

4th April 2024

Forward Planning,
Planning, Environment and Place-Making
Corporate Headquarters
Limerick City & County Council
Merchants Quay, Limerick.

Re: Adopted Patrickswell Local Area Plan 2024 - 2030

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Patrickswell Local Area Plan 2024 – 2030 (the LAP) by the members of Limerick City and County Council on the 26th February 2024. The Office also acknowledges receipt of your letter dated 4th March 2024, 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 notes that following a resolution by the planning authority agreed at the Special Planning Meeting held on the 26th February 2024, the members of the Council resolved to adopt the LAP with Material Amendment No. 2 and No.17. These amendments related to the inclusion of a new zoning objective for Residential Serviced Sites at lands located at Ballyanrahan East.

The planning authority will be aware that MA Recommendation 1, which the Office made at material alterations stage, requested the omission of these material amendments, specifically the removal of the residential serviced sites zoning objective and the associated update to Table 10 regarding the quantum of residential zoned lands for Patrickswell.

The Office notes that as these material amendments have not been omitted, therefore the quantum of lands zoned for Residential Serviced Sites remains at 5.173 ha (previously 4.773, as indicated in draft LAP). Further the lands in respect of MA Recommendation 1 are located outside the settlement limit and beyond the CSO Boundary (2022) for Patrickswell. That said, a detailed planning rationale has been

provided as part of the 31AO (5) letter, as raised in the Special Planning Meeting held on the 26th February 2024.

The Office also welcomes the overall land use zoning approach for residential and employment zoned lands and the identified requirement to ensure that these sites are appropriately serviced and at sequentially preferable locations that align with the principles of compact growth and consolidated forms of development.

In addition, the material alterations also provided additional policy objectives and actions to capitalise on town centre first initiatives, development of infill/brownfield sites and the creation of a more compact village and endeavours to improve permeability and localised access through the development of the four identified opportunity sites (e.g. SMT-02).

The Office made a total of five observations to the draft LAP which related to several aspects, such as the approach to Land Use Zoning, Sustainable Urban Drainage Systems, Implementation and Monitoring, and Sustainable Transport and Accessibility. The Office welcomes the material alterations which were introduced to address these observations.

In conclusion, the Office welcomes the adoption of the Patrickswell Local Area Plan 2024 – 2030 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,



Anne Marie O'Connor
Deputy Planning Regulator and Director of Plans Evaluations
