



Appendix 3: Core Strategy Compliance

1.0 Introduction

This report sets out the overall strategy for the regeneration areas for the period 2012-2022 with reference to the requirements of the Core Strategy of Limerick City Development Plan 2010-2016. The purpose of the Core Strategy is to articulate a medium- to longer- term quantitatively based strategy for the spatial development of the regeneration areas ensuring that policies and objectives of the Strategy and the Development Plan relating to private housing demand and tenure mix are entirely consistent with national and regional development objectives set out in the National Spatial Strategy 2002- 2022 (NSS) and Regional Planning Guidelines 2010-2022 (RPGs).

2.0 Planning Policy

2.1 Core Strategy

2.1.1 Limerick City Development Plan 2010-2016

Table 1 below, extracted from Chapter 2 of the City Development Plan 2010-2016, sets out the Core Strategy for Limerick City. The strategy describes the quantum of additional private units and land required in the four regeneration areas. The figures are based upon the 2008 programme vision prepared by Limerick Regeneration Agency which estimates that the total new private housing (i.e. additional to the replacement housing) within the total regeneration area would equate to some 4,400 units by 2022. The 2008 vision assumed widespread demolition and their replacement with new units. In light of the draft Limerick Regeneration Framework Implementation Plan, for each of the regeneration areas, up to date data on new additional private housing is available to input into the Core Strategy table to ensure compliance.

2.2 Tenure Mix

2.2.1 Limerick City Development Plan 2010-2016

The current Limerick City Development Plan 2010-2011 states the objective of seeking a 20:80 split in the rented and private ownership. The overall objectives are as follows:

"Currently in the regeneration housing estates, over 52% of householders own their homes, while 48% are renting from the Local Authority. It is hoped to change that mix to ultimately achieve the following:

- 20% Social/rented.
- 80% Private ownership." (page 55)

2.2.2 Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare Local Authorities (2010-2016)

The Joint Housing Strategy re-states the City Development Plan objective of seeking a split in the

Limerick City Core Strategy Population Land Use and Housing Unit Requirements 2010-2022	2006 Population	2016 Population	2022 Population	Phase 1 House No. Units Req. by 2016	Phase 2 House No. Units Req. by 2022	Total House No. Units Req. by 2022	Phase 1 Land to be Zoned in Hectares 2016	Phase 2 Land to be Zoned in Hectares 2022	Total Land to be Zoned in Hectares 2022
Limerick City	59790	70768	81240	9149	4364	13513	272	135	407
Increase		10978	10472						
Regeneration Areas Overall		4800	5760	2000	2400	4400	60.6	72.4	133.0
Coonagh/Clondranagh		1618	1051	674	438	1112	20	13	33
Clonmacken		1212	566	540	236	776	16	7	23
Former Racecourse		1778	1132	741	472	1213	22	14	36
Corbally		648	0	270	0	270	8	0	8
Balance		4448	1092	1853	455	2308	55	13.5	68.5
Mixed Use / Brown Field *2									
City Centre		3638	607	1516	253	1769	45	7.5	52.5
Remaining Mixed use including		3638	607	1516	253	1769	45	7.5	52.5
Brownfield/Derelict Sites									
Total		21780	10815	9110	4507	13617	272	135	407

Table 1: Extract from the Limerick City Development Plan 2010-2016 Core Strategy

final housing mix between social/rented and private ownership, although recent economic developments now suggest these targets may not be achievable within the original timeframe. A core objective of the Housing Strategy is to promote balanced and sustainable communities which include beginning the process of the transformation of the tenure mix within the regeneration areas of Limerick City by working with other stakeholders to address the challenges set out in the Regeneration Programme

“To promote balanced and sustainable communities by transformation of the income and tenure mix in the urban area and specifically to begin the full implementation of the Regeneration Programme.” (page 74)

2.2.3 Limerick Regeneration Programme: A Vision for Moyross, Southill, Ballinacurra Weston and St. Mary's Park

Furthermore, the original masterplan of 2008 envisaged changing the tenure mix during the course of the programme implementation over the term 2009-2018 to ultimately achieve 20% social/rented and 80% private ownership

“The redevelopment proposes a residential regeneration that aims to achieve an 80:20 ratio of privately owned to social housing over the coming years” (page 92)

3.0 Meeting the Current Strategy and Tenure Mix Requirements

It is noted that the maps outlining the regeneration boundaries within the Limerick City Development Plan 2010-2016 are inconsistent with those maps which formed part of the establishment order in 2008 which defined the regeneration areas for the Northside and Southside of Limerick. It is also noted that, the requirement to meet the target of 4400 additional private units, proposed as part of the Core Strategy, assumed widespread demolition in the regeneration areas within the Development Plan regeneration boundaries which would have allowed for an increase in development yield in these areas.

A retention and refurbishment strategy is now being pursued in the regeneration areas, with strategic demolitions to make way for better connectivity and a more coherent urban form. Furthermore, the retention and refurbishment of existing housing stock means that there are less areas available for additional private housing to meet the Core Strategy's target of 4400 units as originally anticipated with the wholesale demolition strategy within the boundaries defined as part of the Limerick City Development Plan.

This Limerick City Development Plan clearly states that the “regeneration programme needs to be fluid” and “evolve with circumstances locally, regionally and nationally.” Therefore, to implement the framework plans in a flexible and sustainable manner, whilst ensuring compliance with planning policy, it is proposed that the boundaries that were formed as part of the establishment orders (which are larger in land area to those adopted within the Limerick City Development Plan 2010-2016 with the exception of St. Mary's Park) are used to ensure compliance with the Core Strategy in delivering an additional 4400 private units. The Establishment Order boundaries will form the basis of the regeneration areas and will be incorporated as part of the development plan review process.

3.1 Case for modifying the Core Strategy as part of the development plan process

This section details compliance with the current Limerick City Development Plan's Core Strategy target of 4400 additional private units by 2022. However, there may be a rationale to modify this target figure of 4400 additional private units with the forthcoming review of the City Development Plan as part of the

development plan process whilst ensuring compliance with the overall global target figures allocated to the Limerick Gateway as espoused in the Mid-West Regional Planning Guidelines.

The Core Strategy of Limerick City Development Plan 2010-2016 must be in compliance with the Mid-West Regional Planning Guidelines. The Regional Planning Guidelines derived the population targets from the DEC&LG targets and these figures indicated an overall population for the region and for Limerick City to 2022. The requirement for Limerick was that, of the total population of the Limerick Gateway of 32,000 people, 70% of this be relocated to Limerick City. This equates to 21,780 additional people and 13,617 additional private housing to be allocated to Limerick City. These figures have been adopted as part of the Core Strategy of the Limerick City Development Plan 2010-2016. The Regional Planning Guidelines are silent on any other constituent part of the Limerick City population such as the regeneration areas or any other part of the City. Therefore, as long as the future population of Limerick City, as required by the Mid-West Regional Planning Guidelines is maintained, the constituent components of this future population for the different parts of the City, including the regeneration areas, may be changed without impacting on the figures promoted in the Mid-West Regional Planning Guidelines.

The 4,400 additional private dwellings indicated in the Core Strategy of the Limerick City Development Plan 2010-2016 were based on the figures from the original Regeneration Agency Plan of 2008 which envisaged almost complete demolition of existing units and replacement with higher density residential neighbourhoods. The new LRFIP takes a different approach, focusing on infill, replacement and refurbishment based on existing need rather than widespread demolition. It is recognised that 4,400 additional private units will not be constructed by 2022 but accepts that it is still reasonable to have a target of an additional private units by this date. It is envisaged that a suitable target figure will be derived as a separate exercise with a clear evidence-base as part of the development plan review process of the Limerick City Development Plan 2010-2016. Additional units required, if a target figure for the regeneration areas are projected downwards, from the adopted Core Strategy figure of 4400 units, can be accommodated within the city centre and brownfield sites of Limerick City. Therefore, the detail of the

Appendix 3: Core Strategy Compliance

adopted Core Strategy can be adjusted to accommodate the Mid-West Regional Planning Guidelines overall target of 13,617 for future additional housing in Limerick City by 2022.

The modification of the Core Strategy as part of the development plan process must be in compliance with the objectives of the Regional Planning Guidelines.

It should also be pointed out that since the Planning and Development Act, 2010, compliance with the Regional Planning Guidelines is now determined by the Regional Planning Authority in terms of the development plan process (see Section 27 of the Planning and Development Acts 2000-2012.) Of course, under Section 31 of the Planning Acts, the Minister can direct the Planning Authority to change the Development Plan or any variation thereof.

3.1.1 Tenure Mix

A desired objective for future tenure mix of 80% private to 20% social/rented was indicated in the 2008 programme prepared by the Limerick Regeneration Agency. This again, was in a programme which assumed widespread demolition and replacement with new higher density residential neighbourhoods. This would equate to the provision of approximately 4,400 private dwellings by 2022. However, the objective for tenure mix is not indicated in the Mid-West Regional Planning Guidelines and is indicated in an aspirational way in the City Development Plan, Chapter 7, page 55, where it states:

"It is hoped to change that mix to ultimately achieve the following:

- 20% Social/rented.
- 80% Private ownership"

In the foreseeable future, it is not likely that 4,400 private houses can be provided in the regeneration areas. The objective relating to an 80:20 tenure mix can be changed as part of the development plan review process to the Limerick City Development Plan 2010-2016. In any case, the ratio of social housing to private ownership is not a particularly good indicator of social integration. Currently in the Regeneration areas, 52% of the householders own their own homes and 48% are renting from the local authority. Possibly one of the better indicators of social mix would be income levels and diversification of tenure, social and income mix are discussed in more detail as part of the

Tenure Diversification Strategy in Volume 3 of the LRFIP.

3.1.2 Summary

The global figure in the Core Strategy for Limerick City is a target population of 21,780 additional people and 13,617 additional private houses by 2022 and these figures are set by the Mid-West Regional Planning Guidelines. The Regional Planning Guidelines do not go into detail on the breakdown of this figure and mention no figure specifically for the regeneration areas. Therefore should a downward projection be promoted, once the process commences to review the current City Development Plan, an approach to be considered would involve redistributing the additional private houses to other areas of Limerick City whilst retaining the global figure of 13,617 units as required by the Regional Planning Guidelines.

The Regeneration Framework Plan can be adopted as planning policy as part of the development plan review process and the detail of the Core Strategy can be modified as part of this process. However the global figure of 21,780 additional people and 13,617 additional private houses by 2022 which is required by the Regional Planning Guidelines and the DEC&LG Guidelines, will not be changed, until new population targets are issued by the DEC&LG.

3.2 Southill

3.2.1 Core Strategy

Within the boundary for Southill, lands have been identified that will contribute towards the Core Strategy requirements for new additional private housing (i.e. additional to replacement housing) and an improved tenure base. Map 1: Identification of lands for additional private housing capacity, describes the location of these lands in the context of the physical framework plan for Southill, proposed as part of the draft Limerick Regeneration Framework Implementation Plan.

To meet the Core Strategy's target of 4400 units (2000 in Phase 1 and 2400 in Phase 2), approximately 2593 new additional private units are proposed in Southill in addition to the number of occupied units due for refurbishment (527 units) and the amount of new replacement units required (209 units) to

accommodate those units proposed for demolition to make way for strategic connections and a coherent urban form. This equates to an approximate total of 3329 units. The number of new additional private units generated from Southill alone succeeds in meeting a significant proportion (58%) of the overall number of additional private units required by 2022 for the four regeneration areas.

3.2.2 Tenure Mix

Within Southill, approximately 3329 units (366 Local Authority occupied and 2963 private occupied) equates to a percentage ratio of 11:89 (Local Authority occupied: private occupied). This is a significant improvement from the tenure mix ratio of occupied units recorded at December 31 2012; 43:56 (Local Authority occupied: private occupied).

Southill: Final Tenure Mix as Envisaged as Part of the Regeneration Programme			
	Local Authority	Private	Total Units
Number of occupied units to be refurbished	218	309	527
Number of new replacement units required	148	61	209
Proposed new private units	0	2592.59	2592.59
Final number of homes within study area	366	2962.59	3328.59

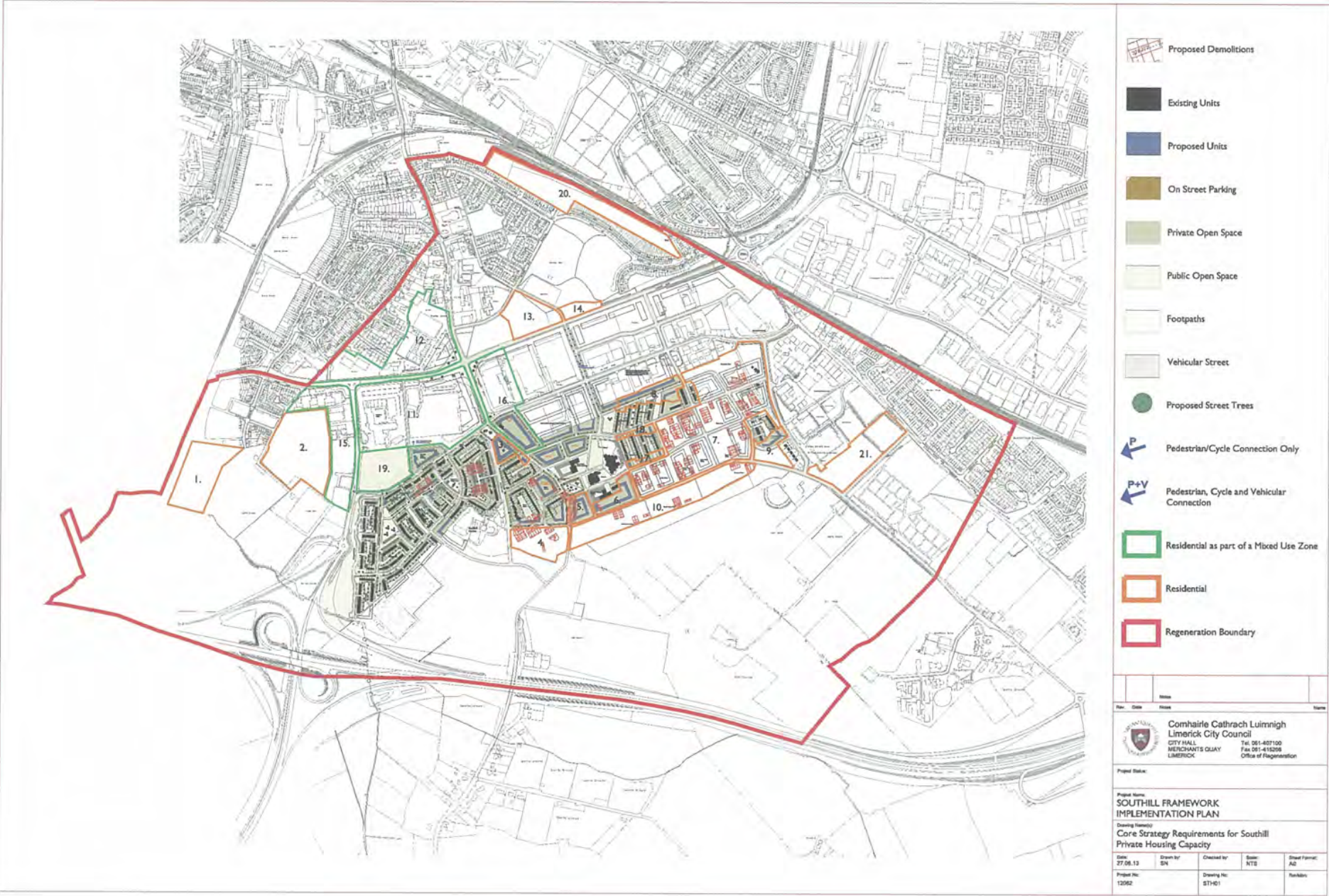
Table 2: Tenure mix as envisaged as part of the regeneration programme until 2022

Southill: Tenure Mix as at December 31 2012			
	Local Authority	Private	Total Units
Number of occupied units*	285	370	655
Tenure Mix Percentage	43.51	56.49	
*Excludes 5 community use buildings in O'Malley and Carew Park			
Southill: Tenure Mix as at 2022			
	Local Authority	Private	Total Units
Number of occupied units	366	2962.59	3328.593
Tenure Mix Percentage	11.00	89.00	

Table 3: Tenure mix as at December 31 2012 and envisaged as part of the regeneration programme until 2022

Appendix 3: Core Strategy Compliance

Identification of lands for additional private housing capacity in Southill



Southill: Additional Private Housing									
Area Name	Zoning Objective under Limerick City Development Plan 2010-2016	Proposed Land Use as Part of the LRFIP	Overall Area in Hectares	Non Residential as Part of a Mixed Use /District Centre Zones <i>Assume 50% of overall area as non-residential</i>	Residential as Part of a Mixed Use /District Centre Zones <i>Assume 50% of overall area as residential</i>	Density (Minimum Range of 35 Units per Hectare - Residential Only and 70 units per Hectare as part of Mixed Uses)	Density (Maximum Range of 50 Units per Hectare - Residential Only and 120 units per Hectare as part of Mixed Uses)	Capacity (Minimum Yield in Units)	Capacity (Maximum Yield in Units)
1	2A Residential	Residential	2.3377			35	50	81.8195	116.885
2	2A Residential	Residential	3.6035			35	50	126.1225	180.175
3	4A Light Industrial /2A Residential	Residential	0.4536			35	50	15.876	22.68
4	2A Residential	Residential	1.3262			35	50	46.417	66.31
5	2A Residential	Residential	0.4916			35	50	17.206	24.58
6	2A Residential	Residential	0.6648			35	50	23.268	33.24
7	2A Residential	Residential	9.1437			35	50	320.0295	457.185
8	2A Residential	Residential	0.9387			35	50	32.8545	46.935
	4A Light Industrial								
9	2A Residential	Residential	0.7277			35	50	25.4695	36.385
10	2A Residential	Residential	3.3341			35	50	116.6935	166.705
11	5A Mixed Use	Mixed Use	7.084	3.542	3.542	70	120	247.94	425.04
12	5B District Centre	District Centre	4.5153	2.25765	2.25765	70	120	158.0355	270.918
13	2A Residential	Residential	1.431			35	50	50.085	71.55
14	2A Residential	Residential	0.3814			35	50	13.349	19.07
15	4A Light Industrial /2A Residential	Mixed Use	3.06	1.53	1.53	70	120	107.1	183.6
16	4A Light Industrial	Mixed Use	2.98	1.49	1.49	70	120	104.3	178.8
17	2A Residential	Residential	0.2007			35	50	7.0245	10.035
18	2A Residential	Residential	0.18			70	100	0	0
19	6A Public Open Space	Mixed Use	1.72	0.86	0.86	70	100	120.4	160.5
20	2A Residential	Residential	3.43			35	50	120.05	122
21	2B Education, Community and Cultural	Residential	2.46			35	50	86.1	122
	Totals		50.464	9.67965	9.67965			1820.14	2592.593

Table 4: Minimum and maximum yields of additional private housing in Southill

Appendix 3: Core Strategy Compliance

3.3. Ballinacurra Weston

3.3.1 Core Strategy

Within the boundary for Ballinacurra Weston, lands have been identified that will contribute towards the Core Strategy requirements for new additional private housing (i.e. additional to replacement housing) and an improved tenure base. Map 2: Identification of lands for additional private housing capacity, describes the location of these lands in the context of the physical framework plan for Ballinacurra Weston, proposed as part of the draft Limerick Regeneration Framework Implementation Plan.

To meet the Core Strategy's target of 4400 units (2000 in Phase 1 and 2400 in Phase 2), approximately 255 new additional private units are proposed in

Ballinacurra Weston in addition to the number of occupied units due for refurbishment (205 units) and the amount of new replacement units required (40 units) to accommodate those units proposed for demolition to make way for strategic connections and a coherent urban form. This equates to an approximate total of 500 units.

3.3.2 Tenure Mix

Within Ballinacurra Weston, approximately 500 units (103 Local Authority occupied and 397 private occupied) equates to a percentage ratio of 21:79 (Local Authority occupied: private occupied). This is an improvement from the tenure mix ratio of occupied units recorded at December 31 2012; 28:72 (Local Authority occupied: private occupied).

Ballinacurra Weston: Final Tenure Mix as Envisaged as Part of the Regeneration Programme			
	Local Authority	Private	Total Units
Number of occupied units to be refurbished	68	137	205
Number of new replacement units required	35	5	40
Proposed new private units	0	254.7	254.7
Final number of homes within study area	103	396.7	499.7
Final Tenure Mix Percentage	20.61	79.39	

Table 5: Tenure mix as envisaged as part of the regeneration programme until 2022

Ballinacurra Weston: Tenure Mix as at December 31 2012			
	Local Authority	Private	Total Units
Number of occupied units*	56	142	198
Tenure Mix Percentage	28.	71.72	
*Excludes 2 community use buildings			
Ballinacurra Weston: Final Tenure Mix as Envisaged as Part of the Regeneration Programme			
	Local Authority	Private	Total Units
Number of occupied units	103	396.7	499.7
Tenure Mix Percentage	20.	79.39	

Table 6: Tenure mix as at December 31 2012 and envisaged as part of the regeneration programme until 2022

Ballinacurra Weston: Additional Private Housing							
Area Name	Zoning Objective under Limerick City Development Plan 2010-2016	Proposed Land Use as Part of the LRFIP	Overall Area in Hectares	Density (Minimum Range of 35 Units per Hectare - Residential Only	Density (Maximum Range of 50 Units per Hectare - Residential Only	Capacity (Minimum Yield in Units)	Capacity (Maximum Yield in Units)
1	2A Residential	Residential	1.235	35	50	43.225	61.75
2	2A Residential	Residential	0.825	35	50	28.875	41.25
3	2A Residential	Residential	0.156	35	50	5.46	7.8
4	2A Residential	Residential	2.855	35	50	99.925	142.75
5	2A Residential	Residential	0.023	35	50	0.805	1.15
	Totals		48.5116			178.29	254.7

Table 7: Minimum and maximum yields of additional private housing in Ballinacurra Weston

Appendix 3: Core Strategy Compliance

Identification of lands for additional private housing capacity in Ballinacurra Weston



3.4. Moyross

3.4.1 Core Strategy

Within the boundary for Moyross, lands have been identified that will contribute towards the Core Strategy requirements for new additional private housing (i.e. additional to replacement housing) and an improved tenure base. Map 3: Identification of lands for additional private housing capacity, describes the location of these lands in the context of the physical framework plan for Moyross, proposed as part of the draft Limerick Regeneration Framework Implementation Plan.

To meet the Core Strategy's target of 4400 units (2000 in Phase 1 and 2400 in Phase 2), approximately 1725 new additional private units are proposed in Moyross in addition to the number of occupied units due for refurbishment (451 units) and the amount of new replacement units required (295 units) to

accommodate those units proposed for demolition to make way for strategic connections and a coherent urban form. This equates to an approximate total of 2471 units.

3.4.2 Tenure Mix

Within Moyross approximately 2471 units (420 Local Authority occupied and 2051 private occupied) equates to a percentage ratio of 17:83 (Local Authority occupied: private occupied). This is an improvement from the tenure mix ratio of occupied units recorded at December 31 2012; 65:34 (Local Authority occupied: private occupied)

Moyross: Final Tenure Mix as Envisaged as Part of the Regeneration Programme			
	Local Authority	Private	Total Units
Number of occupied units to be refurbished	178	273	451
Number of new replacement units required	242	53	295
Proposed new private units	0	1724.792	1724.792
Final number of homes within study area	420	2050.792	2470.792
Final Tenure Mix Percentage	17.00	83.00	

Table 8: Tenure mix as envisaged as part of the regeneration programme until 2022

Moyross: Tenure Mix as at December 31 2012			
	Local Authority	Private	Total Units
Number of occupied units*	445	231	676
Tenure Mix Percentage	65.83	34.17	
*Excludes 15 community use buildings, 8 units at Shannabooley and 34 units at Ballygrennan as part of a Respond housing scheme			
Moyross: Tenure Mix as at 2022			
	Local Authority	Private	Total Units
Number of occupied units	420	2050.792	2470.792
Tenure Mix Percentage	17.00	83.00	

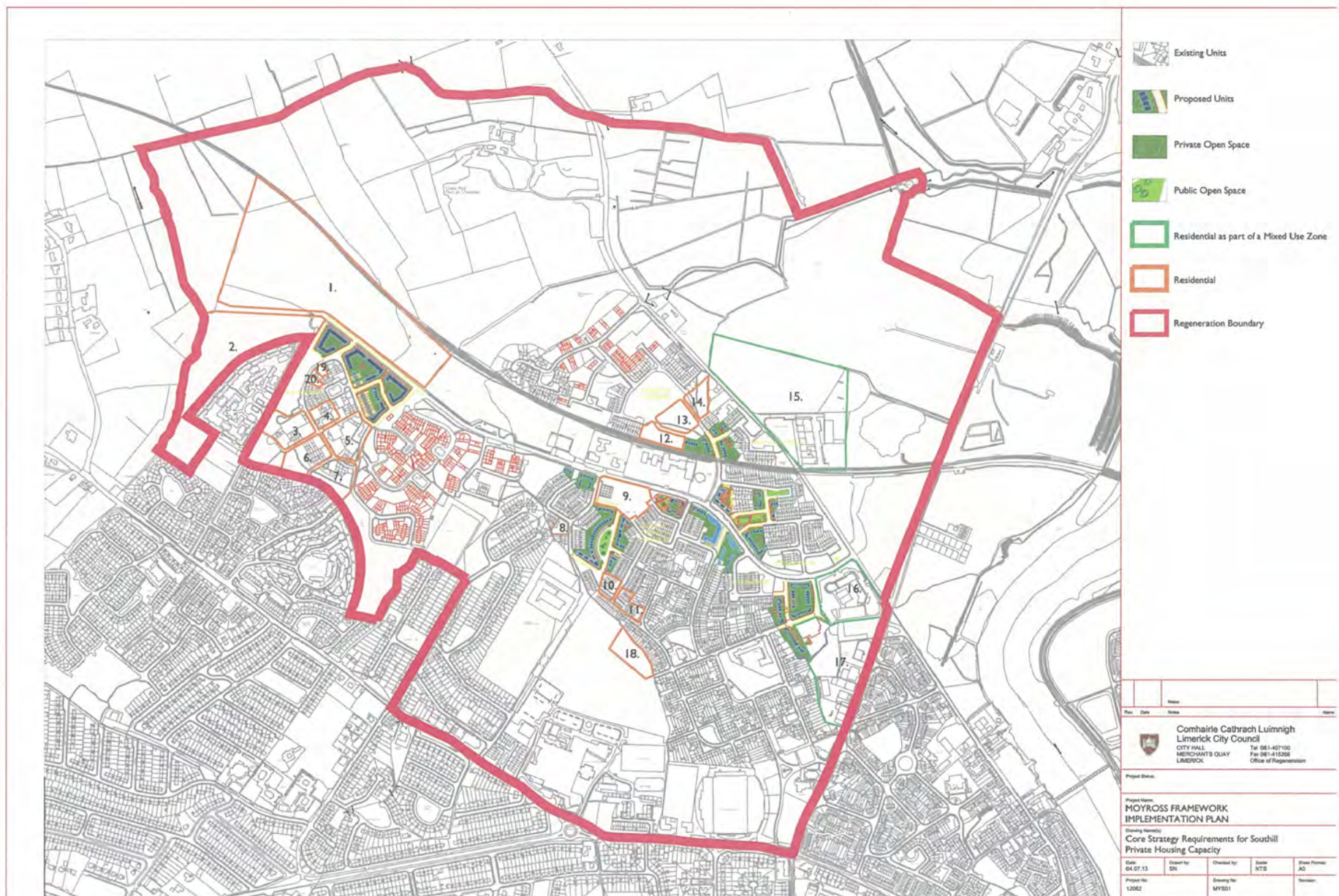
Table 9: Tenure mix as at December 31 2012 and envisaged as part of the regeneration programme until 2022

Appendix 3: Core Strategy Compliance

Moyross: Additional Private Housing									
Area Name	Zoning Objective under Limerick City Development Plan 2010-2016	Proposed Land Use as Part of the LRFIP	Overall Area in Hectares	Non Residential as Part of a Mixed Use /District Centre Zones <i>Assume 50% of overall area as non-residential</i>	Residential as Part of a Mixed Use /District Centre Zones <i>Assume 50% of overall area as residential</i>	Density (Minimum Range of 35 Units per Hectare - Residential Only and 70 units per Hectare as Part of Mixed Uses)	Density (Maximum Range of 50 Units per Hectare - Residential Only and 120 units per Hectare as Part of Mixed Uses)	Capacity (Minimum Yield in Units)	Capacity (Maximum Yield in Units)
1	2A Residential	Residential	9.854			35	50	344.89	492.7
2	2A Residential	Residential	3.9187			35	50	137.1545	195.935
3	2A Residential	Residential	0.7249			35	50	25.3715	36.245
4	2A Residential	Residential	0.2839			35	50	9.9365	14.195
5	2A Residential	Residential	0.8048			35	50	28.168	40.24
6	2A Residential	Residential	0.6988			35	50	24.458	34.94
7	2A Residential	Residential	0.6638			35	50	23.233	33.19
8	2A Residential	Residential	0.1217			35	50	4.2595	6.085
9	2A Residential	Residential	0.8836			35	50	30.926	44.18
10	2A Residential	Residential	0.2139			35	50	7.4865	10.695
11	2A Residential	Residential	0.2797			35	50	9.7895	13.985
12	2A Residential	Residential	0.3609			35	50	12.6315	18.045
13	2A Residential	Residential	0.4757			35	50	16.6495	23.785
14	2A Residential	Residential	0.3388			35	50	11.858	16.94
15	5A Mixed Use	Mixed Use	6.431	3.2155	3.2155	70	120	225.085	385.86
16	5B District Centre	District Centre	1.6864	0.8432	0.8432	70	120	59.024	101.184
17	5C Neighbourhood Centre Centre	Neighbourhood	3.08	1.54	1.54	70	120	107.8	184.8
18	2B Educational, Community, Cultural	LIT Campus – Residential	0.5549			70	120	38.843	66.588
19	2A Residential	Residential	0.054			35	50	1.89	2.7
20	2A Residential	Residential	0.05			35	50	1.75	2.5
	Totals		31.4795	5.5987	5.5987			1121.20	1724.79

Table 10: Minimum and maximum yields of additional private housing in Moyross

Identification of lands for additional private housing capacity in Moyross



Appendix 3: Core Strategy Compliance

3.5 St. Mary's Park

3.5.1 Core Strategy

For successful regeneration of St. Mary's Park, it is imperative that infill sites are developed for immediate replacement housing need arising from strategic demolitions east of St. Munchin's Street, existing overcrowding conditions and new internal household formations. The delivery of replacement residential use on brownfield land within St. Mary's Park is therefore critical in order for the Office of Regeneration to meet its immediate housing need in the short term and fulfill the overall objectives of the regeneration programme in line with national policy. However, to meet the requirements of the Core Strategy, consideration of the wider King's Island area outside of St. Mary's Park will need to be considered to fulfill the requirement for additional private housing. Given that there is limited scope for

additional private units within St. Mary's Park, the consideration of some alternative sites within the wider King's Island boundary therefore is necessary to achieve the council's housing target of 4400 additional private units within the regeneration areas by 2022 and deliver the key objective of tenure diversification.

Within St Mary's Park and King's Island, lands have been identified that will contribute towards the Core Strategy requirements for new additional private housing (i.e. additional to replacement housing) and an improved tenure base. Map 4: Identification of lands for additional private housing capacity, describes the location of these lands in King's Island in the context of the physical framework plan for St. Mary's Park, proposed as part of the draft Limerick Regeneration Framework Implementation Plan. To meet the Core Strategy's target of 4400 units

(2000 in Phase 1 and 2400 in Phase 2), approximately 98 new additional private units are proposed in St. Mary's Park and King's Island in addition to the number of occupied units due for refurbishment (321 units) and the amount of new replacement units required (49 units) to accommodate those units proposed for demolition to make way for strategic connections and a coherent urban form. This equates to an approximate total of 468 units.

3.5.2 Tenure Mix

Within St. Mary's Park and King's Island approximately 468 units (166 Local Authority occupied and 302 private occupied) equates to a percentage ratio of 35:65 (Local Authority occupied: private occupied). Although the ratio has remained unchanged since December 31 2012, it is an objective of the Limerick Regeneration Framework Implementation Plan to broaden the nature of tenure within the regeneration

St. Mary's Park: Final Tenure Mix as Envisaged as Part of the Regeneration Programme			
	Local Authority	Private	Total Units
Number of occupied units to be refurbished	133	188	321
Number of new replacement units required	33	16	49
Proposed new private units	0	97.94	97.94
Final number of homes within study area	166	301.94	467.94
Final Tenure Mix Percentage	35.47	64.53	

Table 11: Tenure mix as envisaged as part of the regeneration programme until 2022

St. Mary's Park: Tenure Mix as at December 31 2012			
	Local Authority	Private	Total Units
Number of occupied units*	111	204	315
Tenure Mix Percentage	35.24	64.76	
*Includes 3 local authority owned refurbishments at Gaol Lane			
St. Mary's Park: Final Tenure Mix as Envisaged as Part of the Regeneration Programme			
	Local Authority	Private	Total Units
Number of occupied units	166	301.944	467.944
Tenure Mix Percentage	35.47	64.53	

Table 12: Tenure mix as at December 31 2012 and envisaged as part of the regeneration programme until 2022

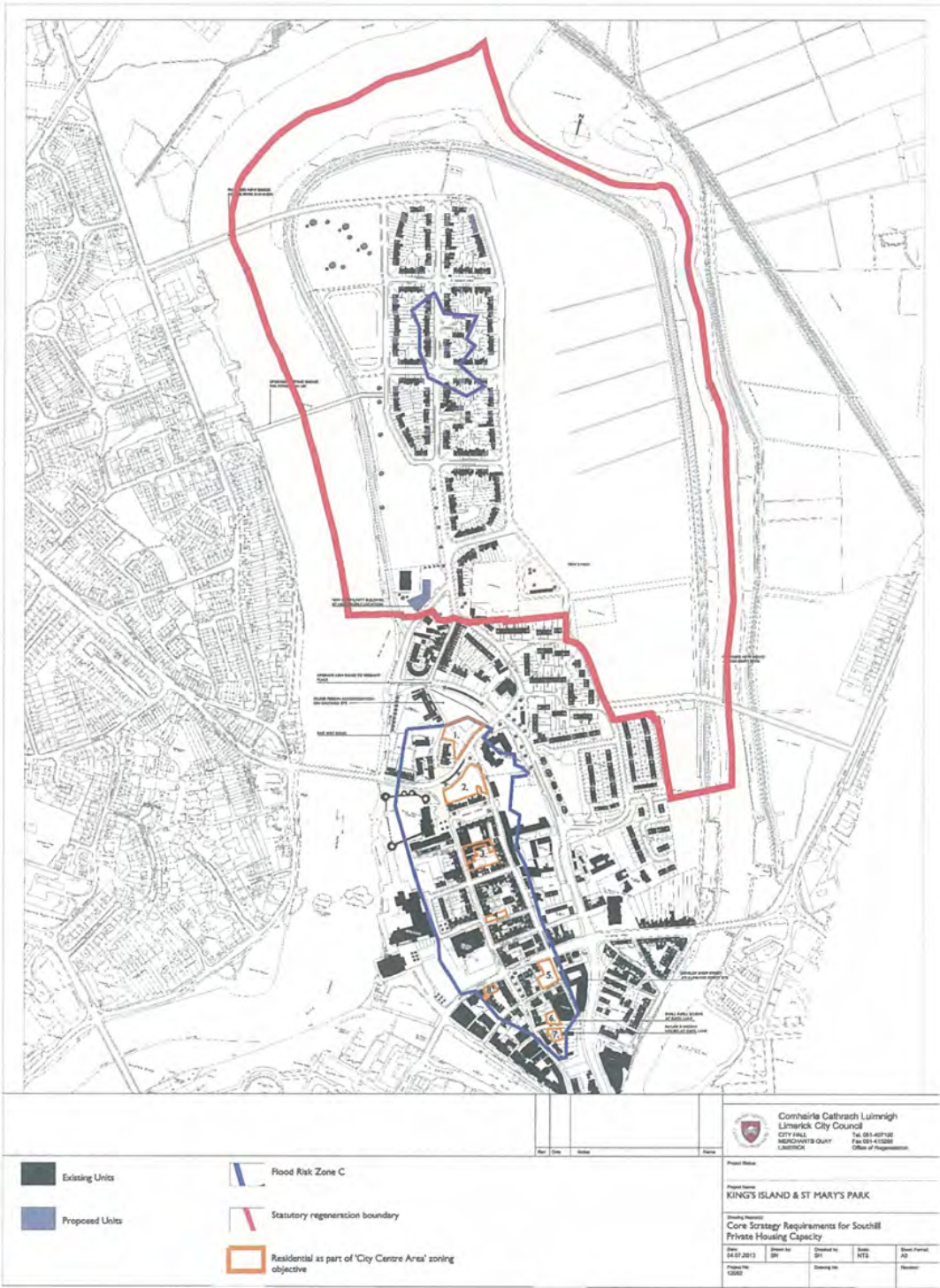
areas, in an effort to destigmatise 'council housing' and allow mechanisms to facilitate home ownership. This is in line with the Government's sustainable community agenda whereby to maintain and enhance existing communities, a greater choice of tenure and types of housing within the control of Limerick City Council will need to be accommodated for and become more attractive to a wider range of household types. This will require the continuation and reactivation of key policies and mechanisms such as the 'Incremental Purchase Scheme'.

St. Mary's Park: Additional Private Housing						
Area Name	Zoning Objective under Limerick City Development Plan 2010-2016	Overall Area in Hectares	Density (Minimum Range of 35 Units per Hectare - Residential Only	Density (Maximum Range of 50 Units per Hectare - Residential Only	Capacity (Minimum Yield in Units)	Capacity (Maximum Yield in Units)
1	1B City Centre Commercial Area (CCCA)	0.193	70	120	13.51	23.16
2	1B City Centre Commercial Area (CCCA)	0.2	70	120	14	24
3	1B City Centre Commercial Area (CCCA)	0.1722	70	120	12.054	20.664
4	1B City Centre Commercial Area (CCCA)	0.028	70	120	1.96	3.36
5	1B City Centre Commercial Area (CCCA)	0.084	70	120	5.88	10.08
6	1B City Centre Commercial Area (CCCA)	0.03	70	120	2.1	3.6
7	1B City Centre Commercial Area (CCCA)	0.034	70	120	2.38	4.08
8	Bridge Street* *Planning permission granted for 9 units	0.024				9
	Totals	0.7652			51.884	97.944

Table 13: Minimum and maximum yields of additional private housing in St. Mary's Park and King's Island

Appendix 3: Core Strategy Compliance

Identification of lands for additional private housing capacity in St.Mary's Park and King's Island



4.0 Conclusion

To achieve the Core Strategy's requirements of 4400 units by 2022, the refocussed framework plans envisages an additional 2593 new private units in Southill, 1725 new units in Moyross, 98 new units in St. Mary's Park and King's Island and 255 new private units in Ballinacurra Weston.

To achieve the planning policy objective of an 80:20 tenure split, within Southill, a total of 2963 private units and 366 local authority units equates to a 89:11 private: social mix. Within Moyross a total of 2051 private units and 420 local authority units equates to an 83:17 private: social mix and within Ballinacurra Weston, a total of 397 private units and 103 local authority units equates to a 79:21 private: social mix. Finally, within St. Mary's Park and King's Island, a total of 302 private units and 166 local authority units

equates to a 65:35 private: social mix.

Due to the present and anticipated state of the housing market, the delivery of 4400 units by 2022 within the four regeneration areas may be challenging. However, from an analysis of the re-focused framework plans for Southill, Moyross, Ballinacurra Weston and St. Mary's Park there is sufficient land for additional private housing (approximately 4671 additional private units) in these areas to begin the process of counteracting undue segregation and achieving a desirable tenure mix. Consideration of targeted economic, housing and land use policies will need to be put in place to ensure new private investment and paths to home ownership are delivered within the regeneration areas during the Strategy period.

Table 14 below highlights the quantum of additional private units required for each of the regeneration areas and how the units can be delivered on a phased basis (phase 1 units by 2016 and phase 2 units by 2022).

Limerick City Core Strategy Population Land Use and Housing Unit Requirements 2010-2022	2006 Population	2016 Population	2022 Population	Phase 1 House No. Units Req. by 2016	Phase 2 House No. Units Req. by 2022	Total House No. Units Req. by 2022	Phase 1 Land to be Zoned in Hectares 2016	Phase 2 Land to be Zoned in Hectares 2022	Total Land to be Zoned in Hectares 2022
Limerick City	59790	70768	81240	9149	4364	13513	272	135	407
Increase		10978	10472						
Regeneration Areas Overall		4800	5760	2000	2400	4400	60.6	72.4	133.0
Southill				1166	1426	2593	22.7	27.8	50.46
Ballinacurra Weston				114	140	255	2.29	2.8	5.09
Moyross				775	948	1725	14.16	17.3	31.47
King's Island				44	54	98	0.34	0.42	0.76
Total				2099	2568	4671	39	48	88
Coonagh/Clondranagh		1618	1051	674	438	1112	20	13	33
Clonmacken		1212	566	540	236	776	16	7	23
Former Racecourse		1778	1132	741	472	1213	22	14	36
Corbally		648	0	270	0	270	8	0	8
Balance		4448	1092	1853	455	2308	55	13.5	68.5
Mixed Use / Brown Field *2									
City Centre		3638	607	1516	253	1769	45	7.5	52.5

Table 14: Quantum of additional private units and land required for each regeneration area (highlighted in red) to comply with the Limerick City Development Plan 2010-2016 Core Strategy