



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

9th February 2026

Forward Planning Section,
Planning, Heritage and Ryder Cup Directorate,
Merchants Quay,
Limerick City and County Council,
Limerick.

Re: Proposed Variation No. 2 to the Limerick City and County Development Plan 2022-2028

A chara,

Thank you for your authority's work in preparing the Proposed Variation No. 2 (proposed Variation) to the Limerick City and County Development Plan 2022-2028 (City and County Development Plan).

As Limerick City and County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation further to its functions under section 546 of the Planning and Development Act 2024 (Act) and this submission has been prepared accordingly. Recommendations and observations are made further to section 58(9) and 546 of the Act.

Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in National Planning Statements prepared by the Minister under section 25 of the Act or under section 28 of the Planning and Development Act 2000 (2000 Act). As such, planning authorities are requested to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to

ensure alignment with policy and legislative provisions. Planning authorities are advised by the Office to action an observation.

A submission can also include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will consider whether the plan has been made in a manner consistent with the recommendations of the Office and whether the plan sets out an overall strategy for the proper planning and development of the area concerned.

Overview

The proposed Variation proposes to remove text in chapter 7, Objective TR O37. The Office notes that the reason for the proposed Variation is to provide greater clarity in relation to the types of development to be permitted on substandard roads.

The Office welcomes that the proposed Variation has been screened as part of the processes for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). In this regard, the Office notes the determination that a full SEA is not required to be undertaken, and that the proposed Variation does not require an AA or the preparation of a Natura Impact Report.

In assessing the proposed Variation, the Office notes that there are numerous relevant parts of the City and County Development Plan that relate to proposals for rural housing in County Limerick. In this regard the following provisions have been noted in particular: section 4.4 (rural housing), section 11.8.1 (width, carrying capacity and condition of roads), table DM 4 (Design Guidelines for Rural Houses), Objective IN O11 (wastewater treatment systems) and Objective EH O15 (groundwater protection).

Having reviewed the proposed Variation and having regard to the above, the Office is of the view that the proposed Variation does not raise any concerns in relation to consistency with either legislative or policy requirements.

Summary

The Office accepts the rationale for the proposed Variation and is of the view that it does not raise any concerns in relation to consistency with either legislative or policy requirements.

Where the Planning Authority makes a variation, it is required to notify the Office within **one week** of the decision to adopt the Variation. Your authority is also required to send the Office a copy of the Variation and any submissions made by the Minister, the relevant regional assembly and the National Transport Authority during the Variation preparation process.

Please be advised that planning authorities are also required to publish notice of the Variation within a week of the adoption, stating that a copy of the City and County Development Plan as varied will be available for inspection within five weeks of the adoption.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations

Designated Public Official under the Regulation of Lobbying Act 2015