

	should be located on lands within or adjoining existing settlements, would facilitate this development.
<b>Chief Executive's Recommendations</b>	
1. No change.	
<b>SEA/ AA Response</b>	
N/A	

No. 49	<b>Ref. &amp; Name/ Group:</b>	LCC-C62-49 Tim Ryan on behalf of Galbally Tidy Towns Committee
	<b>Submission/ Observation Summary</b>	
	<b>Chief Executive's Response</b>	
	<p><b>1. Galbally: Level 5 Small Village:</b> The submission notes the inclusion of Galbally as a Level 5 Small Village and supports some of the policies with regard to the sustainable development of Galbally and ensure it remains a viable and thriving place into the future.</p> <p><b>2. Dereliction:</b> Section 3.7.6 'Re-use of Buildings' and Chapter 10 'Compact Growth and Revitalisation' are noted. The Council needs to strengthen policy on active land management and dealing with derelict sites. A derelict property in the village was taken over by the Council and</p>	<p><b>1. Galbally: Level 5 Small Village:</b> The content of the submission received is noted.</p> <p><b>2. Dereliction:</b> The Council envisages that effective approaches to revitalisation will facilitate and encourage the mobilisation of development land in private ownership, to generate housing supply and create high quality neighbourhoods in the settlements. The provisions of the Local Authority in relation to Active Land</p>

<p>since sold. Other properties need to be acquired to give the example that it is not acceptable to allow properties to lie idle for years. The submission notes the psychological effect of having properties occupied and in good condition in encouraging people to remain in and come to live in the village.</p>	<p>Management are set out under Chapter 10, Compact Growth and Revitalisation of the Draft Plan. Legislative mechanisms available to the Local Authority in this respect include the Vacant Site Levy, Derelict Sites Levy and Unfinished Estates. Objectives in relation to these measures have been included accordingly. Through the functions of the Community and Housing Directorates in relation to</p>
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<p>since sold. Other properties need to be acquired to give the example that it is not acceptable to allow properties to lie idle for years. The submission notes the psychological effect of having properties occupied and in good condition in encouraging people to remain in and come to live in the village.</p> <p><b>3. Encouraging Village Living:</b> The observer notes the advantages of living in a village and proposes that one of the main aims of the plan should be to encourage people back to living in the village, through the reuse of existing buildings or living over business premises. The observer proposes including a reduction in electricity charges, bin collection charges, reduced property tax, more grants for house repair/renovation, reduced broadband charges, maintain public transport. Local businesses should be encouraged by reducing rates and water charges.</p> <p><b>4. Climate Action:</b> The submission welcomes the actions proposed under Chapter 8, Climate Action, Flood Risk and</p>	<p>Management are set out under Chapter 10, Compact Growth and Revitalisation of the Draft Plan. Legislative mechanisms available to the Local Authority in this respect include the Vacant Site Levy, Derelict Sites Levy and Unfinished Estates. Objectives in relation to these measures have been included accordingly. Through the functions of the Community and Housing Directorates in relation to paint schemes, vacant homes, dereliction, vacancy and re-use initiatives, the Local Authority will continue to actively pursue the revitalisation of settlements across Limerick.</p> <p><b>3. Encouraging Village Living:</b> The Draft Plan is centred around the concept of compact growth and revitalisation of towns and villages in accordance with the provisions of the NPF and the RSES. Objective SS 01 Compact Growth which states ‘It is an objective of the Council to strengthen the core of settlements and encourage compact growth, through the development of infill sites, brownfield lands, under-utilised lands/buildings, vacant sites and derelict sites, within the existing built-up footprint of the settlements and develop outwards from the centre in a sequential manner’. Objective HO 04 states ‘It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock’. The observer’s suggestions in relation to utility charges, taxes and grants etc. are noted, however these are outside of the remit of the Local Authority and are a matter for national government and utility providers.</p>
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Transition to Low Carbon Economy, but suggests that more practical methods mentioned need to be taken to encourage people to live in the most sustainable locations by supporting residential populations in towns and villages.

**5. Galbally Village Square:** Galbally Village Square is important from an architectural heritage perspective and outlines how more consideration may need to be given to protect this. If an Architectural Conservation Area designation is not needed, then a lower level of protection may be considered. Many of the shopfronts and building facades are original, dating pre-1841, with one local shop recently celebrating 200 years in business.

**4. Climate Action:** The resettlement of populations in the core of towns and villages is essential for vitality, vibrancy and sustainable development and is supported in the Draft Plan.

**5. Galbally Village Square:** Galbally is in a picturesque location at the foot of the Galtee Mountains and at the western approach to the Glen of Aherlow. The Aherlow River, flowing down from the Galtee mountains, runs by the village. Galbally has medieval origins and today's form of the town is defined in the latter half of the nineteenth century by the market square. Today the market space continues to act as the core of the town. The square retains its original nineteenth century streetscape and includes seven NIAH structures located immediate to the Square. There are 11 Protected Structures in the town. The numerous Recorded Monuments reflect the antiquity of Galbally's origins. The core of the village encapsulates aspects of our history. Its centre is dominated by a War of Independence memorial. The stables of the 19th century Bianconi coaches occupied the north side of the square, while on the south side was a Famine poor house. Each exit from the square is an important route way, the southeast exit leads to Moor Abbey, a 15th century Franciscan monastery, albeit in Co. Tipperary. However, the main walls of the medieval church still stand, surrounded by the 13th century graveyard has headstones with names of old English settlers such as Blackburn and Samson.

<p><b>6. Sustainable Communities and Social Infrastructure:</b> With regards to Chapter 9, Sustainable Communities and Social Infrastructure, Galbally has a vibrant community, with services and community facilities including two grocery stores, a post office, 2 hairdressers, butchers, coffee shop, health clinic, GAA, soccer and rugby clubs, athletics, cycling, walking, Men’s Shed, playground, tennis court, national and pre-school. The potential for water and walking resources and associated tourism development is noted. Encouraging people to live in the village is key to sustaining and promoting the 10-minute neighbourhood concept.</p> <p><b>7. Broadband Services:</b> Another way to promote the village is to ensure the provision of a good broadband service. The</p>	<p>While the location of the medieval castle which is no longer extant is known.</p> <p>The design of the buildings within the Square reflects that of a traditional Irish townscape from the 19th Century. The buildings are generally terraced, with natural slate roofs, doors and windows having vertical proportions, smooth rendered, painted or stone facades, with some retaining timber doors and timber windows. The Square retains its original plan form as evident from the historical 25-inch maps.</p> <p>Having regard to the above the Council consider that the Square in Galbally and a portion of the southern approach to the Square along the R663 should be designated an Architectural Conservation Area (ACA) as this area represents a place, area, group of structures/ townscape that is of special architectural, historical, archaeological, social, artistic and cultural interest, or that contributes to the appreciation of a Protected Structure.</p> <p><b>6. Sustainable Communities and Social Infrastructure:</b> The content of the submission received is noted. The Draft Plan sets out policies and objectives to support community development and the concept of the 10 minute town or village.</p>
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<p>community center could be promoted as a ‘rural hub’ in Objective ECON O22. Rural enterprise and employment is very important and locations where people can work remotely with high-speed broadband connections is key.</p> <p><b>8. Chapter 5: Environment, Heritage, Landscape and Green Infrastructure and Chapter 7 Infrastructure:</b> Galbally had an issue with flooding which has been resolved. Inland Fisheries have advised on the protection of river life, local Lamprey species and when to clean the stream. To protect water quality and ensure future sustainable development, upgrading the local wastewater treatment plant is urgently required to increase capacity and improve the quality of outflow into the Aherlow River, a dedicated Salmon and Trout spawning river. A wetland (reedbed) system could be considered.</p>	<p><b>7. Broadband Services:</b> The Local Authority acknowledges that high speed, cost-competitive and reliable broadband is essential for the continued economic growth of Limerick. While the implementation of the National Broadband Plan comes under the remit of the Department of Communications, Energy and Natural Resources, the Draft Plan supports the delivery and implementation of the National Broadband Plan, WiFi zones, and associated infrastructure as set out under Objective IN O3 of Chapter 7 Infrastructure.</p> <p>The Draft Plan includes objectives to support rural enterprise and employment including home working as set out under Chapter 4 A Strong Economy, Objective ECON O34 which states ‘It is an objective of the Council to facilitate home-based economic activities where, by virtue of their nature and scale, can be accommodated without detriment to the amenities of residential areas’.</p> <p><b>8. Chapter 5: Environment, Heritage, Landscape and Green Infrastructure and Chapter 7 Infrastructure:</b> Comment Noted. However, investment in water services is an issue for Irish Water. Irish Water is Ireland’s national water utility responsible for providing and developing water services throughout Ireland. The Council will continue to work with Irish Water to deliver critical infrastructure for Limerick.</p>
<p><b>Chief Executive’s Recommendations</b></p> <p>1 – 4. No change;</p>	

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	<p>5. Designate the Square in Galbally and a portion of the southern approach to the Square an Architectural Conservation Area (ACA) as this area represents a place, area, group of structures/ townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure.</p> <p>6 – 8. No change.</p>
	<b>SEA/ AA Response</b>
	The designation of an ACA would be beneficial from a built heritage perspective.

<b>No.</b> 57	<b>Ref. &amp; Name/ Group:</b> LCC-C62-57 Rob Shanahan Architects on behalf of Ciaran Ryan	
	<b>Submission/ Observation Summary</b>	<b>Chief Executive’s Response</b>
	<p><b>1. Zoning:</b> The observation is requesting the zoning of 3.2ha. of lands in Galbally for Residential or Village Centre.</p> <p>The observer’s client owns approximately 13.4ha. of lands at Galbally, none of which are within the settlement boundary. The lands are in agricultural use and accessed via the Graveyard access road to the south. The site is located behind the Village Square/ Main Street. The site is supported by the local school, retail units, church and sports clubs.</p> <p>Potential access to the site would be via a bridge over the river adjacent to the village church. Good visibility is available and the potential creation of a park/ riverwalk would be advantageous to the village. Pedestrian access could be provided at a later stage from the village square.</p>	<p><b>1. Zoning:</b> The observation requests the zoning of lands for Residential or Village Centre Use. The subject lands comprise agricultural lands to the rear of the eastern streetscape of The Square in Galbally. Analysis of the lands including a site inspection, determined that the lands identified to the rear of The Square rise significantly in an easterly direction and there is not the depth of flat lands available to construct housing, or any other significant development to the rear of the established pattern, except in a linear format, which would not lend itself to quality or appropriate design and may represent a detrimental impact on the established pattern of development. Any other form of development will be elevated and would detract from the character of Galbally and would be visually prominent as you approach the village from all directions.</p> <p>The natural growth of the village, having particular regard to the local topography and established land uses, is along the R663 (old Road, Aherlow Road) as identified in the Draft Plan. The Council is satisfied</p>

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	<p>The lands would allow for the orderly growth of Galbally in a sustainable manner and consolidate the existing village core. The proximity to existing village services suggests these lands are a more sustainable development option than peripheral settlement sites proposed in the Draft Plan. Development of these lands for housing would facilitate a more integrated and compacted approach to future growth.</p>	<p>that the boundary proposed adequately caters for the growth of the village within suitable infill development lands.</p> <p>Galbally is identified as a Level 5 settlement with the assumption of 22% growth over the lifetime of the plan, it is considered that there is sufficient lands identified within the boundary of Galbally to accommodate this growth.</p>
<b>Chief Executive’s Recommendations</b>		
1. No change.		
<b>SEA/ AA Response</b>		
N/A		

<b>No.</b> 59	<b>Ref. &amp; Name/ Group:</b> LCC-C62-59 HRA Planning on behalf of OMC Homes Limited	
<b>Submission/ Observation Summary</b>		<b>Chief Executive’s Response</b>
<p><b>1. Zoning:</b> The observer is seeking the rezoning of 0.6ha. of land from Open Space and Recreation to Residential at The Grove, Bruff.</p> <p>The land is located immediately adjoining the town core, bound by the Morningstar River to the south and buildings fronting Chapel Street to the north. The site is within the central core of the village, concentrated on Main Street, most of the local economic activity is located on Main Street.</p>		<p><b>1. Zoning:</b> The Economic and Social Research Institute’s ‘Regional Demographics and Structural Housing Demand at a County Level’ sets out a forecast for Limerick for an additional 15,591 households, or residential units, over the Plan period 2022 – 2028. The Planning Authority were required to distribute these household units across the settlement hierarchy having regard to National and Regional policy and the principles of compact growth.</p> <p>Bruff is identified as a Level 4 Settlement in the Draft Plan. The core strategy provides a housing allocation of 83 units to Bruff over the plan period, with a requirement for 4.68 ha of residential zoned lands. The</p>