

Appendix 2. Statement of Community Involvement

4.0 Issues Emerging from the Consultation Sessions and How the Office of Regeneration has Responded

The following section highlights the key issues in each of the regeneration areas that emerged through the consultation events held in March/April 2013. A response by the Office of Regeneration is given and an explanation as to how it has affected the final development of the physical framework plan. Responses that are applicable to multiple objectives are listed accordingly.

Moyross

Key Objective	What people said	How the Office of Regeneration responds
2. High profile gateway site at existing entrance to Moyross	Concern over high profile gateway site at entrance to Moyross.	The Office of Regeneration has considered this concern. On closer examination of the site in question it was considered that placing a vulnerable use such as a residential use in a greenfield site designated within Flood Risk Zone A (high risk) in the Limerick City Development Plan 2010-2016 would not be acceptable. For these reasons the physical framework plan will be amended to omit these residential blocks.
3.Strengthen Moyross as a mixed use district centre & improve access from Ballynanty	Clarity on the how the mixed use District Centre at Moyross will be strengthened.	The Office of Regeneration wishes to offer more clarity on the issue raised. It is a specific objective within the adopted Limerick City Development Plan 2010-2016 to promote and improve Watchhouse Cross as a district centre in accordance with the Mid West Retail Strategy. This means that a mix of uses with a primary retail function as well as other uses, including commercial, leisure, libraries, personal and medical services and residential uses, will be permitted uses at this location. The Office of Regeneration supports this objective and reinforces the objective in the LRFIP.
8.Upgrade existing Moyross Avenue to include crossing facilities, landscaping, traffic calming measures and on street parking	Concern amongst some residents that street parking equates to high density. There is also a preference for on curtilage enclosed parking along Moyross Avenue.	In developing the Limerick Regeneration Framework Plan the Office of Regeneration complies with, amongst other guidance documents, the best practice mandatory national guidance document the Design Manual for Urban Roads and Streets' (2013).

Key Objective	What people said	How the Office of Regeneration responds
		<p>Creating an appropriate streetscape for Moyross Avenue involves enclosing the street as much as possible to “define the streets as urban spaces, create a greater sense of intimacy and promote them as pedestrian friendly spaces that are overlooked” (p.69). This sense of intimacy has been found to have be a key component in creating a traffic calmed environment.</p> <p>For this reason Moyross Avenue will be designed to be as visually narrow as possible at its width with a sufficient height of building to create an adequate sense of enclosure (between 1:2 and 1:3 is recommended in the national mandatory guidance (p.69) to achieve this sense of enclosure). Parallel street parking bays along the avenue in appropriate locations, are provided to allow as much activity on the avenue as possible as people come and go from their vehicles. The presence of people along the avenue will add to the vibrancy and vitality of Moyross, create more ‘eyes on the street’ and therefore reduce the likelihood of anti-social behaviour taking place.</p>
11.Provide for well designed housing that address current and future needs	Concern over the standards being used in the design for housing.	<p>New homes will comply with the statutory objectives and standards contained within the Limerick City Development Plan 2010-2016. Specifically, these can be found in Chapter 6 – Housing and Chapter 17 – Development Management. This document is downloadable from the City Council website at: www.limerickcity.ie/Publications</p> <p>Furthermore, national best practice guidance will be adhered to in the design of new homes contained within the following documents:</p> <ul style="list-style-type: none">• Delivering Homes, Sustaining Communities 2007• Quality Housing for Sustainable Communities 2007• Sustainable Residential Development in Urban Areas 2008• Urban Design Manual – A Best Practice Guide 2008• Design Manual for Urban Roads and Streets 2013

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Key Objective	What people said	How the Office of Regeneration responds
14. Proposed sites for housing	Concern over location of site for new replacement housing in Cliona Park as the community is well settled.	The Office of Regeneration agrees with this concern. Given that there is an established community to the front of Cliona Park who do not wish to move, we have amended the framework plan to show these homes retained as part of the LRFIP.
18. Reinforce existing community hub by improving the quality & extending the choice of uses available	Clarification on uses being reinforced at the Moyross Community hub	The Office of Regeneration wishes to offer more clarity on the issue. It is a key objective of the Limerick Regeneration Framework Implementation Plan to extend and complement the existing community uses within the Moyross Community Enterprise Centre. Ground floor services accessible to the public will be promoted such as a cafe, a relocated Credit Union, enterprise units to accommodate start-up businesses, community education facilities and meeting rooms.
Any Other Comments:	Concern that the <i>cul de sac</i> at Hartigan Villas should remain.	The Office of Regeneration agrees with this concern. The framework plan will be amended to remove the proposed street link.

St. Mary’s Park

Key Objective	What people said	How the Office of Regeneration responds
1. Provide a new bridge link across the River Shannon to New Road	Concern that the proposed bridge link will have a negative impact on the last remaining wetlands, marshes, floodplains. It will increase pollution from cars and sound pollution from them. It will destroy a beautiful wildlife area.	The Office of Regeneration understands this concern and wishes to offer more clarity on the issue. It is the objective of the physical framework plan to promote connections to the wider city for economic and social reasons as well as physical reasons. The Office of Regeneration will investigate options as to where the proposed connections will be located to ensure that the integrity of the environmentally designated sites (SACs) are protected.
5. Provide for well equipped replacement housing to back on to Military Graveyard	Concern with replacement housing on a designated flood plain	The Office of Regeneration agrees with this concern. Furthermore, on closer examination of the site in question it was considered that placing a vulnerable use such as a residential use in a greenfield site designated within Flood Risk Zone A (high risk) in the Limerick City Development Plan 2010-2016 would not be acceptable. For these reasons the physical framework plan will be amended to omit these residential blocks.
7. Retain and upgrade to facilitate local sports clubs	Concern raised that Star Rovers requires a bigger clubhouse facility	The Office of Regeneration agrees with this concern and will assist in accommodating such needs whilst ensuring optimum protection of the environmentally designated SAC. The Office of Regeneration will welcome further discussion with Star Rovers on this issue.
15. Reinforce existing community hub by improving the quality and extending the choice of uses available	Clarification required on what this objective means	The Office of Regeneration wishes to offer more clarity on what this specific objective means. It is a key objective of the Limerick Regeneration Framework Implementation Plan to extend and complement the existing community uses within St. Mary’s Park Community Centre. Ground floor services accessible to the public, children and elderly will be promoted such as a cafe, community/enterprise facilities and meeting rooms. Further consultation with local residents St Mary’s Park and other stakeholders will be conducted to determine specific accommodation requirements.

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Key Objective	What people said	How the Office of Regeneration responds
General Comments	Concern that houses in St Mary's Park being refurbished will be impossible to keep warm	The Office of Regeneration wishes to offer more clarity on the extent of works involved with the proposed refurbishment works. Refurbishment works will be carried out to achieve a BER rating of C. To reach this rating, typical interventions will include attic and external wall insulation, a boiler upgrade and updated heating controls and these will be undertaken where needed. Research from the recent pilot studies undertaken confirms that when these measures have been implemented, energy bills will be reduced by approximately 50%.
General Comments	Concern amongst some residents in St Mary's Park that they are living in overcrowded conditions and have requested suitable accommodation in St Mary's Park.	The Office of Regeneration will facilitate members of those households who are living in overcrowded conditions and who wish to remain in the area and parish. As part of our housing strategy for the physical framework plan we have planned for the need arising from overcrowded conditions. This information is based on live data contained within Limerick City Council which details those households with an address within St Mary's Park who have applied to the general housing waiting list for housing with a preference to be located within St Mary's Park and Parish.

Ballinacurra Weston

Key Objective	What people said	How the Office of Regeneration responds
2. Take houses out of dereliction	Request by some residents to provide clarity on whether this statement means Does it mean demolition or refurbishment of units at Weston Gardens?	The Office of Regeneration wishes to offer more clarity on this situation. It is proposed to retain and refurbish 3 units at Weston Gardens and refurbish to a BER C rating whilst providing for natural surveillance to the gable end fronting onto Alley Lane. This will ensure that the lane is overlooked and the potential for anti-social behaviour reduced. A design team has now been appointed to carry out this work.
3. Potential for new street from Beechgrove Avenue to Crecora Avenue	Concern amongst residents that creating a street from Beechgrove Avenue will create a ratrun and attract joyriders.	Beechgrove Avenue is quite cut off from its surrounding areas and local Church and Community Centre, so it can be difficult for local people, especially the elderly, to get around the estate. Linking the existing streets in a more direct manner to these community facilities with new safer streets and pedestrian paths would help the existing situation. The new streets measures a short distance and will not be designed as a rat-run or main traffic thoroughfare. It will be a new street that is pedestrian friendly with the possibility of a 'homezone' type treatment. Any future proposals will be explored further with residents.
10. Potential for new streets	Concern that the connection proposed through Clarina Park to Byrne Avenue and Lenihan Avenue is unnecessary.	<p>By introducing more direct pedestrian friendly streets through Beechgrove Avenue to Crecora Avenue and through Clarina Park linking beyond to Byrne and Lenihan Avenue will ensure more pedestrian activity and thus more 'eyes on the street' and therefore less likelihood of anti-social behaviour taking place.</p> <p>The connection proposed through Clarina Park to Byrne Avenue will be designed to slow cars down by the introduction of sideways realignments known as chicanes (horizontal deflections), different material surfaces and where feasible, street trees and on street parking bays. All these features in combination are proven to slow traffic down ensuring optimum street safety. The national mandatory guidance document Design Manual for Urban Street and Roads 2013 elaborates on the detail of what is required to create safe and attractive streets.</p>

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		<p>It can be downloaded at the following location: www.environ.ie/en/Publications/DevelopmentandHousing/Planning/</p> <p>Our key objective for Ballinacurra Weston is to create well used, overlooked and ultimately safe streets. This objective is reinforced by the National Crime Prevention Officer, Alan Roughneen. Please refer to Appendix 4: Crime Prevention Through Design Report for more information.</p> <p>The Office of Regeneration insists that without these connections there is a risk that the level of existing anti-social behaviour taking place will remain.</p> <p>Further consultation with local residents of Ballinacurra Weston will be conducted prior to more detailed design work of these connections.</p>
8. Proposed location for new build in the medium to long term	Disappointment that only 4 new houses will be built in the area.	<p>The Office of Regeneration wishes to offer more clarity on this situation.</p> <p>The Office of Regeneration is proposing the construction of approximately 36 new units to cater for the housing need arising from those households living in overcrowded conditions and units that are required to be demolished to make way for strategic connections and a coherent block layout. The proposed 36 units will be infill housing to fill in the missing gaps that currently exist due to previous demolitions that took place. Infilling these gaps with new housing as well as the area wide refurbishments proposed will improve the overall appearance of the terrace blocks in Ballinacurra Weston. It is proposed to carry out an upgrade to the public realm (footpaths, carriageways etc.) in tandem with the proposed infill development and refurbishments to ensure that the look of the overall streetscape and built form is the same.</p>
11. Potential for new playground	Preference to locate a proposed playground away from people’s houses and at a location where passive security is provided	<p>The Office of Regeneration agrees that the proposed location must be located in an area where passive security (overlooking) is provided.</p>

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		<p>It is the recommendation of the National Crime Prevention Officer, Alan Roughneen, to locate playgrounds “to allow supervision from nearby dwellings with safe routes for users to come and go”. Please refer to the Crime Prevention Through Design Report received in February 2013 by the Office of Regeneration which forms Appendix 4 to this LRFIP.</p> <p>Based on the recommendation above, the location of the proposed playground must be adjacent to direct pedestrian friendly routes and overlooked by residential units. This will ensure more activity in the area and thus more ‘eyes on the street’ and therefore less likelihood of anti-social behaviour taking place.</p> <p>Further consultation with local residents of Ballinacurra Weston will be conducted to decide on a suitable location for the proposed playground.</p>

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Kincora/Carew Park

Key Objective	What people said	How the Office of Regeneration responds
<p>1. Improve orientation of end housing to increase natural surveillance</p> <p>12. Ensure optimum location of street lighting and CCTV cameras</p>	<p>Request amongst some residents for working CCTV and more lighting needed on existing green spaces and back alleys.</p>	<p>The Office of Regeneration agrees with residents and sees the request by residents to have active surveillance and better lighting as vital to build and maintain momentum in Kincora and Keyes Park. In addition to CCTV and lighting, it is proposed to progress other necessary measures such as providing positive activities for young people, which alongside neighbourhood policing, CCTV and lighting, can help tackle the issue of anti-social behaviour.</p>
<p>2. Better connections from Kincora/Carew Park</p>	<p>Perception amongst some residents that new streets will be rat runs, unsafe for children and that there is sufficient access to Kincora/Carew Park at present.</p>	<p>The Office of Regeneration understands this concern and wishes to offer more clarity on the proposal for new streets.</p> <p>Kincora/Carew Park feels quite cut off from surrounding areas, so it can be difficult for local residents to get around the estate and to other parts of Southill and Roxboro and beyond to the city centre. Linking the existing streets with new safer streets and pedestrian paths would help make the area easier to navigate.</p> <p>Furthermore, the current network of public spaces within Kincora and Carew Park are not overlooked as best as they could be and therefore do not feel safe. By introducing more direct pedestrian friendly streets through Carew Park, for example, will ensure more activity and thus more ‘eyes on the street’ and therefore less likelihood of anti-social behaviour taking place.</p> <p>Proposed streets will not be designed as rat- runs or main traffic thoroughfares. They will be new streets that are pedestrian friendly with wide footpaths and will be designed to slow cars down.</p> <p>Further consultation with local residents of Kincora and Carew Park and other stakeholders will be conducted prior to more detailed design work.</p>

Key Objective	What people said	How the Office of Regeneration responds
4. Introduce chicanes to slow down traffic	Perception amongst residents that speed bumps do not work in Kincora/Carew Park	The Office of Regeneration agrees with this concern and would like to elaborate on what it means by chicanes. New streets in general and existing streets such as at O'Higgins Drive in Carew Park will be designed to be pedestrian friendly and to slow cars down. This is done by the introduction of sideways realignments known as chicanes (horizontal deflections), different material surfaces and where feasible, street trees and on-street parking bays. All these features in combination are proven to slow traffic down ensuring optimum street safety.
5. Provide for visible and secure car parking facilities 8. Open up back alleys where possible	Preference amongst some households for secure back alleys for parking and some households for secure parking to the front of houses	<p>The Office of Regeneration agrees with this concern and understands that each street within the estate of Southill will have different preferences to dealing with the challenge of rear courts. The Office of Regeneration proposes specific initiatives for those residents who wish to retain their rear courts and those residents who wish to extinguish their rear courts. Further detail of the initiatives are proposed as part of objective 19 of the Limerick Regeneration Framework Implementation Plan: Volume 2: Southill Open Space Strategy.</p> <p>The Office of Regeneration will support the residents in considering the best options for their areas.</p>
7. Creation of a new park with playground	Consideration of an active play space for older children	The Office of Regeneration agrees with this concern. The location of the play space within Kincora and Carew Park has been identified along Donoughmore Crescent. However, at this stage of the plan making process it has not been identified what age group the active play space will cater for. Consultation with local residents and other stakeholders will be conducted prior to any final decision-making on the proposed type of play space required to better meet the needs of children in the area.

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11. Proposed locations for new build	Preference for new replacement on-the- ground houses as opposed to apartment typologies	The Office of Regeneration agrees with this concern. The regeneration of Kincora and Keyes Park is planned for implementation over a number of years, requiring a programme of replacement housing on a site-by-site basis. A range of housing types will be provided in order to improve choice in the area and respond to residents' specific housing needs. The preferred housing typology based on resident's feedback is for 'on the ground' houses with a front and back garden as opposed to apartment type typologies and this will be facilitated in the physical framework plan.
Any Other Comments:	Concern by residents as to how the consultation process will be followed up	This Statement of Community Involvement is a record of the significant issues that arose at the consultation events in March and April 2013 for the four regeneration areas and how the Office of Regeneration responded to those concerns in the development of the physical framework plans.
Any Other Comments:	Consideration of the issue of dumping and anti-social behaviour to the rear of Mague Way	The Office of Regeneration agrees with this concern. The framework plan has been amended to consider the potential for the rear alleys at Mague Way to be closed and amalgamated as private open space for new residential development fronting onto Carew Park AFC. This will eliminate the dumping and anti-social behaviour that currently prevails to the rear of Mague Way.
Any Other Comments:	Consideration of a convenient link to Southill House to access services	The Office of Regeneration proposes a connection linking Mague Way to the Roxborough Road and the Southill Area Centre. This access road will have pedestrian footpaths to ensure safe access to Southill House.

O'Malley Park

Key Objective	What people said	How the Office of Regeneration responds
2. Redevelop existing road between Keyes and Kincora Park as a street	Concern that a street in a residential area will bring unsocial behaviour.	<p>The Office of Regeneration understands this concern and wishes to offer more clarity on what the LRFIP proposes.</p> <p>In developing the Limerick Regeneration Framework Plan the Office of Regeneration complies with the best practice mandatory national guidance document the Design Manual for Urban Roads and Streets (2013).</p> <p>Creating an appropriate streetscape for Southill Avenue involves enclosing the street as much as possible to “define them as urban spaces, create a greater sense of intimacy and promote them as pedestrian friendly spaces that are overlooked” (p.69). This sense of intimacy has been found to have a traffic calming effect.</p> <p>The existing perception amongst the majority of residents in Southill is that the road is unsafe and unfriendly to pedestrians. For this reason the proposal to redevelop the existing road between Keyes and Kincora Park (Collins Avenue) to be as narrow as possible to achieve this sense of enclosure will slow down traffic and create a more pedestrian-friendly environment. Parallel street parking bays along the street in appropriate locations, are provided to allow as much activity on the street as possible as people come and go from their vehicles. The presence of people along the street will add to the vibrancy and vitality of the area.</p> <p>Further consultation with local residents of Keyes and Kincora Park and other stakeholders will be conducted prior to more detailed design work.</p>
3.Improve orientation of end housing to increase natural surveillance	Further clarity required on what ‘natural surveillance’ is	<p>The Office of Regeneration wishes to offer an explanation on what it means by ‘natural surveillance’.</p> <p>Natural surveillance is about the presence of people who have the potential to discourage anti-social behaviour. The idea that somebody is present, and possibly watching, is enough of a deterrent to stop</p>

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		<p>most criminal behaviour. Natural surveillance is the most desirable and effortless design principle. It occurs on the street when people pass by, or from inside buildings or vehicles.</p> <p>It is a proposal in O'Malley Park to improve the opportunity for natural surveillance of end-gabled homes by providing window openings to the blank gable wall to allow people to look out. This will provide the opportunity for natural surveillance (overlooking) and thereby improve the sense of safety and security in the area.</p>
6. High profile Gateway site	Further clarity required on what a 'gateway' is	The Office of Regeneration wishes to offer more clarity on the issue. A key objective of the LRFIP is to upgrade the Galvone Industrial Estate as a mixed-use employment generating area. At present the estate is under-utilised and suffers from a high level of vacancy. It is hoped that by promoting this key gateway site as an important land bank to facilitate opportunities for employment creation that the profile of the Galvone Industrial Estate and the wider Southill area will be raised and its current image improved.
13. Open up back alleys where possible	Preference amongst some households for secure back alleys for parking whilst other households state a preference for secure parking to the front of houses.	<p>The Office of Regeneration agrees with this concern and understands that each street within the estate of Southill will have different preferences to dealing with the challenge of rear courts. The Office of Regeneration proposes specific initiatives for those residents who wish to retain their rear courts and those residents who wish to extinguish their rear courts. Further detail of the initiatives are proposed as part of Objective 19 of the Limerick Regeneration Framework Implementation Plan: Volume 2: Southill Open Space Strategy.</p> <p>The Office of Regeneration will support the residents in considering the best options for their areas.</p>
16. Potential for new streets	Further clarity required on where new streets are located and a general concern that new streets will exacerbate anti-social behaviour	The Office of Regeneration understands this concern and wishes to offer more clarity on what the new streets will be.

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		<p>O'Malley and Keyes Park is cut off from surrounding areas, so it can be difficult for local people to get around the estate and to other parts of Southill and Roxboro and beyond to the city centre. Linking the existing streets with new safer streets and pedestrian paths would help. It is proposed that the new streets will be located at the following locations:</p> <ul style="list-style-type: none">• A new street from Roxboro roundabout (through the 'Galvone Arms' site) to the heart of Southill – the community hub containing the Church, Health Centre and Southill Area Centre• New north-south connection from Childers Road to O'Malley Park through the Fulflex site• New north-south connection from O'Malley Park to the Childers Road• New east-west connection from Bawnmore Road to Kilmallock Road• New east-west connection from Pike Rovers Football Club to Kilmallock Road• New north-south connection from Kennedy Park, adjacent to proposed Integrated Educational Campus at St Kieran's, to Childers Road• New east-west connection, south of Rose Court, Keyes Park from the Roxborough Road to the community hub <p>By introducing more direct pedestrian-friendly streets with wide footpaths will ensure more activity and thus more 'eyes on the street' (natural surveillance) and therefore less likelihood of anti-social behaviour taking place.</p> <p>Further consultation with local residents of O Malley and Keyes and other stakeholders will be conducted prior to more detailed design work.</p>