traffic and Transport Assessments in accordance with the requirements of “Traffic and Transport Assessment Guidelines” (2014) and subject to the guidance provided in the Toolkit for School Travel, Workplace Travel Plans – A Guide for Implementers and Achieving Effective Workplace Travel Plans – Guidance for Local Authorities, for large-scale employment related developments, including at the Strategic Employment Locations of Raheen Business Park and University Hospital Limerick.

TM O11: Protect the capacity of the national road network, having regard to all relevant Government guidance including DoECLG “Spatial Planning and National Roads Guidelines” (DoECLG, 2012) in the carrying out of Local Authority functions and ensure development does not prejudice the future development or impair the capacity of the planned core network under TEN-T Regulations, which includes the N/M20 Cork to Limerick Schemes and Foynes to Limerick Road (including Adare Bypass) projects.

TM O12: Prevent inappropriate development on lands adjacent to the existing national road network, which would adversely affect the safety, current and future capacity and function of national roads and having regard to reservation corridors to cater for possible future upgrades of the national roads and junctions.

TM O13: a) Support and complete delivery of new and improved link roads and junctions accommodating public transport, cycle and pedestrian connections, such as the Mungret Loughmore Area Link Road/ Mungret Link Streets project and indicative proposals outlined on Map No. 4. The layout and design of such works shall have cognisance to the context and interface with surrounding land uses in compliance with the Design Manual for Urban Roads and Streets (DoECLG 2019).

b) Ensure proposals make provision for the accommodation of bus services along the most significant link routes, which shall include identification of bus stopping and turning areas, as well as carriageway capacity and through routes.

It should be noted that the alignment of the new roads in the plan is indicative only. These roads shall definitely be aligned as part of the detailed design and development process. Similarly, the location of junctions is indicative and the exact position for construction purposes will be dependent on detailed design. With respect to the indicative Link Road from Dooradoyle Road to Rosbrien Road, a Flood Risk Assessment and Hydraulic Modelling is required. Development of this road shall be in accordance with the requirements of Section 50 of the Arterial Drainage Act, 1945 in respect of the construction of bridge structures.

TM O14: Implement Supplementary Contribution Schemes to facilitate delivery of link roads, including the link road which will connect the Local Infrastructure Housing Delivery Activation Fund Road to the R526.

TM O15: Close vehicular access from Blackberry lane onto the Dock road once an alternative link is available. Development of lands zoned “Enterprise & Employment” south of the Dock road and east of the R510, which exceeds capacity on the existing Blackberry Lane / Dock Road junction, shall provide for and utilise the new proposed link onto the Dock Road in place of the existing Blackberry Lane – Dock Road junction as shown on Map No.4.

TM O16: Improve the efficiency of junctions to enhance the free flow of people within and through the Environs.

TM O17: Facilitate and implement school streets and school zones, including slow zones around schools, park and stride facilities and promote and facilitate active travel options for school children to reduce the health and safety risks associated with traffic congestion, pollution and inactive lifestyles.

TM O18: Prohibit advertising signage adjacent to the motorway, the national road networks and other major transport routes.

TM O19: Require noise sensitive developments in close proximity to heavily trafficked roads to be designed and constructed to minimise noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided in accordance with “Professional Practice Guidance on Planning and Noise” (2017).

TM O20: Retain the Limerick to Foynes rail line and avoid encroachment of inappropriate development which may compromise the line’s potential future use.

TM O21: Ensure that all future and retrofitted transport infrastructure is climate proofed, through design and construction, to function in a climate altered future and would, where possible, be multi-functional e.g. provide accessible routes for other services such as fibre optics or water, energy connections or other services and technologies that might come about during the lifetime of the infrastructure.

TM O22: Implement in full, the Cycle Network as will be set out in the final LSMATS, with priority given in the short term to delivering the primary cycle network and cycle routes serving schools.

TM O23: a) Ensure cycle parking is provided for in all residential developments at a rate which will cater for all future residents.

b) Ensure cycle parking is provided in all non-residential developments at a rate that will cater for 10-20% of all trips to be undertaken by bicycle.

TM O24: Explore improved accessibility to Limerick Southside, including the possible provision of a motorway interchange connection from the M20/M7 to Limerick Southside, subject to:

- The requirement for a Motorway Order;
- Demonstration of consistency with the criteria in Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), including that additional traffic loading can be satisfactorily accommodated at the junction and on the national road network;
- The special requirements of the tolling scheme (N18 and Limerick Tunnel Scheme) and the financial implications for the Exchequer of new road schemes in that context shall be evaluated;
- An assessment of environmental impacts.

TM O25: Ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the national road network.

TM O26: Ensure Industrial and Enterprise and Employment lands adjacent to Junction 2, Dock Road as outlined on the Land Use Zoning Map:

a) Shall be developed for uses with low levels of traffic movements such as warehousing, logistics, data centres etc. only.

b) Car parking shall be provided at a rate below that provided for in the Development Plan and provided on an area-wide basis rather than according to the requirements of individual developments.

c) Cycle parking shall be provided in all developments at an appropriate level to encourage modal shift.

d) All developments shall include end-of-trip cycling facilities for employees such as showers and lockers.

e) All new roads shall incorporate segregated cycle tracks designed in accordance with the National Cycle Manual.

f) All new roads shall seek, in the first instance, to provide filtered permeability, in order to avoid creating additional capacity for car traffic.

g) All development proposals shall include Mobility Management Plans, with clear targets and commitments to implementing measures to promote sustainable transport.

TM O27: Support delivery of strategic road infrastructure identified in the RSES including:

-M20 Cork to Limerick Scheme;

-Foynes to Limerick Road Scheme (including Adare Bypass);

-Upgrade of arterial roads from the motorway network to increase capacity, including the provision of public transport infrastructure and Park and Ride facilities, including at the R527 Dock Road.

12 ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE



The Southern Environs' architectural and archaeological heritage is a key and distinctive asset, which can imbue local pride of place and can promote a positive image of the area. The architectural and archaeological heritage is a unique resource and represents an irreplaceable

expression of the richness and diversity of the area's past. The vernacular architecture makes a strong contribution to the character of the Environs. This plan seeks to protect, preserve and enhance the architectural and archaeological heritage for the benefit of future generations.

12.1 CONTEXT

The Southern Environs area is notably rich in historic and archaeological remains, both above and below ground, many of which are protected under planning and/ or National Monuments legislation. In this regard, the Record of Protected Structures and the Record of Monuments and Places are two of the primary

designation mechanisms for protecting the assets of our built heritage. The LAP aims to protect, enhance and promote an appreciation of this important heritage as well as safeguarding the continued and sustainable use of this historic built fabric.

12.2 ARCHAEOLOGICAL HERITAGE

The physical remains of the archaeological heritage are considerable. The evidence that can survive in and around these sites is extremely valuable, and every step to preserve it or at a minimum to recover it, must be taken.

The 1994 amendment to the National Monuments Act established the Record of Monument and Places on a statutory basis, with a set of maps and a catalogue of sites. Copies are available for public consultation in the Council's Planning Department and in all the county libraries. Under the provisions of the National Monuments Act Section 12, 1994 Amendment, a person proposing **any works** (including exempted development) 'at or in relation to such a monument' must give two months notice to the National Monuments Service. As sites continue to be discovered, **some** of those found

subsequent to the publication (1997) have been included in the Historic Environment Viewer, which is available on the website <https://webgis.archaeology.ie/historicenvironm ent>. There are certain sites in State ownership or guardianship, or that have been served with temporary preservation orders. These sites are included in Appendix IV. Under the 2004 Amendment to the National Monuments Act any of these sites or sites deemed National Monuments in the care or guardianship of the Local Authority will require Ministerial Consent for works in their vicinity.

Within the Southern Environs there are approximately 100 no. archaeological monuments listed in the Record of Monuments and Places. An extract of this record is set out under Appendix IV of this LAP.

The Local Authority will consult with the Development Applications Unit of the Department of Housing, Local Government and Heritage and other Statutory Consultees when considering applications for planning permission for development on, or in the vicinity of, archaeological sites and/or monuments.

A Special Control Area (SCA) at Mungret Monastic Complex aims to protect the heritage significance of this historically important site. The SCA will facilitate the preservation in situ of any potential subterranean archaeological remains associated with the monastic complex/deserted settlement. Within this area development will be limited to leisure uses and moderate extensions to existing dwellings. All other forms of development and non-conforming uses will be strictly resisted.

12.3 ARCHITECTURAL HERITAGE

The Planning and Development Act 2000 (as amended) places an obligation on Local Authorities to include objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The Record of Protected Structures (RPS) contains these structures or parts thereof, and is set out under the Limerick County Development Plan 2010 – 2016 (as extended) and should be read in conjunction with this plan.

Archaeological structures may in some situations be considered as architectural heritage and therefore may be included on both the RPS and Record of Monuments and Places (RMP).

The National Inventory of Architectural Heritage (NIAH) was established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is



Figure 18: Mungret Monastic Complex

The SCA includes two Protected Views as follows:

- (1) From Mungret College northeast to the Monastic Complex and;
- (2) Views northwest across the Monastic Complex.

to identify, record and evaluate post 1700 architectural heritage.

There are approximately 34 no. Protected Structures within the Southern Environs including a cluster of structures at Mungret College. The NIAH includes 17 no. structures which are located in the Southern Environs. Of these structures 11 no. are also included in the RPS. The Protected Structures located in the Southern Environs are outlined in Appendix IV of this LAP.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures. The designation is a driver for sustainable and sensitive development, the aim of which is not “*preservation*” but managed development that enhances the character and heritage of the area.

The University Hospital Limerick has been designated as an Architectural Conservation Area (ACA) as set out under the Limerick County Development Plan 2010 – 2016 (as extended) and should be read in conjunction with this plan.

Contemporary design should reinforce the historic character within the ACA, and should take its cues from the historic setting in terms of scale and design. High quality architectural design will add to the built heritage and complement the receiving historic environment.

Archaeological & Architectural Heritage: Strategic Policy:

To protect, conserve and manage the archaeological and architectural heritage of the Environs, and to encourage sensitive and sustainable development to ensure its preservation for future generations.

Objectives: It is an Objective of the Council to:

Archaeological Heritage:

AAH 01: Seek the preservation of all known sites and features of historical and archaeological interest.

This includes all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994.

AAH 02: Protect and preserve all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places, this includes all sites that may be discovered during the course of excavation or construction.

AAH 03: Protect and preserve all underwater, intertidal, estuarine and riverine archaeological sites.

AAH 04: Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument or which is seriously injurious to its cultural or educational value.

AAH 05: Ensure archaeological assessment is carried out as required, and promote “preservation in situ” of archaeological remains and settings in developments that would impact upon archaeological sites and/or features.

AAH 06: Protect and maintain the integrity of the Special Control Area at Mungret Monastic Complex, incorporating all national monuments and protected views including:

- (1) View from Mungret College northeast to the Monastic Complex and;
- (2) Views northwest across the Monastic Complex.

Development within this area will be prohibited with the exception of leisure facilities and moderate extensions to existing dwellings, which will not adversely impact on the character or setting of the complex.

AAH 07: Facilitate and support the provision of interpretative panels and directional signage for Mungret Monastic Complex and park, in conjunction with local community groups.

AAH 08: Facilitate public access to National Monuments in State or Local Authority care.

AAH O9: In relation to sites listed in the Record of Monuments and Places and other sites and features of historical interest, to require the following within areas of proposed open space:

- a) The area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development, but should be additional to the required open spaces; and
- b) If appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development.

Architectural Heritage:

AAH O10: Preserve, protect and enhance the character of the historic built fabric, including the Architectural Conservation Area, all Protected Structures and attendant grounds in accordance with best conservation practice and relevant heritage legislation.

AAH O11: Positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to demonstration by a suitably qualified Conservation Architect/ or other relevant experts that the structure, character, appearance and setting will not be adversely affected and, suitable design, materials and construction methods will be utilised.

AAH O12: Ensure all development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures/ site that render it worthy of protection.

AAH O13: Support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc.) previously existed.

AAH O14: Strongly resist the demolition of protected structures, in whole or in part, the removal or modification of features of architectural importance, and the development which would adversely affect the character or setting of a protected structure, unless it can be demonstrated that exceptional circumstances exist.

AAH O15: Ensure the design of any development in the Architectural Conservation Area, including any changes of use of an existing building, should preserve and/ or enhance the character and appearance of the Architectural Conservation Area as a whole.

13 NATURAL HERITAGE



This chapter considers the natural heritage of the Southern Environs which includes the Natural Environment, Biodiversity and Green Infrastructure. Similar to Built Heritage, our Natural Heritage is a key and distinctive asset,

which can also be used to promote a positive image of the Environs. The natural heritage of the Southern Environs is a material asset, which should be protected and enhanced.

13.1 CONTEXT

The natural heritage of the Southern Environs includes a wide range of natural features including for example the River Shannon and Ballinacurra Creek/ Ballynacloagh River, the Neighbourhood Park at Mungret, turloughs at Loughmore Common and Monteen and an artificial lake at Bunlicky.

The natural heritage of the Environs are essential to the environmental quality, ecological biodiversity, landscape character, visual amenity and recreation activities of the Environs.

13.2 NATURAL ENVIRONMENT

Special Areas of Conservation (SACs) are legally protected under the EU Habitats Directive (92/43/EEC) and are selected for the conservation of Annex I habitats and Annex II species.

While not legally designated, proposed Natural Heritage Areas are of significance for wildlife and habitats and are protected under the Wildlife Amendment Act 2000. The proposed Natural Heritage Areas within the Southern Environs include Loughmore Common and the Inner Shannon Estuary South Shore.

With respect to the natural environment of the Southern Environs the European designated (EU Habitats Directive 92/43/EEC) Special Areas of Conservation of the Lower River Shannon and Special Protection Area of the River Shannon and River Fergus are located within the plan area. The Ballinacurra Creek/ Ballynacloagh River which flows through the Southern Environs, is a tributary of the River Shannon.

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of endangered species of wild birds. There are no SPAs within the Southern Environs.

13.3 GREEN INFRASTRUCTURE

Green Infrastructure is the physical environment within and between Limerick City, the Environs and surrounding countryside, comprising a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways and trees etc. Green Infrastructure includes all environmental resources such as air and water quality and provides vital amenity and recreational spaces for communities, thus contributing to the health and quality of life of residents and visitors to the Environs.

In addition to creating passive recreation, green infrastructure can help mitigate the impacts of climate change. Complementing and often replacing conventional built infrastructure, green infrastructure can provide natural solutions to carry, store, absorb and treat water, pollination, soil erosion, flooding, habitats for wildlife, ecological corridors and biodiversity. Green infrastructure also creates more attractive environments, with benefits for health and well-being.

The Shannon Estuary provides a unique amenity to the Southern Environs, which requires management having cognisance to the ecological sensitivities of the area. In addition, the Ballinacurra Creek/ Ballynacloough River provides a nature corridor extending through the Environs. There are also turloughs at Loughmore Common and Monteen and an artificial lake at Bunlicky, which has developed a diversity of wildlife species and habitat.

In addition to ecological benefits, the existing parks and amenity open spaces in the Southern Environs, such as at the Neighbourhood Park at Mungret provide a focal point for active and passive recreation. As outlined under Chapter 9 Community Infrastructure of this LAP, playgrounds are located at Mungret and The Crescent Shopping Centre. An outdoor gym is located at Mungret. There are also a number of walking routes, sports grounds and clubs located



Figure 19: Green Infrastructure at Mungret

in the Environs. The benefits of this infrastructure are wide ranging and include:

- The creation of a community and a sense of place;
- Encouraging healthy lifestyles and physical activity through the use of walkways and cycle paths;
- Access to nature and the environment;
- The creation of a pleasant environment to attract business and inward investment;
- Climate Change adaptation.

Open spaces and residential developments can be enriched by retaining and enhancing existing natural features, as well as introducing new habitats. The retention and enhancement of existing natural features, such as hedgerows and associated ditches and streams offers the potential to introduce SuDS measures, and to retain wildlife corridors through new developments. The addition of surface attenuation ponds, green roofs and living walls in these developments has the potential to transform an environment into one that offers significant opportunities for wildlife.

The Local Authority aims to ensure access to all areas of public space and institutional lands is maximised, and major spaces are linked via amenable pedestrian routes.

13.4 BIODIVERSITY

Biodiversity is the diversity of life, the diversity of all the organisms that occur on Earth. A wide diversity of species, habitats, ecosystems and landscapes make up the biodiversity of the Southern Environs. The National Biodiversity Action Plan was published in 2017.

Humans are an integral part of the Biodiversity of Earth and our actions can affect it in both a positive and negative way. Ecology deals with the inter-relations between organisms and the places in which they live. This can refer to human beings' dealings and interactions with both the habitats and species around them. A habitat is the type of area where an organism or a number of organisms are at home.

In terms of biodiversity, over the past few decades there has been loss and fragmentation in areas that have undergone significant development. However, the Southern Environs also includes and adjoins substantial areas of natural habitat. Connected green spaces provide the greatest benefit to biodiversity in an urban context. In this regard, there is an opportunity to recognise the key conservation value role the Shannon River plays in the County's biodiversity.

Trees and hedgerows are an important feature for biodiversity and visual amenity. There is potential to conserve and enhance this

biodiversity in the Southern Environs through the planning system. Individual planning applications can provide or retain hedgerows, landscaped areas, retention or planting of trees and preservation of natural features etc. The link between the quality of the local environment, of which trees and hedgerows are an important component, and human well-being is one that is increasingly recognised.

Planting new edge or buffer treatments will be encouraged as part of new developments, for example, particularly between contrasting land uses at established industrial areas and surrounding residential developments. These areas will emphasize enhancement of local biodiversity and local surface water management, while enhancing visual amenity.

Objectives to facilitate the management of invasive species shall be implemented in this LAP.

Natural Heritage: Strategic Policy:

To protect, enhance, create and connect natural heritage, green spaces and high quality amenity areas throughout the Southern Environs for biodiversity and recreation.

Objectives: It is the Objective of the Council to:

- NH O1:** Protect, conserve and enhance natural heritage sites, Natura 2000 designated conservation sites and non-designated habitats, species and areas of national and local importance, including aquatic habitats and species, and promote the sustainable management of ecological networks in co-operation and consultation with the relevant statutory authorities.
- NH O2:** Ensure development proposals fully comply with the Development Management Standards of the County Development Plan 2010 – 2016 (as extended) and any replacement thereof, and in particular the requirements of Article 6 of the Habitats Directive.
- NH O3:** Require integration of all elements of existing green infrastructure, including suitable mature trees, hedgerows, field boundaries and natural heritage features into new developments, prevent fragmentation and mitigate potential impacts on the existing biodiversity and green infrastructure network. In the event that mature trees are required to be felled, a comprehensive tree survey carried out by a suitably qualified individual, demonstrating that the subject trees are of no ecological or amenity value shall be submitted in conjunction with planning applications.
- NH O4:** Protect existing open space and semi-natural open space from inappropriate development and encroachment.
- NH O5:** Require the planting of native trees, hedgerows and vegetation and the creation of new habitats in all new developments and public realm projects. The Council will avail of tree planting schemes administered by the Forest Service, in ecologically suitable locations, where this is considered desirable.
- NH O6:** Identify, preserve, conserve and enhance wherever possible a network of connected wildlife habitats, stepping stones, corridors and features including trees of special amenity, conservation or landscape value, which ensure the provision of recreational amenities, biodiversity protection, flood management and adaptation to climate change. In certain situations, it may be possible to create such networks, and where an appropriate management regime is proposed these will be considered favourably.
- NH O7:** Maintain riverbank vegetation along watercourses and ensure protection of a 20m riparian buffer zone on greenfield sites and maintain free from development. Proposals shall have cognisance to the contents of the Inland Fisheries Ireland document "Planning for Watercourses in Urban Environments".
- NH O8:** Protect environmental quality and implement site appropriate mitigation measures with respect to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.
- NH O9:** Facilitate the work of agencies redressing the issue of terrestrial and aquatic invasive species.
- NH O10:** Have cognisance to the All Ireland Pollinator Plan 2015 – 2020 and any subsequent plans when assessing landscaping proposals. Any proposal that actively includes pollinator friendly measures will be considered favourably.

NH O11: Require the provision of alternative roosting or settlement facilities for species, such as bird or bat boxes, swift boxes, artificial holts, or other artificially created habitats in proposed developments, where considered appropriate.

NH O15: Require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures, and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed.

NH O16: Seek the creation of new habitats by encouraging wild green areas and new water features such as pools and ponds. Encourage management plans for green areas to use the minimum of pesticides and herbicides. The creation of areas that are not subject to public access in order to promote wildlife use is strongly encouraged.

NH O17: Preserve and protect the River Shannon Special Area of Conservation (SAC) and the River Shannon and River Fergus Special Protection Area (SPA) from inappropriate development, to maintain its importance in terms of ecology, and as an amenity area both for the Southern Environs, the City and the Environs as a whole.

14 CLIMATE CHANGE & FLOOD MANAGEMENT



Climate change is one of the biggest issues facing Ireland today. Flooding is a natural process that can happen at any time in a wide variety of locations and the severity of which is set to increase due to the effects of climate change.

Flooding from rivers and prolonged, intense and localised rainfall can also cause sewer flooding, overland flow and groundwater flooding. Flooding has significant impacts on human activities as it can threaten lives, livelihoods, housing, transport, and public service

PART A: CLIMATE CHANGE

14.1 CONTEXT

The challenges arising from climate change are wide ranging and varied including longer and hotter summers, increased rainfall, flooding, rising sea levels and intensified storms in winter. The effects of such changes have been experienced more frequently in Limerick in recent years. The changes to the climate have been attributed largely to an increase in the levels of carbon dioxide (CO₂) in the atmosphere which have created climatic shifts and global impacts.

A proactive approach to preparing a resilient economy, environment and community for climate change is required. Therefore, in implementing this Plan, the Council will support relevant provisions contained in the National Climate Change Adaptation Framework (2018),

infrastructure and commercial/ industrial enterprises.

The impacts of both flooding and climate change can be significant and wide reaching and include health, social, economic and environmental effects. Developments in inappropriate locations can exacerbate the problems of flooding by accelerating and increasing surface water run-off, altering watercourses and removing floodplain storage.

the National Mitigation Plan (2017), the National Energy and Climate Plan, the Limerick City & County Council Climate Change Adaptation Strategy 2019 - 2024 and commitments included in the Regional Spatial and Economic Strategy for the Southern Region.

Implementation of the LAP will take into account relevant targets and actions arising from sectoral adaptation plans approved in 2019 to comply with the requirements of the Climate Action and Low Carbon Development Act 2015. These requirements include those seeking to contribute towards the National Transition Objective, to pursue, and achieve, the transition to a low carbon, climate resilient and environmentally sustainable economy by the year 2050.

14.2 CLIMATE ACTION & PLANNING

The Limerick City & County Council Climate Change Adaptation Strategy 2019 - 2024 outlines that Climate Action comprises two elements – (1) Adaptation and; (2) Mitigation. Adaptation is the efforts to manage the risks and impacts associated with existing or anticipated impacts of climate change, while mitigation is the efforts to reduce the emission of greenhouse gases, and reduces the severity of future climate change impacts.

Through the policies and objectives set out in the NPF and RSES, Climate Adaptation and Mitigation measures are embedded in the plan making process. The Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant. The approach to density, land use, design and movement is consistent with broader measures to address climate change in the areas of sustainable travel, green infrastructure, flood risk adaption and renewable energy sources, amongst others.

The development of urban areas, in the absence of mitigation measures against climate change has contributed to the heat island affect (the warming of the urban environment) as well as increasing the volume of pollutants in the air and increased flooding potential. The impacts of climate change are expensive and complicated to manage and will become even more so in the future.

Green infrastructure can be used as a tool to alleviate some of the negative impacts of climate change and in some ways contribute to the prevention or slowing down of this change. Mitigation measures include planting of trees, hedgerows and woodlands to clean air and assist with carbon sequestration, and the construction of surface water retention features such as ponds, lakes, or swales. The LAP can help mitigate further impact on the environment through ensuring that future development takes

cognisance of the natural elements of sites and incorporates them within the design of buildings and neighbourhoods, connecting them into the wider green infrastructure network. Where there are no natural site features present, the potential for a landscaping plan to re-establish green features and infrastructure should be examined.



Figure 20: Soft Landscaping

Achieving a low carbon producing economy and society requires, where practicable, everybody seeking to meet resource requirements from indigenous sources. Those indigenous resources should be harnessed, to optimum potential in order to meet or exceed local needs, having due regard for national targets and the local planning guidelines. This involves not just the use of local resources, where applicable, but the adoption of new building techniques and designs which will minimise energy intensive inputs.

The design, construction and operation of new buildings has a significant role to play in reducing energy demand and increasing energy efficiency into the future. The integration of energy efficiencies into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level.

With regard to residential dwellings, all new homes constructed must reach an energy performance rating in accordance with Part L – Conservation of Fuel and Energy 2019, which gives effect to Nearly Zero Energy Buildings (NZEB) Regulations. An NZEB building is defined as one that has a high-energy performance. The nearly zero or low amount of energy required

should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby. NZEB requires a suite of energy efficiencies including for example a 70% reduction in primary energy use and CO2 emissions compared to 2005 standards.

Climate Change: Strategic Policy:

To protect and enhance environmental quality and implement the climate action measures through the planning process to help tackle climate change.

Objectives: It is the Objective of the Council to:

- CC 01:** Support the National Adaptation Framework 2018 and the National Climate Change Strategy, including the transition to a low carbon future, taking account of flood risk, the promotion of sustainable transport, soil conservation, the importance of green infrastructure, improved air quality, the use of renewable resources and the re-use of existing resources. Cognisance shall be had to the Limerick Climate Change Adaptation Strategy (2019), any revised or forthcoming adaptation, mitigation or climate action strategies in the formulation of any plans or policies.
- CC 02:** Pursue modal shift to sustainable transport modes as the highest transport priority of the council and support sustainable travel, energy efficient projects, green infrastructure and sustainable residential development projects.
- CC 03:** Ensure climate proofing measures are incorporated into the design, planning and construction of all developments, including the use of green infrastructure as a mechanism for carbon offsetting and surface water management.
- CC 04:** Ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the cases of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.
- CC 05:** Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.
- CC 06:** Promote and support development of renewable energy sources, which will achieve low carbon outputs including on-land and off-shore renewable energy production.
- CC 07:** Encourage co-operation between utility and service providers to ensure that their networks are resilient to the impacts of climate change and ensure that any infrastructure is designed to function in a climate altered future.

- CC 08:** Promote the Southern Environs as a low carbon area and support the development of low carbon and green technological businesses and industries.
- CC 09:** Promote integration and delivery of green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment.
- CC 010:** Ensure decisions around transport planning and operations (including traffic management) will be aligned with the government’s policy to reduce greenhouse gas emissions by more than 50% by 2030, its Climate Action Plan and the Paris Agreement objective to achieve net zero greenhouse gas emissions by 2050.

PART B: FLOOD MANAGEMENT

14.3 CONTEXT

Climate change is expected to increase flood risk, leading to more frequent flooding and an increase in the depth and extent of flooding.

Under Project Ireland 2040’s National Development Plan, the Limerick City Flood Relief Scheme was announced in 2018, which is being advanced by the OPW and Limerick City and

County Council. This Flood Scheme follows the Catchment Flood Risk Assessment and Management (CFRAM) programme, which is a medium to long-term strategy for the reduction and management of flood risk in Ireland covering a number of Units of Management (as defined in the EU Floods Directive).

14.4 FLOOD RISK & PLANNING

In accordance with the provisions of the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), a Strategic Flood Risk Assessment (SFRA) has informed the preparation of the LAP.

Past flood events have included elements of fluvial, pluvial, coastal and groundwater flooding in the Southern Environs, including at Dock Road, Mungret, Loughmore Common, Dooradoyle, Rosbrien and Raheen. The areas at greatest risk of fluvial flooding are closest to the River Shannon. The Council will strive to ensure that proper flood risk identification, assessment and

avoidance are integrated with the planning system to safeguard the future sustainable development of the Environs.

To comply with the EU Floods Directive and in line with the guidelines for Planning Authorities, an assessment of flood risk has been formally taken into account in the preparation of this plan. The objective of “The Planning System and Flood Risk Management Guidelines” is to integrate flood risk management into the planning process, thereby assisting in the delivery of sustainable development. For this to be achieved, flood risk must be assessed as early as possible in the planning process.

The guidelines states that the core objectives are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural

environment and nature conservation are complied with at all stages of flood risk management.

This LAP has been drafted to ensure that: (a) flood risk is avoided where possible; (b) where avoidance is not possible, less vulnerable uses have been substituted for more vulnerable ones, and; (c) risk is mitigated and managed where avoidance and substitution are not possible.

The LAP avoids development in areas at risk of flooding and has substituted vulnerable land uses with less vulnerable uses where this is not possible. Where neither is possible, mitigation and management of risks must be proposed. A Stage 1 SFRA report accompanies this Plan. The SFRA has recommended that development proposals for a number of areas within the plan boundary should be subject to site specific flood risk assessment, appropriate to the nature and scale of the development being proposed.

Flood Management: Strategic Policy:

To manage flood risk in the Southern Environs.

Objectives: It is an Objective of the Council to:

- FM O1:** Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.
- FM O2:** Support and co-operate with the OPW in delivering the Limerick City Flood Relief Scheme.
- FM O3:** Support delivery of projects to reduce surface water and groundwater flood risk.
- FM O4:** Ensure development proposals within the areas outlined on the Flood Risk Map are subject to Site Specific Flood Risk Assessment as outlined in “The Planning System and Flood Risk Management Guidelines”, DECLG and OPW (2009). A Site Specific Flood Risk Assessment will be required for developments proposed on sites in areas at risk of flooding from groundwater, in particular in the vicinity of Monteen and Loughmore Commons Turloughs.
- FM O5:** Incorporate the recommendations of the River Shannon CFRAM into any site specific flood risk assessment undertaken for individual sites/ areas.

- FM O6:** Ensure the integration of urban storm water drainage systems including Sustainable Urban Drainage Systems (SuDS) for new developments.
- FM O7:** Provide an appropriate set back from the edge of watercourses to proposed developments to ensure access infinity for channel clearing, and/or maintenance.
- FM O8:** Ensure that no development shall commence on these lands identified as being at flood risk adjacent to the Raheen Business Park in the townlands of Ballycummin/Rootiagh, zoned for High Tech/Manufacturing, until a site-specific flood risk assessment, including hydraulic model has been prepared for the lands, which demonstrates that the flood risk for the lands can be mitigated or that a less vulnerable use can be accommodated on site.
- FM O9:** On the Enterprise and Employment lands located to the northwest of the M20/M7/N18 junction, ensure that no encroachment onto, or loss of the flood plain occurs at this location, and that only water compatible development should be permitted for the lands that are identified as being at risk of flooding.

15 IMPLEMENTATION

This LAP outlines specific policies and objectives for the development of the Southern Environs. The overarching policies and objectives of the Limerick County Development Plan 2010 – 2016 (as extended) and any replacement thereof also apply.

The applicable Development Management Standards are set out under Chapter 10 of the Limerick County Development Plan 2010 - 2016 (as extended), or any replacement thereof. All proposed developments will be screened on a case by case basis for Environmental Impact Assessment, Appropriate Assessment and Flood Risk Assessment.

15.1 LAND USE ZONING

The purpose of zoning is to indicate to property owners and the public the types of development, which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and ensure that land suitable for development is used to the best advantage of the community as a whole.

The Land Use Zoning Map shows the land use zoning objectives for the Southern Environs. The Land Use Zoning Map should be read in conjunction with the Land Use Zoning Objectives below, and the Land Use Zoning Matrix set out under Appendix I.

| Land Use Zoning | Objective & Purpose |
|-------------------------------|--|
| <p>District Centre</p> | <p>Objective: <i>To provide for a mixture of retail, residential, commercial, civic and other uses.</i></p> <p>Purpose: To facilitate a district level centre consisting of a compatible mix of uses complimentary to the City Centre, having regard to the principles of compact growth, consolidation and densification. A diversity of uses for both day and evening may be considered. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p> <p>Retail proposals which would undermine the vitality and viability of Limerick City Centre will not be permitted. The sequential approach to retail development set out in the “Retail Planning Guidelines for Planning Authorities, 2012” will be strictly enforced. Any development shall comply with the current Joint Retail Strategy, or the new Limerick Shannon Metropolitan Retail Strategy following completion.</p> |
| <p>Local Centre</p> | <p>Objective: <i>To protect and provide local centre facilities to serve the needs of new/existing neighbourhoods and residential areas.</i></p> <p>Purpose: To provide a mix of community and commercial neighbourhood facilities to primarily serve the immediate needs of the local working and residential</p> |

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| | <p>population and complement, rather than compete with the city centre. A mix of appropriate convenience retail, commercial, community, childcare and medical facilities, residential and recreational development of a local scale will be considered. Larger scale office and residential development will be considered in new developments where they are in compliance with the objectives set out in Chapter 6 of this LAP.</p> <p>The retail scale and type will be controlled to prevent negative impacts on the retail function of Limerick City Centre at the top of the hierarchy. A materially broader range of comparison goods than currently exists shall not be allowed in order to avoid further competition with the city centre. Any proposal for retail development shall comply with the current Joint Retail Strategy, or the new Limerick Shannon Metropolitan Retail Strategy following completion.</p> |
| <p>Existing Residential</p> | <p>Objective: <i>To provide for residential development, protect and improve existing residential amenity.</i></p> <p>Purpose: This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor’s surgeries, playing fields etc.</p> |
| <p>New Residential</p> | <p>Objective: <i>To provide for new residential development in tandem with the provision of social and physical infrastructure.</i></p> <p>Purpose: This zone is intended primarily for new high quality housing development. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p> <p>This zone may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor’s surgeries and playing fields etc.</p> |
| <p>Education & Community Infrastructure</p> | <p>Objective: <i>To protect and provide for education, training, adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</i></p> |

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| | <p>Purpose: To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure and other facilities.</p> |
| <p>High Tech / Manufacturing</p> | <p>Objective: <i>To provide for office, research and development, high technology, manufacturing and processing type employment in a high quality built and landscaped campus style environment.</i></p> <p>Purpose: To facilitate opportunities for high technology, advanced manufacturing including pharmaceutical, film and food production, major office and research and development based employment within high quality, highly accessible, campus style settings. The zoning is for high value added businesses and corporate facilities that have extensive/ specific land requirements. Retail warehousing will not be acceptable in this zone. Local scale retail may be considered to serve the working population in accordance with the zoning matrix.</p> <p>The uses in this zone are likely to generate a considerable amount of traffic by both employees and service vehicles. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist and public transport links. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p> |
| <p>Enterprise & Employment</p> | <p>Objective: <i>To provide for and improve general enterprise, employment, business and commercial activities.</i></p> <p>Purpose: To provide for enterprise, employment and general business activities and acknowledge existing/permitted retailing uses. To accommodate compatible industry and employment activities that are incapable of being situated in the city centre, in a high quality physical environment. New enterprise and employment developments shall be provided in high quality landscaped park style environments, incorporating a range of amenities. These zones may accommodate light industry, low input and emission manufacturing, logistics and warehousing, campus style offices and commercial services with high space and parking requirements. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding uses and scale. A proliferation of retail uses will not be permitted.</p> <p>The uses in this zone are likely to generate a considerable amount of traffic by both employees and service vehicles. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist and public transport links. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p> |

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| Retail Warehousing | <p>Objective: <i>To provide for retail warehouse development.</i></p> <p>Purpose: To facilitate the sale of bulky household goods such as carpets, furniture, electrical goods and bulky DIY items catering mainly for car based customers, in high quality and accessible locations subject to the requirements of the Retail Planning Guidelines, the Joint Retail Strategy and the Limerick Shannon Metropolitan Retail Strategy following completion.</p> |
| Industry | <p>Objective: <i>To provide for specialised and heavy industrial development and associated employment creation.</i></p> <p>Purpose: To provide employment locations specifically for heavy and specialised industry associated with environmental emissions including noise, dust and odour (e.g. waste processing, aggregate processing etc.) and with intensive or hazardous processing (e.g. Seveso) which may give rise to land use conflict if located within other land use zones.</p> |
| Open Space & Recreation | <p>Objective: <i>To protect, provide for and improve open space, active and passive recreational amenities.</i></p> <p>Purpose: To provide for active and passive recreational resources including parks, sports and leisure facilities and amenities including greenways and blueways. The Council will not normally permit development that would result in a substantial loss of open space.</p> |
| Semi Natural Open Space | <p>Objective: <i>To protect Natura 2000 designated sites, candidate/proposed sites and flood plains in a semi natural and open state.</i></p> <p>Purpose: This zoning recognises the importance and need for protection of these areas for wildlife, habitat, flora and fauna and floodwater storage. Within these areas development will be prohibited in order to maintain the integrity of the sites.</p> |
| Utilities | <p>Objective: <i>To provide for the infrastructural needs of transport and other utility providers.</i></p> <p>Purpose: Park and Ride facilities and commercial development associated with the provision of public transport services are considered appropriate in this zone. This zoning also provides for and preserves land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and wastewater etc.</p> |

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| <p>Agriculture</p> | <p>Objective: <i>To protect and improve rural amenity and provide for the development of agricultural uses.</i></p> <p>Purpose: Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or rural related business activities which have a demonstrated need for a rural based location, and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home Based Businesses In Rural Areas as set out in the Limerick County Development Plan 2010 – 2016 (as extended) or any replacement thereof.</p> <p>One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A and B for the permanent habitation of farmers and the sons and/or daughters of farmers only and subject to the terms and conditions of the rural housing policy as set out in the Limerick County Development Plan 2010 – 2016 (as extended).</p> |
| <p>Special Control Area</p> | <p>Objective: <i>To protect the heritage significance of the specified sites.</i></p> <p>Purpose: This zoning recognises the heritage importance of the area at Mungret Monastic Complex. The Special Control Area designation will facilitate the preservation in situ of the identified archaeological, including any subterranean, remains. Within this area new development will be prohibited in order to maintain the archaeological heritage of the area.</p> |

APPENDIX I – LAND USE ZONING MATRIX

The approach of Limerick City and County Council to various types of developments is determined by the zoning objective for the area in which the site is located. This approach is set out in the following Land Use Zoning Matrix, which should be read in tandem with the Zoning Map.

The Land Use Zoning Matrix outlines the types of developments which are:

1) Generally Permitted = /

A generally permitted use is one which the Council accepts in principle in the relevant zone, subject to compliance with all relevant planning criteria, including applicable policies, objectives, development management standards and Section 28 Guidance.

2) Open for Consideration = O

A use open for consideration is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with existing uses or the proper planning and sustainable development of the area.

3) Generally Not Permitted = X

A Generally Not Permitted use is one that would be incompatible with the zoning policies or objectives for the area, would conflict with the permitted/ existing uses and would be contrary to the proper planning and sustainable development of the area.

| Land Use Zone | District Centre | Local Centre | Existing Residential | New Residential | Educ. & Com. Infra. | High Tech/ Manuf. | Enterprise & Employment | Retail Warehousing | Industry | Open Space | Semi Natural Open Space | Utilities | Agriculture | Special Control Areas |
|---|-----------------|--------------|----------------------|-----------------|---------------------|-------------------|-------------------------|--------------------|----------------|----------------|-------------------------|-----------|----------------|-----------------------|
| Type of Use | | | | | | | | | | | | | | |
| Abattoir | X | X | X | X | X | X | X | X | X | X | X | X | O | X |
| Advertising & Advertising Structures | / | / | X | X | O ³ | / | / ² | / ² | / ² | X | X | O | X | X |
| Agricultural Buildings | X | X | X | X | X | X | X | X | X | X | X | X | / | X |
| Agricultural Supplies/ Machinery Sales | X | X | X | X | X | X | / | / | X | X | X | X | X | X |
| Allotments | X | X | / | / | / | X | X | X | X | O | X | X | O | X |
| Amusement Arcade/ Casino | O | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Bank | / | / | X | X | X | X | X | X | X | X | X | X | X | X |
| Bed & Breakfast/ Guesthouse | / | / | / | / | X | X | X | X | X | X | X | X | / ⁴ | X |
| Betting Office | / | / | X | X | X | X | X | X | X | X | X | X | X | X |
| Boarding Kennels | X | X | X | X | X | X | / | X | X | X | X | O | / ³ | X |
| Bring Bank | / | / | / | / | / | O | O | O | O | X | X | / | X | X |
| Builders Providers/ Yard | X | X | X | X | X | X | / | O | / | X | X | X | X | X |
| Burial Grounds | X | X | X | X | O | X | X | X | X | O | X | X | / | X |
| Campsite/ Caravan Park - Holiday Use | X | X | X | X | X | X | X | X | X | X | X | X | / ³ | X |
| Car Park | / | / | X | X | / ² | / ² | / ² | / ² | / ² | / ² | X | / | X | X |
| Childcare Facilities | / | / | / | / | / | O | O | O | X | X | X | X | O | X |

³ Ancillary to the primary use only

⁴ Where the use is ancillary to the use of the dwelling as a main residence

| Land Use Zone | District Centre | Local Centre | Existing Residential | New Residential | Educ. & Com. Infra. | High Tech/ Manuf. | Enterprise & Employment | Retail Warehousing | Industry | Open Space | Semi Natural Open Space | Utilities | Agriculture | Special Control Areas |
|---|-----------------|--------------|----------------------|-----------------|---------------------|-------------------|-------------------------|--------------------|----------|------------|-------------------------|-----------|----------------|-----------------------|
| Type of Use | | | | | | | | | | | | | | |
| Civic Recycling/ Waste Facility | X | X | X | X | X | X | / | X | / | X | X | / | X | X |
| Community/ Cultural Facility | / | / | / | / | / | X | O | X | X | / | X | X | X | X |
| Conference Centre | O | O | X | X | O ² | O | O | X | X | X | X | X | X | X |
| Education/ Training Facility | / | / | / | / | / | O | / | X | X | X | X | X | X | X |
| Enterprise Centre | / | X | X | X | O ² | / | / | X | X | X | X | X | X | X |
| Extractive Industry/ Quarry | X | X | X | X | X | X | X | X | / | X | X | X | O | X |
| Fast Food Outlet/ Take-Away | / | / | X | X | X | X | X | X | X | X | X | X | X | X |
| Film Studio | X | X | X | X | X | / | / | O | / | X | X | X | X | X |
| Food & Drink Processing/ Manufacturing | X | X | X | X | X | / | / | X | X | X | X | X | / ² | X |
| Fuel Depot/ Storage | O | O | X | X | X | X | / | O | / | X | X | X | X | X |
| Funeral Home | / | / | O | O | X | X | / | X | X | X | X | X | X | X |
| Garden Centre | / | / | X | X | X | X | O | / | X | X | X | X | O ² | X |
| General Public Administration | O | O | X | X | O | O | O | X | X | X | X | X | X | X |
| Hair & Beauty Salons | / | / | X | X | X | X | X | X | X | X | X | X | X | X |
| Halting Site | X | X | O | O | X | X | X | X | X | X | X | O | X | X |
| Health Centre | / | / | X | X | / | X | O | X | X | X | X | X | X | X |
| Health Practitioner | / | / | X | X | / | X | O | X | X | X | X | X | X | X |
| High Technology/ Manufacturing | X | X | X | X | X | / | O | X | O | X | X | X | X | X |

| Land Use Zone | District Centre | Local Centre | Existing Residential | New Residential | Educ. & Com. Infra. | High Tech/ Manuf. | Enterprise & Employment | Retail Warehousing | Industry | Open Space | Semi Natural Open Space | Utilities | Agriculture | Special Control Areas |
|--|-----------------|----------------|----------------------|-----------------|---------------------|-------------------|-------------------------|--------------------|----------------|------------|-------------------------|-----------|----------------|-----------------------|
| Type of Use | | | | | | | | | | | | | | |
| Hospital | X | X | X | X | / | O | O | O | X | X | X | X | X | X |
| Hotel | O | O | X | X | X | X | X | X | X | X | X | X | X | X |
| Industry - Heavy | X | X | X | X | X | X | X | X | / | X | X | X | X | X |
| Industry - Light | X | X | X | X | X | / | / | X | / | X | X | X | X | X |
| Leisure/ Recreation Facility* | O | O | X | X | X | X | O | O | X | X | X | X | X | X |
| Logistics | X | X | X | X | X | O | / | O | / | X | X | X | X | X |
| Nursing Home/ Residential Care/ Retirement Village | / | / | O | O | O | X | X | X | X | X | X | X | X | X |
| Offices | / | / | X | X | X | / | / | X | O | X | X | X | X | X |
| Park & Ride Facilities | / | / | O | O | X | O | O | O | O | X | X | / | X | X |
| Petrol Station | / | / | X | X | X | X | O | X | O | X | X | X | X | X |
| Place of Worship | / | / | O | O | / | X | O | X | X | X | X | X | X | X |
| Plant Storage/ Hire | X | X | X | X | X | X | / | / | O | X | X | X | X | X |
| Professional Services* | / | / | X | X | X | X | / | X | X | X | X | X | X | X |
| Public House/ Nightclub | / | / | X | X | X | X | X | X | X | X | X | X | X | X |
| Renewable Energy Installation | O ² | O ² | O ² | O ² | O ² | O ² | O ² | O ² | O | X | X | / | O | X |
| Research & Dev./ Science & Technology | / | / | X | X | X | / | O | X | X | X | X | X | X | X |
| Residential | / | / | / | / | X | X | X | X | X | X | X | X | X ⁵ | X |
| Restaurant/ Café | / | / | O ⁶ | O ⁵ | O ⁵ | O ⁵ | O ⁵ | O ⁵ | O ⁵ | X | X | X | X | X |

⁵ Subject to compliance with Objective HO15

⁶ Local Retail <100m² to serve the local working/ neighbourhood population only

| Land Use Zone | District Centre | Local Centre | Existing Residential | New Residential | Educ. & Com. Infra. | High Tech/ Manuf. | Enterprise & Employment | Retail Warehousing | Industry | Open Space | Semi Natural Open Space | Utilities | Agriculture | Special Control Areas |
|---|-----------------|--------------|----------------------|-----------------|---------------------|-------------------|-------------------------|--------------------|----------------|------------|-------------------------|-----------|----------------|-----------------------|
| Type of Use | | | | | | | | | | | | | | |
| Retail - Convenience/ Comparison* | / | / | O ⁵ | O ⁵ | X | O ⁵ | O ⁵ | X | O ⁵ | X | X | X | X | X |
| Retail - Warehouse | X | X | X | X | X | X | O | / | X | X | X | X | X | X |
| Scrap Yard | X | X | X | X | X | X | O | X | / | X | X | X | X | X |
| Sports Facility | O | O | / | / | / | O | O | X | O | / | X | X | X | X |
| Telecommunications Structures | / | / | X | X | / | / | / | / | / | O | X | / | / | X |
| Vehicle Sales Outlet | X | X | X | X | X | X | / | / | X | X | X | X | X | X |
| Vehicle Servicing/ Maintenance/ Repairs | X | X | X | X | X | X | / | X | O | X | X | X | X | X |
| Veterinary Clinic | / | / | X | X | X | X | O | X | X | X | X | X | / ⁷ | X |
| Warehousing | X | X | X | X | X | O | / | O | O | X | X | X | X | X |
| Waste Disposal & Recover Facility | X | X | X | X | X | X | / | X | / | X | X | / | X | X |
| Wholesale - Cash & Carry | X | X | X | X | X | X | / | / | O | X | X | X | X | X |

***Comparison** - Goods including Comparison Goods: - clothing and footwear; - furniture, furnishings and household equipment (excluding non-durable household goods); - medical and pharmaceutical products, therapeutic appliances and equipment; - educational and recreation equipment and accessories; - books, newspapers and magazines; - goods for personal care; - goods not elsewhere classified; - bulky goods;

***Convenience** - Goods including -food;- alcoholic and non-alcoholic beverages;- tobacco;- non-durable household goods;

***Leisure/ Recreation Facility** - Cinema, Theatre, Concert Halls, Bingo Halls, Bowling Alley, Commercial Play etc.;

***Professional Services** - Including for example accountants, architects, solicitors etc.

⁷ Subject to compliance with Objective HO15;

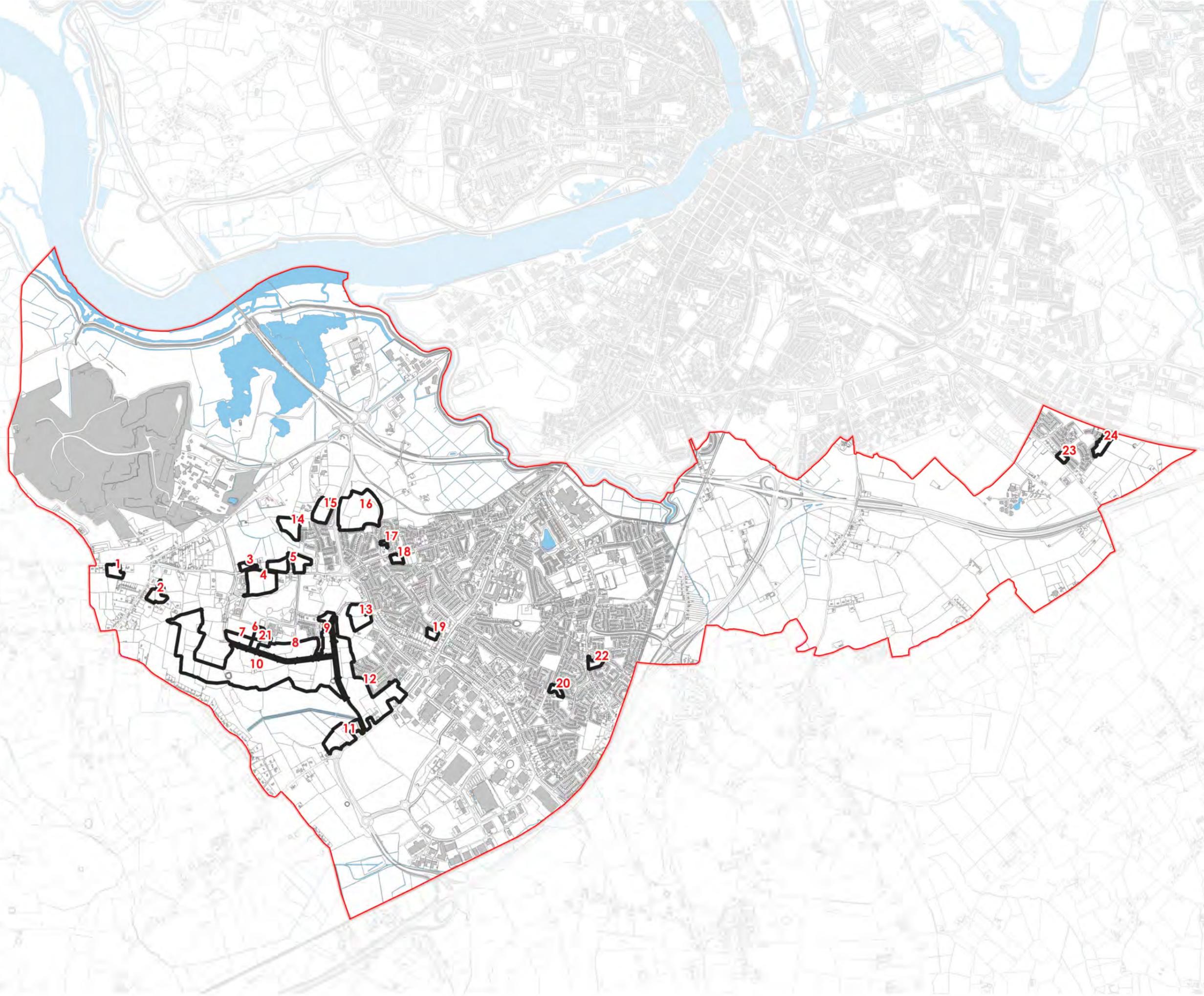
APPENDIX II – SERVICED LAND ASSESSMENT MATRIX

The following table sets out the individual sites identified for residential development as indicated on Map No. 7 and the availability of key infrastructure to service these sites. Where existing infrastructure is located in close proximity to a site and has the potential to be extended to service the site, these services have been indicated as available. Infrastructure directly or potentially available is indicated with a ✓, while infrastructure not available or not required has been indicated with an ✗.

| Site No. | Area | Zoning | Lighting | Footpaths | Public Transport | Water | Foul | Surface Water | Road/ Upgrade Required | Time Line | Comment |
|----------|-------|----------------|----------|-----------|------------------|-------|------|---------------|------------------------|------------------|--|
| 1 | 1.122 | Existing Resi. | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 2 | 1.475 | Existing Resi. | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 3 | 0.516 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 4 | 4.12 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site Permission Expired – 28 units |
| 5 | 3.138 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Permission Expired – 50 units |
| 6 | 0.632 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | Short/ Medium | Mungret Masterplan Proposed Mungret Link Road |

| | | | | | | | | | | | |
|----|-------|-----------|---|---|---|---|---|---|---|------------------|---|
| 7 | 1.476 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Short/ Medium | |
| 8 | 5.334 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Short/ Medium | Mungret Masterplan Proposed Mungret Link Road |
| 9 | 2.502 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Short/ Medium | Mungret Masterplan Proposed Mungret Link Road |
| 10 | 31.94 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Short/ Medium | Mungret Masterplan Proposed Mungret Link Road |
| 11 | 3.971 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | | Infill lands Permission Granted – Nursing Home |
| 12 | 14.39 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Short/ Medium | Mungret Masterplan Proposed Mungret Link Road |
| 13 | 2.521 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Mungret Masterplan Permission Granted – 201 units |

| | | | | | | | | | | | |
|----|-------|----------------|---|---|---|---|---|---|---|-----|-------------------------------|
| 14 | 2.14 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Permission Expired – 97 units |
| 15 | 2.42 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 16 | 8.558 | New Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | SHD Pre-Planning 330 units |
| 17 | 0.182 | Existing Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 18 | 0.607 | Existing Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 19 | 0.562 | Existing Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 20 | 0.584 | Existing Resi. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Infill Site |
| 21 | 1.075 | Local Centre | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Mungret Masterplan |
| 22 | 0.764 | Local Centre | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | N/A | Permission Expired |
| 23 | 0.414 | Local Centre | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ | ✗ | N/A | Permission Expired |
| 24 | 1.688 | New Resi. | ✓ | ✓ | ✗ | ✓ | ✓ | ✓ | ✗ | N/A | Permission Granted – 53 units |



Forward Planning
Economic Development Directorate

A Senior Planner
Mario Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

| | | | |
|--|-----------|------------|-----------|
| SCALE | NA | DWG. NO. | |
| DRAWN BY | C.O'Keefe | CHECKED BY | L. Bolger |
| DATE | | | May '21 |
| LICENCE No. © Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council | | | |

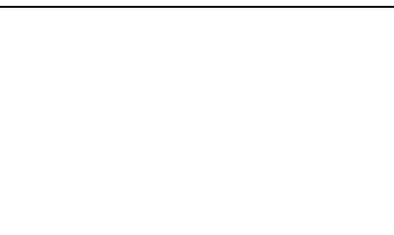
APPENDIX III - RECORD OF PROTECTED STRUCTURES

The Limerick County Development Plan 2010 – 2016 as extended (or any replacement thereof), sets out the Record of Protected Structures. A protected structure is deemed, under the provisions of Section 2 of the Planning and Development Act, 2000 (as amended), to consist of the following:

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii)".

The following table sets out the Record of Protected Structures for the Southern Environs:

| RPS Ref. No. | NIAH/ RMP Ref. No. | Structure Name Townland | Description | Picture |
|---------------------|---------------------------|---|---|--|
| 1637 | 21901301 | Southhill House Rathbane South | Country House |  |
| | | | A good multi-period house located on the outskirts of Limerick City. Unique features include murals in the principal reception rooms in the house and a cast and wrought iron hothouse designed by the ironsmith Richard Turner. Turner worked at the Hammond Lane Foundry in Dublin and designed and built greenhouses for the Botanic Gardens at Kew, Belfast and Dublin. | |
| 1638 | 21901324 | Nolan's Bohereen, Limerick South | Thatched House |  |
| | | | The Nolan family farmhouse is characterised by its length. This hip-roofed thatched dwelling is aligned north-west/south-east and demonstrates the manner in which builders in the past sought to maximise solar gain for the houses that they constructed. The main front door is sheltered by a porch which is a later addition. | |
| 1639 | 21901325 | Hurley's House Crossagalla | Vernacular Farmhouse |  |
| | | | Associated complex of outbuildings including the original farmhouse on the site. | |

| | | | | |
|------|---|---|------------------------|--|
| 1640 | LI-013-023 | Castle Rathurd | Medieval Castle |  |
| | Uncommon circular tower with good house construction in the late 19th Century immediately to its south-west. | | | |
| 1641 | 21901331 | Donaghmore R.C. Church Bohereen, Roxborough | Catholic Church |  |
| | This is a simple L-shaped church set within its own grounds close to an early medieval church site of the same name which lies on the other side of the public road behind some modern housing. The roof is emphasised as a feature of the building through the use of squared Killaloe slates and scallop patterning in Blue Bangor slating. | | | |
| 1642 | 21901332 | Parochial House Bohereen, Roxborough | Country House |  |
| | Late Victorian/ Edwardian period house which presents a symmetrical façade to the streetscape. The principal elevation is elaborated through the use of gables framing the roof, hood-mouldings in stucco, over the first floor windows and bay windows at ground floor level framing the main entrance. There is a range of good outbuildings on the rear of the plot. | | | |
| 1643 | N/A | Donaghmore School Bohereen, Roxborough | Institutional Building |  |
| | This listing applies to the original school building at this site which is a T-shaped two classroom structure. | | | |
| 1644 | N/A | Ballinacurra Bridge Ballykeeffe/ Dooradoyle | Bridge |  |
| | Possible medieval bridge and Victorian period marker indicating the Limerick City boundary. Single arched structure over Ballinacurra Creek. List in Record of Monuments and Places - Ref. No. Li-013-012. | | | |

| | | | | |
|------|---|----------------------------|------------------------------|--|
| 1645 | N/A | Lahiff's Ballykeeffe | Thatched House |  |
| | The Lahiff family farmhouse is a gabled building and is aligned north-east/south-west and demonstrates the manner which builders in the past sought to maximise solar gain for the houses that they constructed, while minimising exposure to prevailing winds. | | | |
| 1646 | N/A | County Hall Dooradoyle | Civic Building |  |
| | This is a civic building of unrepentant contemporary design. It is aligned north-west/south-east with the formal entrance and principal facades facing south-westwards. At the time of its construction it was claimed to be the largest office complex constructed in Ireland designed to be operated without the use of air-conditioning. | | | |
| 1647 | 21901310 | Dunmore House Ballykeeffe | Dwelling |  |
| | This is a symmetric building set forward on its plot. There is a return to the rear on the western side of the building, a lean to garage is also located on this side. The building's interior is lit by coupled sash windows with a one-over-one glazing pattern. | | | |
| 1648 | N/A | St. Paul's Dooradoyle | Roman Catholic Parish Church |  |
| | Pyramidal roof with glazed toplight, internal design reflects post Vatican II layout for liturgical practice, stained and etched glass windows. | | | |
| 1649 | N/A | Hospital Chapel Dooradoyle | Institutional Building |  |
| | This building, like the hospital itself, was designed by the architectural practice of Sheahan & Clery - Patrick J. Sheahan, M.R.I.A.I., being consultant architect to the Limerick Board of Health. Sheahan was a noted designer of churches and was the first Irish architect to be made a Chevalier of the Order of Saint Sylvester for his work as an ecclesiastic architect. | | | |

| | | | | |
|------|---|---|---------------------------|--|
| 1650 | N/A | O'Grady's Baunacloka | Thatched House |  |
| | O'Grady's thatched house is a typical three bay lobby entry class building. The main entrance is sheltered by a later porch. The door gives access to a small lobby to the left of which is the "parlour", while to its right is the kitchen off which the bedrooms open. | | | |
| 1651 | 21901310 | Templemungret House Skehacreggaun | Country House |  |
| | Six bay, two storey, detached house, built c.1880, original decorated bargeboards, timer sliding windows. | | | |
| 1652 | LI-013- 009006 | Toberpatrick Skehacreggaun | Medieval Holy Well |  |
| | This site carries an archaeological constraint as it is entered in the Record of Monuments and Places LI-013-009006. Toberpatrick was conserved and restored and presented as a holy well during the course of building works in the vicinity as a condition that was attached to a grant of planning permission. | | | |
| 1653 | 21901316 | School Dromdarrig | Institutional Building |  |
| | The former boys' / girls' school, having been used as a dwelling for a period of time, has been extended and is now in use as a childcare facility. | | | |
| 1656 | LI-013- 009005 | Mungret Abbey (in ruins) Dromdarrig | Medieval Church |  |
| | This site carries an archaeological constraint as it is entered in the Record of Monuments and Places LI-013-009004 and 009005. | | | |

| | | | | |
|------|--|----------------------------------|---------------------------|--|
| 1657 | LI-013-009002 | Church (in ruins) Dromdarrig | Medieval Church |  |
| | This site is in State Ownership and is a National Monument, Ref. No. 85. It is entered in the Record of Monuments and Places Li-013-009002 and 009003. | | | |
| 1658 | 21901312 | Mungret College Dromdarrig | Institutional Building |  |
| | Founded originally as a Model Agricultural School and endowed by Lord Emly, whose principle seat was at Tervoe to the north-west of Mungret village. Subsequently, it was acquired by the Society of Jesus (Jesuits) who ran it as a boarding school. This main block was raised in height to facilitate this use. The entrance porch was brought here from Tervoe House when it was demolished. Gate Lodge, Follies, Seismic Station and Grotto are included as elements of significance. | | | |
| 1659 | 21901317 | Mungret Gate Lodge Dromdarrig | Gate Lodge |  |
| | An attractive gate lodge, which forms a fitting introduction to the Gothic architecture of the college beyond. The building is architecturally interesting in its own right and retains a strong character, with interesting features including tooled window and door surrounds. | | | |
| 1660 | 21901313 | Mungret College Dromdarrig | Institutional Building |  |
| | Gothic wing of the college added by the Jesuits in the late 19th Century. Includes the Boys' Chapel. Stained glass from this structure is displayed in Bewley's, Westmoreland Street, Dublin. | | | |
| 1661 | N/A | Mungret College Dromdarrig | Institutional Building |  |
| | Stables and outbuildings | | | |

| | | | | |
|--|----------|-----------------------------------|------------------------------|--|
| 1663 | 21901311 | Mount Mungret Moneteen | Country House |  |
| This building served as the Rectory for the Church of Ireland parish in the past. | | | | |
| 1664 | N/A | Eddie Shanahan's Pub Rathmale | Commercial premises |  |
| This is a simple three bay two storey gabled building located on the southern side of the N69 road in Mungret village. Natural slate roof, metal rainwater goods, and rise and fall sash windows add to the authentic charm of a traditional public house. | | | | |
| 1665 | N/A | Rathmale | Water Pump |  |
| This traditional cast iron pump located at a cross roads in the village of Mungret, was added to the Record of Protected Structures at the request of members of the local community. | | | | |
| 1666 | N/A | O'Donoghue's Castlemungret | Dwelling |  |
| Good symmetrical building with a centrally placed door located in a breakfront. It was constructed in the 1940s by a local tradesman as a dwelling for his wife and himself. | | | | |
| 1667 | N/A | St. Oliver Plunkett's Moneteen | Roman Catholic Parish Church |  |
| Modern church roofing of corrugated material rising up from the walls to form a mansard before curving over to crown the worship area with a shallow pyramid. | | | | |

| | | | | |
|---|----------|------------------------------|---------------------------------|---|
| 1668 | N/A | Willowdale Gouldavoher | Dwelling |  |
| <p>The former Roman Catholic Presbytery for the parish of Mungret/ Crecora/ Donoghmore which was purpose built in the mid-20th Century. It superseded the building now known as Loughmore House.</p> | | | | |
| 1669 | 21901306 | Raheen Church Ballycummin | Roman Catholic Parish Church |  |
| <p>Identified as "Mungret Catholic Church" on mapping of the 1920s, this is a limestone built structure which had aisles added in the 1980s.</p> | | | | |
| 1670 | 21901308 | Barry's Gouldavoher | Thatched House |  |
| <p>Dwelling with a shop to the front in a corrugated iron clad annexe. It is a gabled three bay thatched house which would appear to have been modified to allow for it to be used as a commercial premises.</p> | | | | |
| 1671 | 21901309 | Roche Castle Ballycummin | Country House |  |
| <p>This is a castellated structure dating to the Victorian period. A two-storey gabled house in cut stone is brought into the realms of fantasy by a three storey octagonal tower in cut limestone. The tower's walls are pierced by single-light, coupled, and mullioned windows of various designs. Blind gun/ arrow-loops decorate the tower's elevations. The tower carries a battlemented parapet supported on corbelled machicolations. The merlons are of single cop design but are topped by capstones with a roll motif. The tower is surmounted by a turret, which is also treated in the same fashion.</p> | | | | |

| | | | | |
|------|--|--|---|--|
| 1672 | N/A | Loughmore House/ Dun n'Gaedeal Baunacloka | Vernacular House & Farmhouse |  |
| | Served as the residence of the Roman Catholic Parish Priest at one time when it was leased from a Church of Ireland clergyman. | | | |
| 1694 | N/A | Bawnmore Church Bawnmore | Roman Catholic Church |  |
| | Modern church with elliptical floor plan, hidden roofs and wall lines rising in the shape of a ships prow or stern. | | | |

APPENDIX IV - RECORD OF MONUMENTS AND PLACES

Archaeological sites are included in the Record of Monuments and Places under the provisions of Section 12(1) of the National Monuments (Amendment) Act, 1994.

Section 12(3) of the Act states “When the owner or occupier...of a monument or place which has been recorded under subsection (1) or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the [Minister for the Environment, Heritage and Local Government] and shall not, except in the case of urgent necessity and with the consent of the [Minister] commence the work for a period of two months after having given the notice.”

Section 16 of the Act prohibits the use or possession of detection devices “in, or at the site of, a monument recorded under Section 12.”

The following table sets out the Recorded Monuments and Places located within the Southern Environs:

| RMP Ref. No. | Townland | Classification |
|--------------|----------------|-----------------------|
| LI004-021 | Tervoe | Enclosure |
| LI004-022 | Tervoe | Enclosure |
| LI005-075 | Bunlicky | Enclosure |
| LI005-106 | Conigar | Kiln - brick |
| LI012-123 | Conigar | Standing stone |
| LI012-124 | Tervoe | Enclosure |
| LI013-001 | Castlemungret | Enclosure |
| LI013-002 | Rathmale | Enclosure |
| LI013-003 | Moneteen | Moated site |
| LI013-005 | Caheranardrish | Enclosure |
| LI013-006 | Castlemungret | Castle - unclassified |
| LI013-007 | Dromdarrig | Ringfort - rath |
| LI013-008 | Dromdarrig | Enclosure |
| LI013-009 | Castlemungret | Historic town |
| LI013-009001 | Bunacloka | Church |
| LI013-009002 | Dromdarrig | Church |
| LI013-009003 | Dromdarrig | Graveyard |
| LI013-009004 | Dromdarrig | Graveyard |

| | | |
|--------------|-------------------------|----------------------------|
| LI013-009005 | Dromdarrig | Church |
| LI013-009006 | Skehacreggaun | Ritual site - holy well |
| LI013-009007 | Skehacreggaun | Excavation - miscellaneous |
| LI013-009008 | Bunacloka | Ecclesiastical site |
| LI013-009009 | Dromdarrig | Bullaun Stone |
| LI013-010 | Ballykeeffe | Enclosure |
| LI013-011 | Baunacloka | Ringfort - rath |
| LI013-012 | Ballinacurra/Dooradoyle | Bridge |
| LI013-013 | Dooradoyle | Ringfort - rath |
| LI013-014 | Dooradoyle | Ringfort - rath |
| LI013-016 | Rossbrien | Souterrain |
| LI013-017001 | Rossbrien | Church |
| LI013-017002 | Rossbrien | Graveyard |
| LI013-018 | Rossbrien | Ritual site - holy well |
| LI013-019 | Rossbrien | Ringfort - rath |
| LI013-020 | Rathbane South | Barrow - unclassified |
| LI013-023 | Rathurd | Castle - tower house |

| | | |
|---------------------|------------------|----------------------------|
| LI013-024001 | Rathurd | Ritual site - holy well |
| LI013-024002 | Rathurd | Church |
| LI013-025 | Crossagalla | Ringfort - rath |
| LI013-036 | Ballycummin | Ringfort - rath |
| LI013-037 | Sluggary | Ringfort - rath |
| LI013-038 | Sluggary | Ringfort - rath |
| LI013-03900 | Ballycummin | Possible enclosure |
| LI013-039002 | Ballycummin | Ringfort - rath |
| LI013-040 | Sluggary | Ringfort - rath |
| LI013-041 | Sluggary | Ringfort - rath |
| LI013-042 | Sluggary | Ringfort - rath |
| LI013-116 | Dooradoyle | Mill - unclassified |
| LI013-121 | Dooradoyle | Enclosure |
| LI013-122 | Ballysheedy East | Enclosure |
| LI013-123 | Ballysheedy East | Enclosure |
| LI013-124 | Ballysheedy East | Enclosure |
| LI013-130 | Ballysheedy East | Enclosure |
| LI013-131 | Gouldavoher | Enclosure |
| LI013-132 | Gouldavoher | Enclosure |
| LI013-133 | Baunacloka | Enclosure |
| LI013-134 | Loughmore Common | Possible enclosure |
| LI013-144 | Rathurd | Enclosure |
| LI013-146 | Ballycummin | Ringfort - rath |
| LI013-147 | Castlemungret | Standing stone |
| LI013-148 | Moneteen | Standing stone |
| LI013-149 | Rossbrien | Cairn - clearance cairn |
| LI013-151 | Ballycummin | Road/ trackway |
| LI013-166 | Ballycummin | Excavation - miscellaneous |
| LI013-167 | Ballycummin | House 18th/ 19th Century |
| LI013-168 | Rossbrien | Fulacht fia |

| | | |
|---------------------|-----------------|----------------------------|
| LI013-169001 | Rossbrien | Fulacht fia |
| LI013-169002 | Rossbrien | Fulacht fia |
| LI013-170 | Rossbrien | Burnt mound |
| LI013-171 | Rathbane South | Fulacht fia |
| LI013-172 | Rathbane South | Fulacht fia |
| LI013-173 | Rathbane South | Fulacht fia |
| LI013-174 | Rathbane South | Barrow |
| LI013-175 | Rathbane South | Fulacht fia |
| LI013-176 | Banemore | Excavation - miscellaneous |
| LI013-179001 | Dooradoyle | Fulacht fia |
| LI013-179002 | Dooradoyle | Fulacht fia |
| LI013-180 | Dooradoyle | Fulacht fia |
| LI013-184 | Caheranard | Enclosure |
| LI013-185 | Castlemungret | Enclosure |
| LI013-215 | Rossbrien | Fulacht fia |
| LI013-216 | Rathbane South | Cremation pit |
| LI013-217 | Rathbane South | Kiln - corn-drying |
| LI013-218 | Rathbane South | Excavation - miscellaneous |
| LI013-219 | Caheranardri sh | Cremation pit |
| LI013-221 | Caheranardri sh | Fulacht fia |
| LI013-222 | Castlemungret | Fulacht fia |
| LI013-223 | Castlemungret | Fulacht fia |
| LI013-224 | Skehacregganun | House - 17th Century |
| LI013-225 | Skehacregganun | Kiln - corn-drying |
| LI013-226 | Skehacregganun | Excavation - miscellaneous |

| | | |
|------------------|-----------------------------|-------------------------------|
| LI013-227 | Ballinacurra/ Ballykeefe | Riverine revetment |
| LI013-228 | Ballykeeffe | Fulacht fia |
| LI013-229 | Ballycummin | Fulacht fia |
| LI013-230 | Ballycummin | Fulacht fia |
| LI013-231 | Ballycummin | Fulacht fia |
| LI013-232 | Ballycummin | Fulacht fia |
| LI013-233 | Ballycummin | Fulacht fia |
| LI013-234 | Ballycummin | Fulacht fia |
| LI013-235 | Ballycummin | Excavation - miscellaneous |

| | | |
|---------------------|-------------------|-------------------------------|
| LI013-237001 | Rossbrien | Fulacht fia |
| LI013-237002 | Rossbrien | Fulacht fia |
| LI013-238 | Rossbrien | Fulacht fia |
| LI013-241 | Skehacregga un | Excavation - miscellaneous |
| LI013-242001 | Skehacregga un | Excavation - miscellaneous |
| LI013-242002 | Skehacregga un | Souterrain |

APPENDIX V - MAPS

Map 1: Zoning

Map 2: Flood Map

Map 3: Amenity Map

Map 4: Transport Map

Map 5: Record of Protected Structures Map

Map 6: Recorded Monuments Map

1A

1C

1B

LEGEND

- Agriculture
- Existing Residential
- New Residential
- Education & Community Infrastructure
- Enterprise & Employment
- Retail Warehousing
- Industry
- High Tech/ Manufacturing
- Local Centre
- District Centre
- Open Space & Recreation
- Special Control Area
- Semi Natural Open Space
- Proposed Natural Heritage Area
- Utilities
- Proposed Link Roads (Indicative)
- Ecological Buffer Zone
- Special Area of Conservation
- Special Protection Area

Forward Planning
Economic Development Directorate

A Senior Planner
Maria Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

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| DATE | May '21 | | |
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**Southern Environs
Local Area Plan
2021 -2027**

Zoning Map



LEGEND

- Agriculture
- Existing Residential
- New Residential
- Education & Community Infrastructure
- Enterprise & Employment
- Retail Warehousing
- Industry
- High Tech/ Manufacturing
- Local Centre
- District Centre
- Open Space & Recreation
- Special Control Area
- Semi Natural Open Space
- Proposed Natural Heritage Area
- Utilities
- Proposed Link Roads (Indicative)
- Ecological Buffer Zone
- Special Area of Conservation
- Special Protection Area

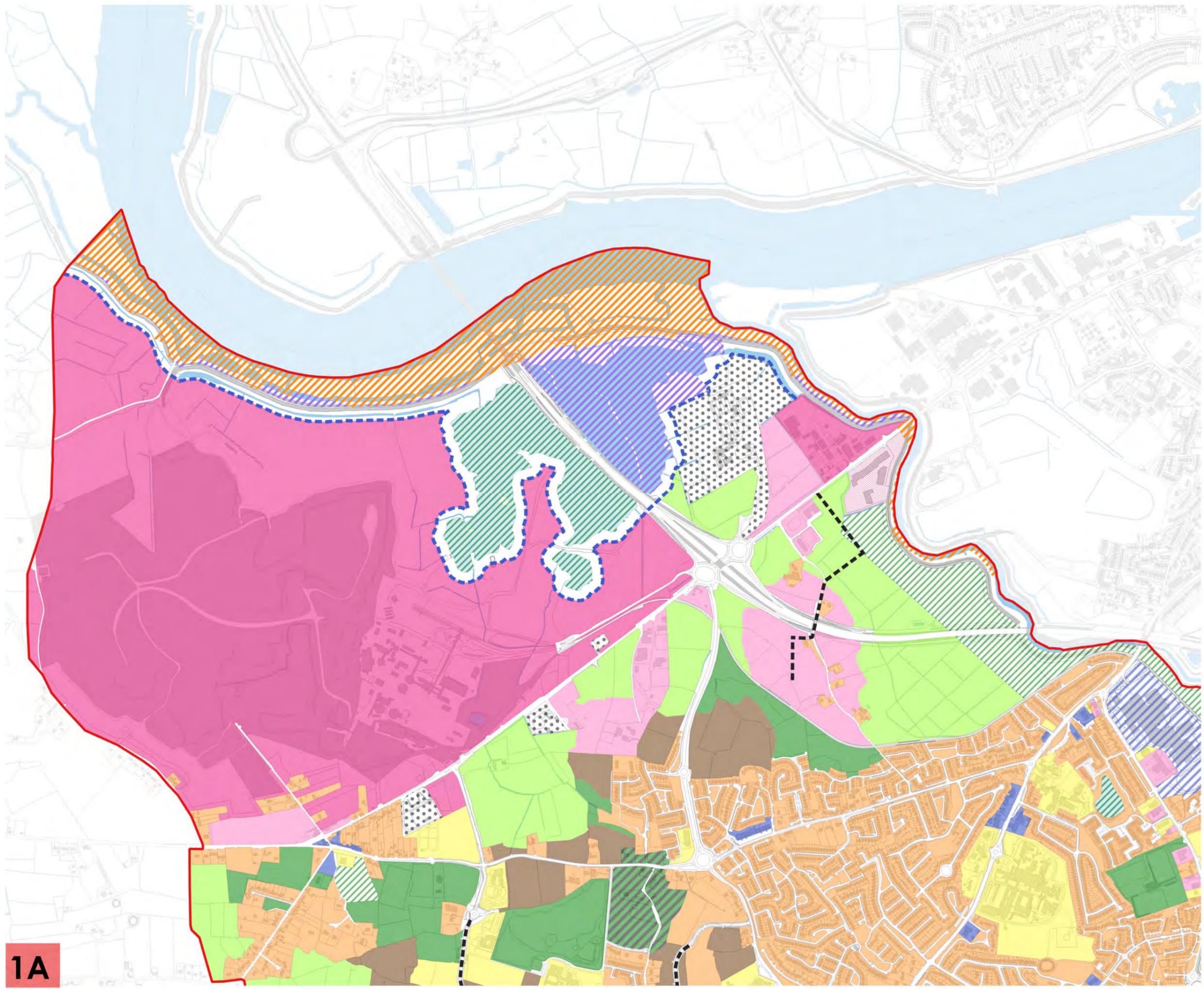
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Economic Development Directorate

A Senior Planner
Maria Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

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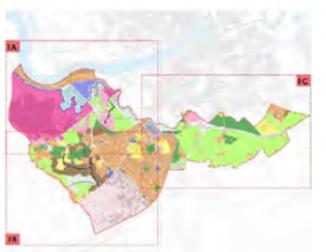


1A



**Southern Environs
Local Area Plan
2021 -2027**

Zoning Map



LEGEND

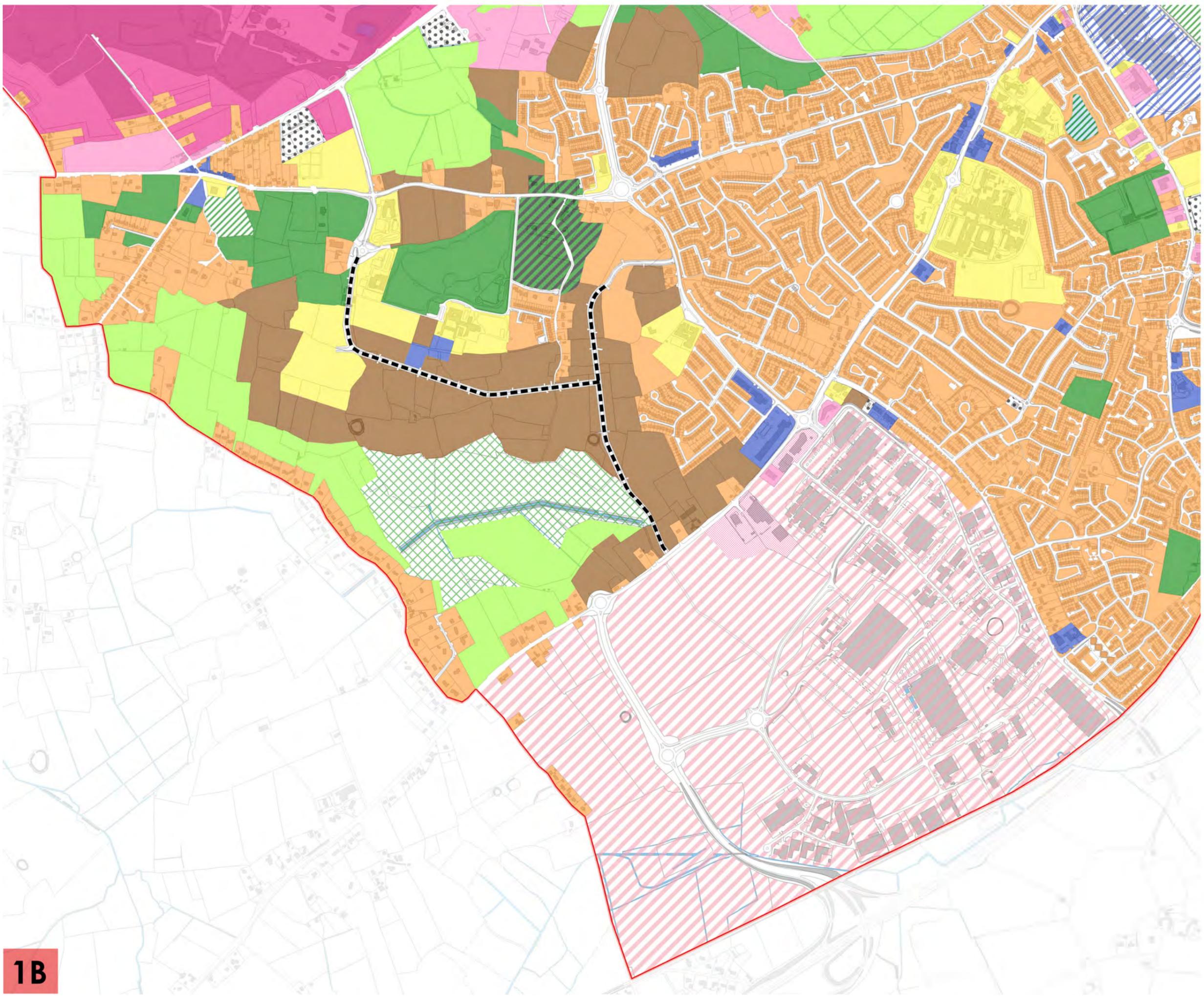
- Agriculture
- Existing Residential
- New Residential
- Education & Community Infrastructure
- Enterprise & Employment
- Retail Warehousing
- Industry
- High Tech/ Manufacturing
- Local Centre
- District Centre
- Open Space & Recreation
- Special Control Area
- Semi Natural Open Space
- Proposed Natural Heritage Area
- Utilities
- Proposed Link Roads (Indicative)
- Ecological Buffer Zone
- Special Area of Conservation
- Special Protection Area

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Mario Woods

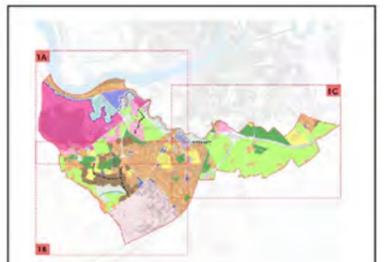
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1B

Zoning Map



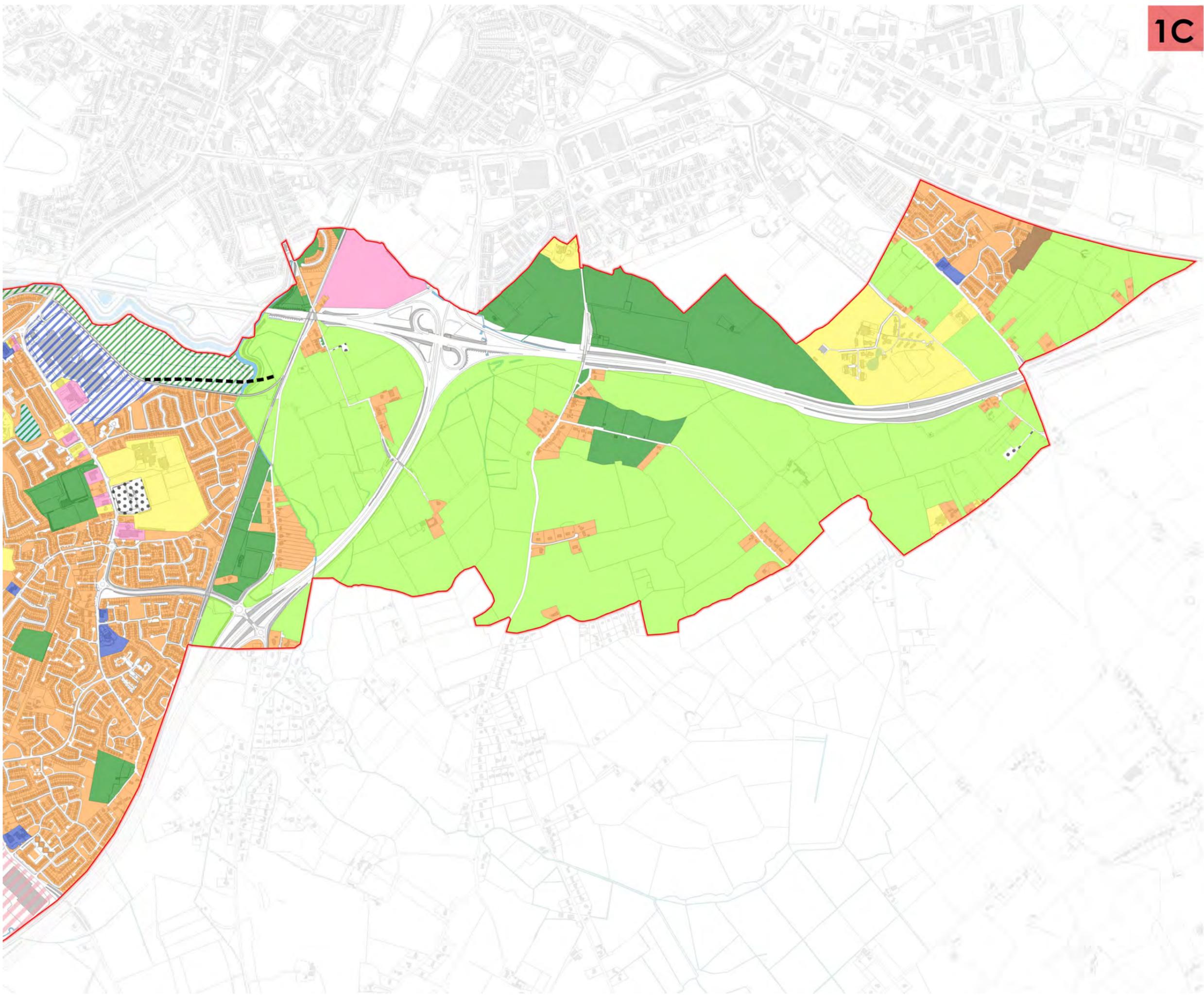
LEGEND

- Agriculture
- Existing Residential
- New Residential
- Education & Community Infrastructure
- Enterprise & Employment
- Retail Warehousing
- Industry
- High Tech/ Manufacturing
- Local Centre
- District Centre
- Open Space & Recreation
- Special Control Area
- Semi Natural Open Space
- Proposed Natural Heritage Area
- Utilities
- Proposed Link Roads (Indicative)
- Ecological Buffer Zone
- Special Area of Conservation
- Special Protection Area

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Economic Development Directorate

A Senior Planner
Maria Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

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2021 -2027**

Flood Map

LEGEND

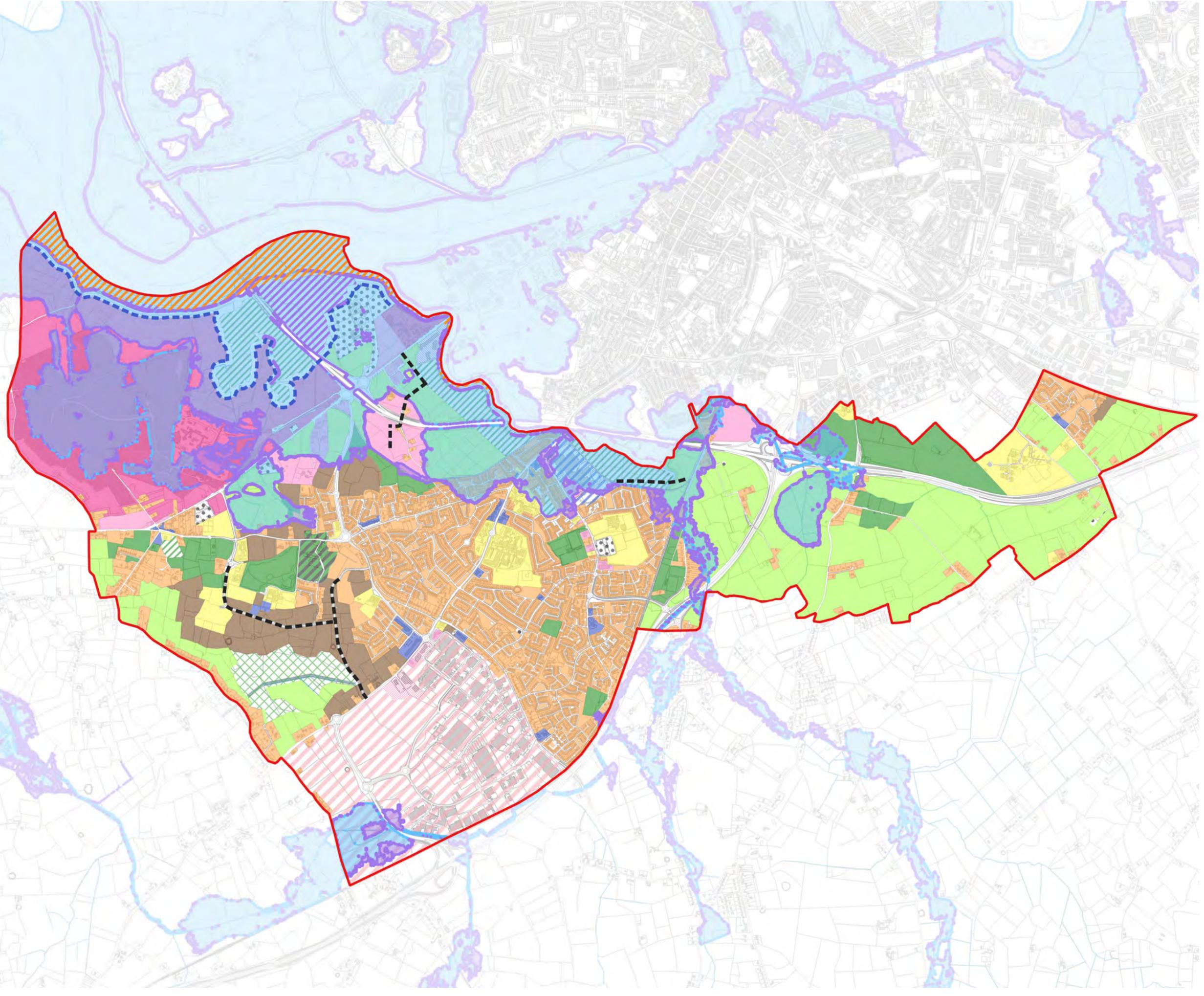
-  Agriculture
-  Existing Residential
-  New Residential
-  Education & Community Infrastructure
-  Enterprise & Employment
-  Retail, Warehousing
-  Industry
-  High Tech/ Manufacturing
-  Local Centre
-  District Centre
-  Open Space & Recreation
-  Special Control Area
-  Semi Natural Open Space
-  Proposed Natural Heritage Area
-  Utilities
-  Proposed Link Roads (Indicative)
-  Ecological Buffer Zone
-  Special Area of Conservation
-  Special Protection Area
-  Flood Zone A
-  Flood Zone B

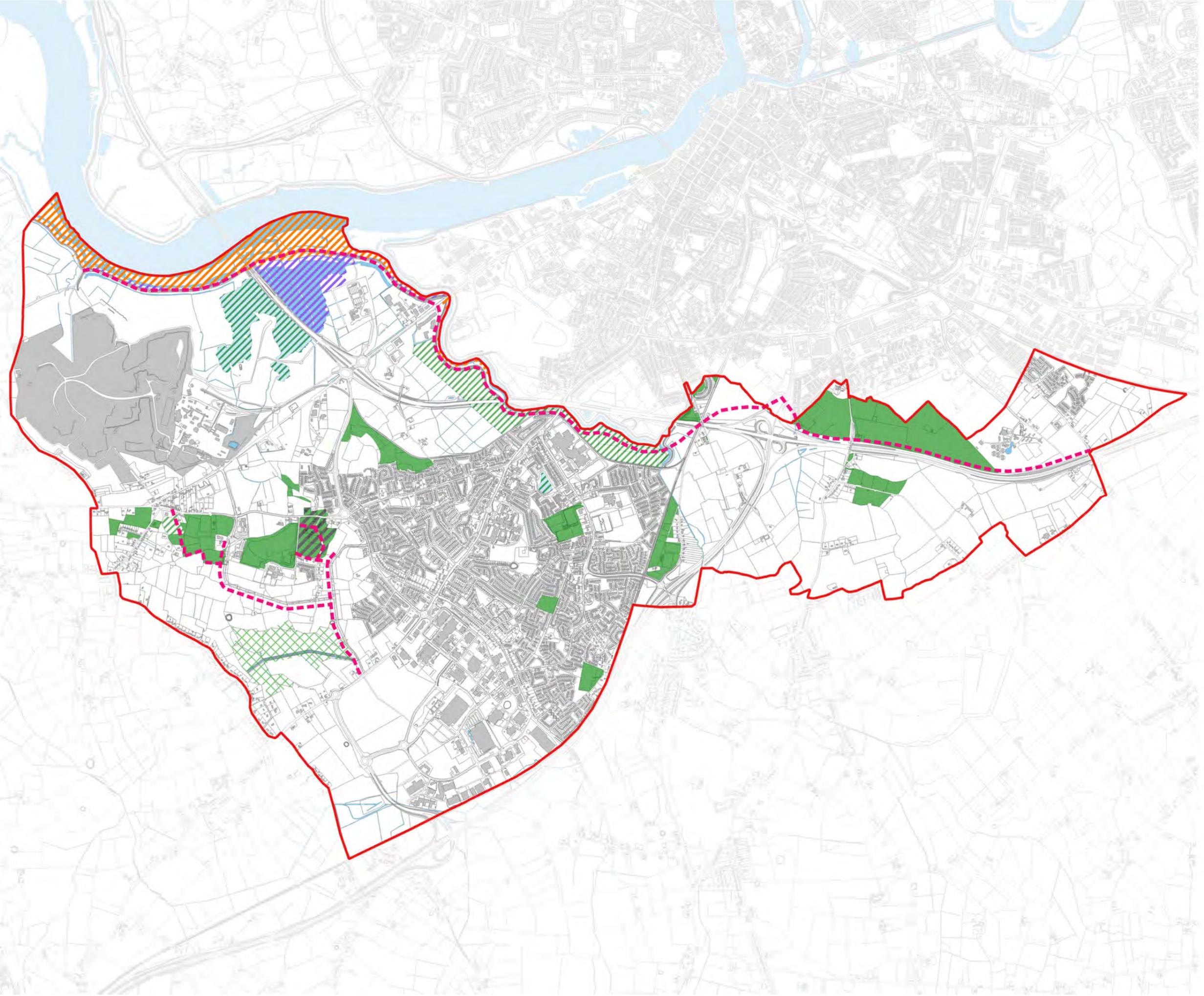
NOTE:
Flood Zone C covers all areas outside Flood Zone A and B

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Economic Development Directorate

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| A Senior Planner Maria Woods | Merchants Quay, Limerick Tel: (061) 556600 E-mail: forwardplanning@limerick.ie |
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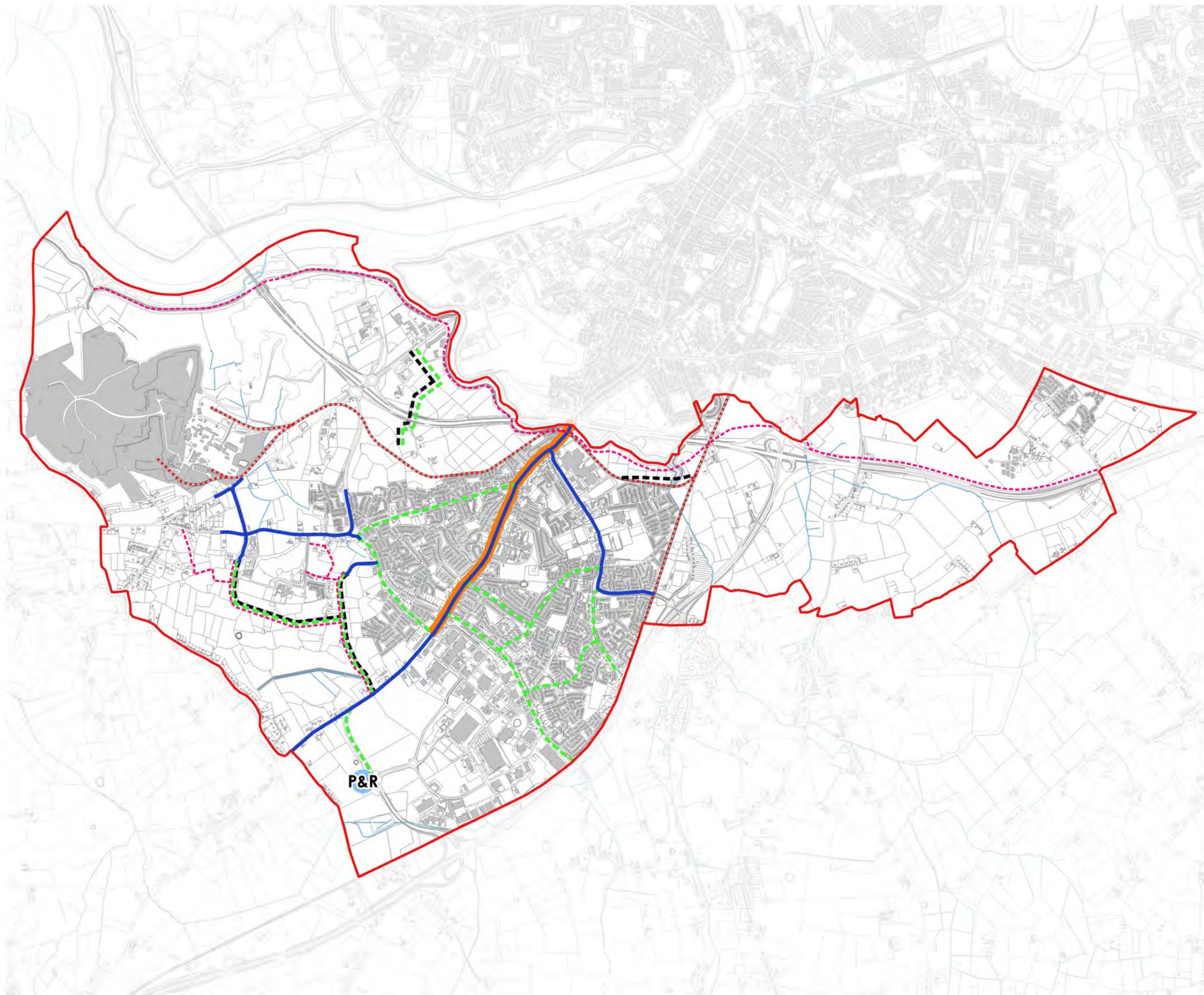
LEGEND

-  Open Space & Recreation
-  Special Control Area
-  Semi Natural Open Space
-  Proposed Natural Heritage Area
-  Utilities
-  Special Area of Conservation
-  Special Protection Area
-  Proposed Pedestrian Routes

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A Senior Planner
Maria Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

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LEGEND

- Proposed Link Roads (Indicative)
- - - SE Proposed Walks
- Existing Cycleways
- - - Proposed Cycleways
- . - . Existing & Disused Rail lines
- Existing Bus Lanes
- Indicative Bus Lanes
- P&R Indicative Location of Park & Ride Facility

NOTE:
Indicative Link roads to be designed in accordance with the requirements of the Design Manual for Urban Roads and Streets 2019

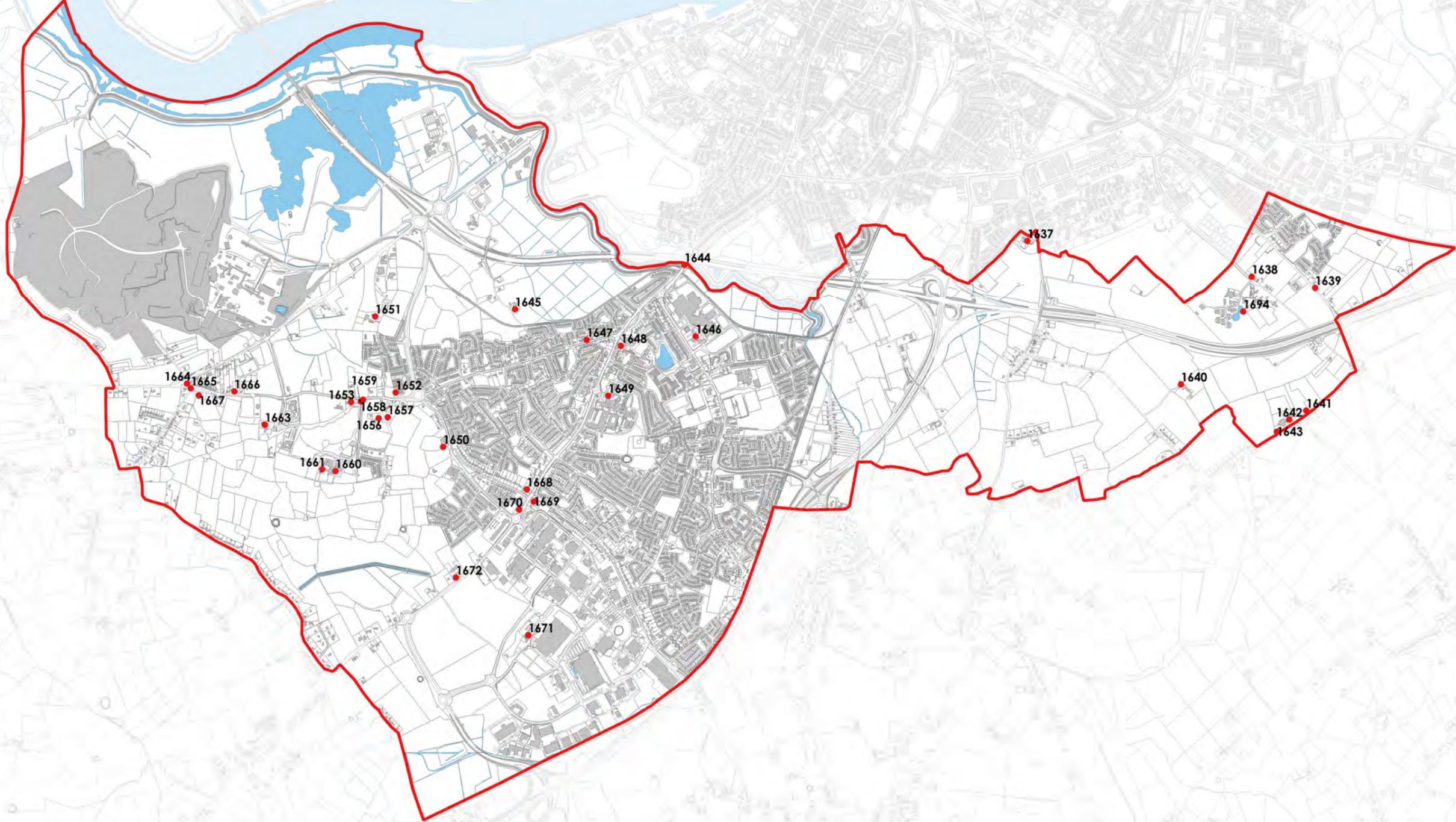
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| A Senior Planner Mario Woods | Merchants Quay, Limerick Tel: (061) 556600 E-mail: forwardplanning@limerick.ie |
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| DRAWN BY | C.O'Keefe | CHECKED BY | L. Bolger |
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Record of Protected Structures



LEGEND

- Record of Protected Structures

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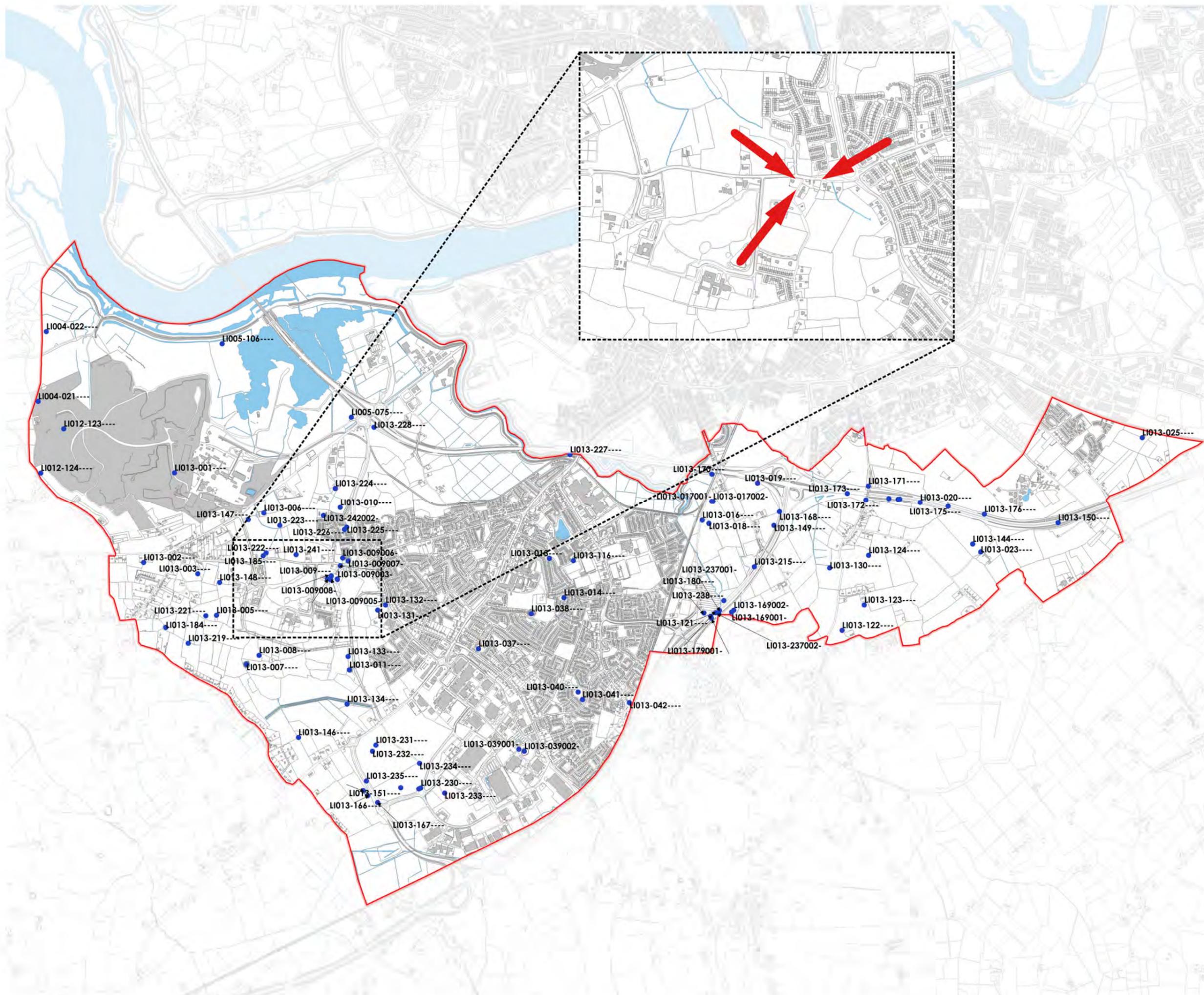
A Senior Planner
Maria Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

SCALE: NA DATE: SE-21-27-05

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LEGEND

- Recorded Monuments
- ➔ Protected Views

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Economic Development Directorate

A Senior Planner
Maria Woods
Merchants Quay, Limerick
Tel: (061) 556600
E-mail: forwardplanning@limerick.ie

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