



An
Bord
Pleanála

Record of 2nd Meeting ABP-314351-22

Case Reference / Description	ABP-314351-22 - Limerick City Greenway (UL to Annacotty)		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	08/11/24	Start Time	11:30am
Location	Virtually	End Time	

Representing An Bord Pleanála		
Staff Members		
Sarah Lynch, Assistant Director of Planning (Chair)		
Joe Bonner, Senior Planning Inspector		
Kenneth Moloney, Inspector		
Muiriosa Cassells, Senior Administrative Officer		
Lauren Griffin, Executive Officer	lauren.griffin@pleanala.ie	01-8737244
Representing the Prospective Applicant		
Sinead Kennedy, Limerick City and County Council		
Rosie O'Donnell, Limerick City and County Council		
Richard Gorey, Limerick City and County Council		
Brendan Larkin, Ryan Hanley		
Angel Adetunji, Ryan Hanley		
Fintan Morrin, The Planning Partnership		

Introduction

The Board welcomed the prospective applicant to the meeting and introduced those attending from the Board. The Board gave the prospective applicant an opportunity to introduce its team. The Board did not mention the general procedures in relation to the pre-application consultation.

Presentation made by the prospective applicant:

The prospective applicant, Ryan Hanley, introduced those attending the meeting and began the presentation, noting that it acts on behalf of Limerick City and County Council. The prospective applicant gave an overview of the proposed development, which was County Limerick, primarily in the town of Castletroy. The prospective applicant continued with noting the River Shannon, the UL campus and the National Technology Centre are the notable features surrounding the development.

The prospective applicant stated the old route ran from UL boat club along the River Shannon and continued until the intersection of the River Mulcair, running along the shore of the River Mulcair, through UL Bohemians rugby club and down Mulcair Drive terminating in Annacotty village.

The prospective applicant stated that the River Mulcair section of the route had been removed. The prospective applicant stated that residents of Mulcair Drive would not be affected by the proposed development going forward.

The prospective applicant noted that Plassey Park Road had been re-developed including cycle lanes and footpaths.

The prospective applicant indicated it intended to submit the application under Section 51(a) of the Roads Act, 1993. The prospective applicant stated the proposed development would be 4.483 metres and was supported by policy in the Limerick

City and County Development Plan, 2022-2028. The prospective applicant noted an EIA screening report, an EIA report an AA screening report, and a NIS report had been prepared and would be submitted with the application.

The prospective applicant continued the presentation with an overview of the development route. The prospective applicant stated there would be a parallel pathway added to the existing route along the east side of the River Creedy Bridge width from 2.2 metres to 4metres.

The prospective applicant noted in the Limerick City and County Development Plan, 2022-2028 there was a tree replacement plan, it was noted that any tree removed would be replaced by the prospective applicant.

The prospective applicant noted that a concern the residents of Fisherman's Cottage had was disturbances from members of the public outside their properties, the prospective applicant decided to divert the route to the rear of the cottages and fix their drainage problem, to avoid future issues.

The prospective applicant confirmed it would maintain access to UL via an existing bridge, avoiding a woodland along the River Shannon. The prospective applicant stated it will level up the existing gravel path at Plassey Mill along the route, the prospective applicant confirmed the gravel path was higher than the predicted flood plain.

The prospective applicant noted it will add a retaining wall and ramp at the proposed bridge at Plassey Beach to widen the area and create a meeting place for members of the public. As this area has high foot traffic, the prospective applicant confirmed that the impact on the biodiversity of the area had been taken into consideration within the EIA and the Biodiversity Management Plan.

The prospective applicant continued the overview of the route as it continued south toward the UL agricultural lab, utilizing an existing bridge along the route. The prospective applicant confirmed it had been in consultation with UL since 2021, noting the facilities team at UL support with the proposed development. The prospective applicant noted that a change at this point had been made to allow the construction of a playing pitch for UL.

The prospective applicant stated on University Avenue and McLoughlin Road the path would change from a shared surface to a segregated cycle lane and footpath and continued in this way down to Plassey Park Road.

Discussion:

The following matters were discussed:

The Board's representatives sought confirmation that the area at Troy Castle had been removed from the proposed route, the prospective applicant confirmed this.

The Board's representative queried if an update on the surveys regarding the NIS and EIAR was required, the prospective applicant confirmed it carried out surveys in Winter 2023 and Summer 2024, surveying for bat and bird roosts along the trees along relevant routes. The prospective applicant noted it conducted a badger and otter survey in August 2024 and revised its arboriculture impact in February 2024.

The Board's representative enquired about changes in riparian habitat since the last meeting, in response to this the prospective applicant confirmed that it had been build up earth banks and allowing propagation of natural gas to grow along the pathways of the route. The Board's representative highlighted the importance of referring to the National Biodiversity Plan and having consistency in the Climate Action Plan 2024 within the proposed application documentation.

The Board's representatives sought confirmation that the area at UL Bohemian Rugby Club had been removed from the proposed route, the prospective applicant confirmed this.

The Board's representative stated the two legislative vehicles the applications are made under are Section 51(2) of the Roads Act, 1993 and Section 213 of the Planning and Development Act, 2000.

The Board's representative enquired about the timeline for the proposed development. The prospective applicant indicated that it would not be seeking further pre-application meetings. The prospective applicant indicated it would submit the application documents in Quarter 1.

The Board's representative made a comment about the engineering look of the scheme, advising the prospective applicant to include its plan to add replacement planting and trees to its application documentation in the form of a landscape plan.

The prospective applicant enquired if there were other reports it should include in its application documentation, the Board's representative advised that the Water Framework Directive Assessment should be submitted.

Conclusion:

The Board's representatives advised that the record of the instant meeting will be issued shortly and that the onus is on the prospective applicant to request closure of the pre-application process or to request a further meeting.



Sarah Lynch

Assistant Director of Planning