

Who Makes the Local Area Plan?

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

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

1. Pre-Draft Stage

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

2. Draft Plan Stage

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

3. Notice of Draft Plan

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

4. Chief Executive's Report

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

5. Consideration by Elected Members

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

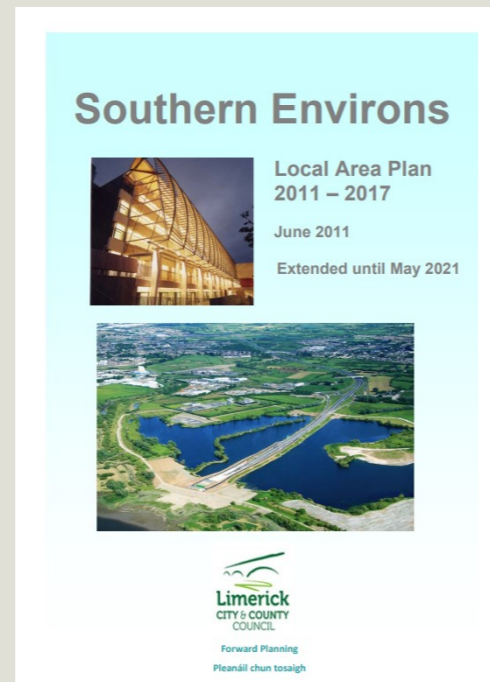
6. Material Alterations

In the event of material alterations or amendments, we will publish notice of this & invite further submissions. A similar process to that outlined at stages 4 & 5 above is then repeated.

7. Final Plan

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

Making a Submission on the Review of the Southern Environs Local Area Plan



Public consultation will take place until 5.00pm on 7th September 2020. This Issues Paper and the current Southern Environs Local Area Plan can be viewed on the Council's website www.limerick.ie

Submissions titled "Southern Environs" can be made via:

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

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

All submissions received during this period will be considered by the Council, in the drafting of the new Southern Environs Local Area Plan. Details including the names of those making submissions may be shared with relevant Council Departments or their agents involved in the making of the LAP. Submissions will form part of reports associated with the making of the LAP, which will be available online.

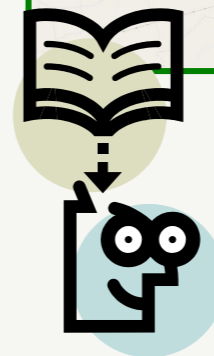
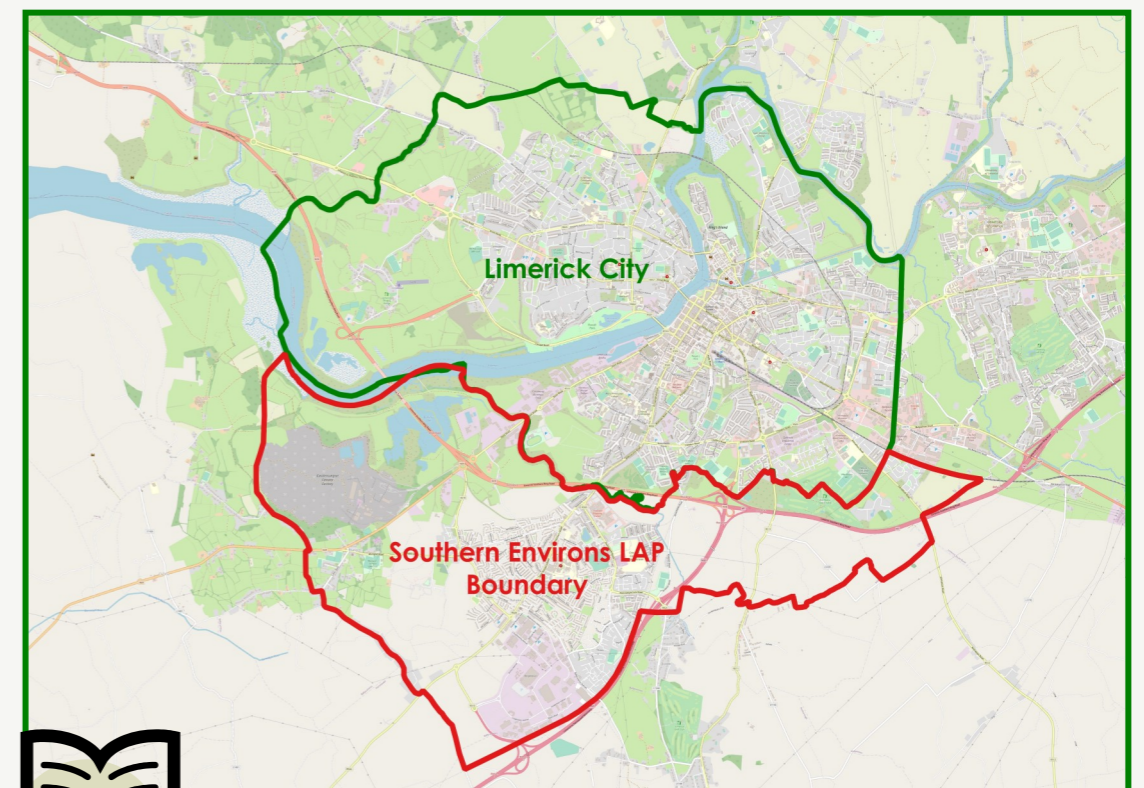
Please note that by giving your contact details you are agreeing to the Council GDPR policy.

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

SOUTHERN ENVIRONS LOCAL AREA PLAN

Pre-Draft Issues Paper

Have Your Say on the Review of the Southern Environs Local Area Plan..



**Forward/Strategic Planning
25th July 2020**



Introduction

Limerick City & County Council intends to prepare a new Local Area Plan for the Southern Environs. The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended). The existing Southern Environs LAP was extended, until 2021 under Section 19 of the Planning and Development Act 2000 (as amended), therefore a new plan is now required to replace the existing LAP. The LAP will set out a land use strategy for the proper planning and sustainable development of the area, until such time as the Limerick Development Plan is adopted. The Limerick Development Plan is expected to be adopted in 2022 and will include a zoning map covering the combined area of the former Limerick City Council area, the Southern Environs and Castletroy. The LAP will consist of a written statement and maps indicating objectives for zoning of land, residential development and its phasing, delivery of community infrastructure, heritage and culture, open space and recreation, transport and environmental protection. The LAP must be consistent with the objectives of the higher order plans, including the Development Plan, the Regional Spatial and Economic Strategy for the Southern Region and the National Planning Framework.

Public consultation is an important aspect of any plan making process in order to address issues and concerns which relate to the LAP area, and to ensure that the final LAP acknowledges community aspirations and concerns. This Issues Paper relates to the non-statutory “Pre-Draft” stage of the Local Area Plan preparation process. This “Pre-Draft” phase will be followed by preparation of the Draft LAP when a further 6 week period of public consultation will be undertaken. The Issues Paper aims to encourage interest and debate and invites submissions or observations. The Local Area Plan can have an important bearing on all aspects of life with planning applications assessed against the zoning and other objectives in the plan. However, the content of submissions or observations are not limited to the issues outlined in this paper.

Population and Housing



The population of the Southern Environs was 19,048 in the 2016 Census. New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense of place and a high quality public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure including childcare, schools, transport, water, wastewater, recreation and amenity.

Mungret plays an important role in achieving population and housing growth, as identified in the National Planning Framework, which includes the provision of social infrastructure such as the recently developed Neighbourhood Park and schools. Mungret College and the assemblage of buildings around it will form the centre of a new neighbourhood, where a mix of uses will be promoted to bring renewed life and vibrancy to the College.

How can the quality of existing residential areas be improved?

Where should new housing be located? What type and scale should new housing be?

How can the impact of population growth be managed?

Retail & Commercial Development

The Southern Environs is home to a mix of retail and commercial developments. The development of retail and commercial services in the area and any expansion of existing facilities needs to be planned and managed to ensure an appropriate mix of facilities at the proper scale to compliment Limerick City. The



new plan will need to examine and identify any shortfalls in the provision of services and allow for the adequate zoning of lands to facilitate this type of development.

What type of retail/ commercial services are required to serve the population?

Is there an absence of any type of activity on the retail/ commercial zoned sites?

Where should new retail/ commercial developments be located?

Community, Amenity and Recreation



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

What community infrastructure and facilities are lacking and where should these be located?

Are there sufficient sports, amenity and recreation facilities?

What natural features/ routes can be developed as walkways/ greenways?

Built and Natural Heritage

The built and natural heritage make a positive contribution to the environment of the Southern Environs. The area’s heritage is an important consideration for new developments in order to conserve the area’s character and to create a ‘sense of place’. Conser-



vation and enhancement of the area’s heritage assets including green infrastructure and biodiversity will contribute to the attractiveness of the Southern Environs as a desirable place to live, shop and work and for communities to take pride in.

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

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

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

Enterprise & Employment



The Southern Environs has the hallmarks of a community of working households with high employment rates. A significant level of the population carry out their daily lives working in the vicinity of their homes. There are three workplace clusters at Raheen Business Park, University Hospital Limerick and Dooradoyle.

What supports/ services are required in the area to sustain and grow employment potential?

Should opportunity sites be identified for employment related uses?

Should tourism be targeted as an industry in the Southern Environs?

Transport, Infrastructure and Utilities

The Southern Environs is located on the Regional and National Motorway Road Networks, in close proximity to Shannon Airport and Limerick City Centre. The potential for growth in the Southern



Environs will lead to additional demands on roads, water supply and sewerage treatment, energy supplies and telecommunication networks. The increased demand for services must be considered in the content of reducing carbon emissions and promoting a more sustainable way of living, travelling and working.

What are the key transport and infrastructure related issues facing the Southern Environs?

What infrastructure is required in the Southern Environs?

How can we encourage energy conservation and alternative sources of renewable energy?

Surface Water Drainage and Flooding



Flood risk is a key consideration in preparing a Local Area Plan. The aim of the guidelines is to avoid flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, has identified Flood Zones within the area.

What areas have experienced flooding?

What issues have caused flooding?

What measures can be taken to avoid or to prevent flooding?