

Bedford, Katie

From: [REDACTED]
Sent: Friday 18 November 2022 15:42
To: Forward Planning
Subject: [EXTERNAL] Proposed Material Alterations to the Draft Rathkeale Local Area Plan, 2023 – 2029
Attachments: Proposed Material Alterations to the Draft Rathkeale Local Area Plan 2023 – 2029.pdf
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Dear Sir/Madam,

Please find attached a copy of TII's observations on the Proposed Material Alterations to the Draft Rathkeale Local Area Plan, 2023 – 2029.

Yours sincerely,
Michael McCormack
Senior Land Use Planner

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

by e.mail; forwardplanning@limerick.ie

Dáta | Date
18 November, 2022

Ár dTag | Our Ref.
TII22-120800

Re: Proposed Material Alterations to the Draft Rathkeale Local Area Plan, 2023 – 2029

Dear Sir/Madam,

TII acknowledges receipt of referral of Proposed Material Alterations to the Draft Rathkeale Local Area Plan, 2023 - 2029. The Authority acknowledges and welcomes the Proposed Material Alterations arising from consideration of the Authority's initial submission on the Draft Plan. In relation to other Proposed Material Alterations on display, TII outlines the following observations for the Councils consideration;

Proposed Amendment 1

TII notes the proposed amendment to the text of Objective ED O4 and the requirement for masterplanning of 'Enterprise and Employment' lands at Wolfburgess East, including early engagement with Irish Water.

While TII has no comments relating to the specific text of the proposed amendment, TII advises that the comments outlined by the Authority in relation to the proposed Masterplanning of the lands, as outlined in TII's submission to the Draft Local Area Plan, remain the position.

In relation to proposals that a Masterplan be prepared for such an extensive site in the vicinity of the national road network and associated junctions, in accordance with official policy provisions, TII is of the opinion that where masterplans are proposed to be used to inform development management decisions, particularly in relation to areas with the potential to impact the strategic national road network, planning authorities should incorporate them in the development plan or local area plan and where possible, public consultation should be integrated into their preparation.

TII would draw the Councils attention to the provisions of both the DoECLG Local Area Plan Guidelines and DoECLG Sustainable Residential Development in Urban Areas Guidelines which advise that such plans (masterplans or similar non-statutory plans) can supplement or complement but not replace statutory plans.

The DoECLG Sustainable Residential Development in Urban Areas Guidelines advise that if it is intended to use such non-statutory documents for development management, planning authorities should incorporate them in the development plan or local area plan for the area by way of variation and where possible, public consultation should be integrated into the preparation on non-statutory frameworks.

Recommendation

- TII considers that there is an opportunity to clarify the role of Masterplanning in the text of the local area plan prior to adoption as TII does not consider that the approach outlined in the current draft provides sufficient clarity for the development of such an extensive area of land adjoining the strategic national

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road network and associated junction given the absence of stakeholder and public consultation and absence of clarity on mechanisms for adoption. TII does not support the process currently included in the Draft Local Area Plan and considers that such issues can be addressed with collaboration and should be addressed in advance of adoption of the Draft Local Area Plan.

Proposed Amendment 11

TII welcomes inclusion of support for the N21/N69 Foynes to Limerick Road (including Adare Bypass) Project in the proposed amendments and associated mapping updates.

Recommendation

- TII welcomes and supports Proposed Amendment 11.

Proposed Amendment 24

TII notes the proposal to alter the zoning objective of lands at Monks Hill from 'Agriculture' to 'New Residential'. It is acknowledged that the update to the Settlement Capacity Audit, accompanying the Proposed Material Alterations, identifies that pre-planning discussions with the planning authority is strongly advised in relation to the development of such lands.

As the subject lands are sited adjacent the N21, national road, with access via the local road, TII recommends that pre-application discussions would also identify the need to include appropriate noise and environmental mitigation in any development proposals in the vicinity of the national road. In accordance with the provisions of official policy, the cost of mitigation would be a matter for the developer.

Recommendation

- As the lands subject to Material Amendment 24 are sited adjacent the N21, national road, TII recommends that that the Draft Plan should acknowledge the requirement to include appropriate noise and environmental mitigation in any development proposals having regard to the proximity of the subject site to the existing national road. In accordance with the provisions of official policy, the cost of such mitigation will be a matter for the developer.

Conclusion

The Authority respectfully requests that the foregoing observations are taken into consideration by the Council prior to the adoption of the Local Area Plan.

Yours sincerely,



Michael McCormack
Senior Land Use Planner