

9th November 2023

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

Re: Adopted Abbeyfeale Local Area Plan 2023-2029

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Abbeyfeale Local Area Plan 2023-2029 (the LAP) by the members of Limerick City and County Council on the 4th October 2023. The Office also acknowledges receipt of your letter of 11th October 2023 further to section 31AO(5) of the *Planning and Development Act 2000*, as amended (the Act). The Office has reviewed the adopted LAP in accordance with the legislative requirements set out in section 31AO of the Act.

The Office commends the planning authority in preparing a comprehensive strategy for the future development of Abbeyfeale. In particular, the Office acknowledges the detailed approach taken in the Strategic Flood Risk Assessment, which is considered best practice. The Office also welcomes the regeneration strategy which supports the development of opportunity sites having regard to the Town Centre First approach.

The Office notes the reasons, set out in the section 31AO(5) letter, for not complying with the recommendation of the Office to omit proposed zoning amendment from New Residential to Enterprise and Employment at site 2, in accordance with Recommendation 1 of its submission on the Material Alterations to the draft LAP. In this regard, the Office acknowledges that significant vacant Town Centre zoned lands were identified through the preparation of the draft LAP, which reduced the requirement for greenfield New Residential zoned lands compared to the core strategy.

Therefore, having considered the reasons provided, the Office is satisfied that the LAP is consistent with the objectives of the Limerick Development Plan 2022-2028 and its core strategy.

In conclusion, the Office welcomes the adoption of the Abbeyfeale Local Area Plan 2023-2029 and looks forward to continued engagement with Limerick City and County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations
