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By Email Only to:

rses@southernassembly.ie

11 October 2019

Dear Sir or Madam

**PROPOSED MATERIAL AMENDMENTS TO THE DRAFT REGIONAL SPATIAL AND ECONOMIC STRATEGY FOR THE SOUTHERN REGION
OBSERVATIONS BY BOC**

We write to provide observations on the Proposed Material Amendments to the Draft Regional Spatial and Economic Strategy for the Southern Region.

BOC is a member of The Linde Group, a world leading gases and engineering company with 50,000 employees working in around 100 countries worldwide. It produces industrial gases for the healthcare, industrial, construction and hospitality industries in the form of cylinder gas, special products (refrigerants, industrial chemicals/gases, and liquid helium for medical scanners for example) and the bulk delivery of liquefied industrial gases by tanker. It also provides on-site gas generation for certain large-scale facilities.

BOC operate several sites within the Southern Region of the Republic of Ireland. The largest of these sites is a gas production and distribution facility on Little Island in Cork. A further large gas distribution facility is located on the Dock Road in Limerick. These facilities make a valuable contribution to the economic wellbeing of each city through employment and other positive spin offs.

BOC Observations

BOC support the aspiration for the delivery of more compact urban growth set out in **RPO 8** and **RPO 32**. It is important that future development is plan-led so that we can make more efficient use of land resources in our urban environments. An inevitable consequence of more brownfield development will be greater proximity of commercial and residential development. Accordingly, we recommend that RPO 8 and RPO 32 incorporate commentary to ensure that the impact of new brownfield development on existing neighbouring occupiers is adequately mitigated through careful design. This will ensure that long standing commercial operations and employment positions are not jeopardised in the future.

BOC support **RPO 127** in its objective to protect sensitive receptors from noise. The noise arising from gas production and distribution has the potential to impact upon residential amenity unless appropriate mitigation can be provided. Accordingly, RPO 127 should be applied in the zoning of land or the determination of planning applications for new sensitive uses close to existing commercial operations.

BOC support the package of investment planned in existing and proposed road infrastructure in the Southern Region. Good quality connectivity between the Southern Region's urban centres is essential to promote continued economic growth.

BOC support the aspirations of Material Amendment 122. The Consolidation of Limerick City will deliver a range of benefits through a more efficient use of land resources. As noted previously however; it is important to acknowledge that new development should not result in materially adverse impacts on existing operations. Careful design of consolidated urban environments will be required to ensure any mix of uses is appropriate to maintain suitable levels of amenity.

We trust that these comments will be taken in to account in the production of the final Regional Spatial and Economic Strategy for the Southern Region. Should any additional information or clarification be required in respect of these observations, please do not hesitate to contact us.

Yours faithfully,

Glen Jenkins

Head of Real Estate - BOC