

16th June, 2017.

To the Mayor and each member of the Metropolitan District

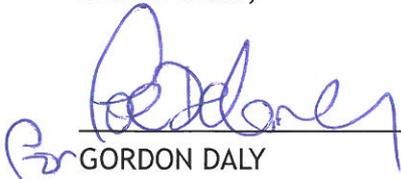
**Re: Part VIII Planning Report for the construction of 7 new residential units at Kilmurry Court,
Garryowen**

A Chomhairleoir, a chara,

I enclose herewith report prepared in accordance with Section 179(3) (a) of the Planning and Development Act 2000-2015 and Part VIII of the Planning and Development Regulations 2001-2015.

In accordance with Section 179 (4) (b) of the above Act, it is proposed to proceed as indicated in Section 5 of this report.

Mise le meas,



GORDON DALY
DIRECTOR OF SERVICES
SERVICE OPERATIONS DIRECTORATE

Encl

**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (As amended)**

Re: **Permission for the following:**

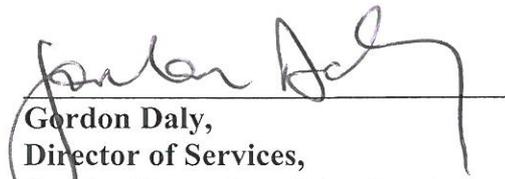
- (a) Provision of 7 x No. residential units (2 x No. two storey and 5 x No. single storey units);
- (b) Hard landscaping including provision of shared surface area, adjustments to existing footpaths and installation of street lighting and street furniture;
- (c) Soft landscaping including planting and trees;
- (d) Upgrading and re-routing of foul sewers and surface water drainage and
- (e) All associated site works.

At: Kilmurry Court, Garryowen, Limerick

Planning Reference No. 17/8001


Jennifer Mc Nulty,
Executive Planner,
Planning & Environmental Services


Stephane Duclot,
A/Senior Planner,
Planning & Environmental Services


Gordon Daly,
Director of Services,
Service Operations Directorate

Pursuant to Section 179 3(a) of the Planning & Development Act 2000-2015 (As amended) this report is submitted to the members of Limerick City & County Council. In accordance with Section 179(4) (b) of the above Act, it is proposed to proceed as indicated in Section 5 of this report.

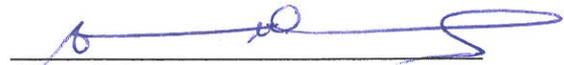

Conn Murray
Chief Executive
Limerick City & County Council

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1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (As amended), and Part 8 of the Planning & Development Regulations 2001 (As amended).

2.0 Description of the nature and extent of the proposed development

The proposed works will be carried out at Kilmurry Court, Garryowen, Limerick.

Under this planning application the Applicant, Design & Delivery Services, Limerick City & County Council proposes the following:

- (a) Provision of 7 x No. residential units, 2 x No. two storey and 5 x No. single storey units;
- (b) Hard landscaping including provision of shared surface area, adjustments to existing footpaths and installation of street lighting and street furniture;
- (c) Soft landscaping including planting and trees;
- (d) Upgrading and re-routing of foul sewers and surface water drainage and
- (e) All associated site works.

The plans and particulars went on public display from 6th of March, 2017 to 20th of April, 2017. Submissions and observations had to be submitted by 5th of May, 2017.

Location:



3.0 Likely implications, if any, with respect to the proper planning and sustainable development of the area

Limerick City Development Plan 2010 – 2016*

The CDP sets out the following with respect to acceptable development in the location in question:

The land use zoning in place for the identified site is as follows:

- 2(A) Residential - Map 1 – Land Use Zoning

**Please note 'Limerick City Council' is now Limerick City & County Council (LCCC) – this document was prepared before the amalgamation of the Local Authority.*

3.2 Habitats Directive Project Screening Assessment

Both construction and operating phases of the proposed development to be considered

<p>Construction Phase: N/A</p> <p>Are effects significant? N/A</p> <p>Are substantial works required: No</p> <p>Are effects significant? No</p> <p>Operating phase effects: Are effects significant? No</p>	<p>Ex-situ effects: Are effects significant? No</p> <p>Run-off: Are effects significant? No</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: Are effects significant? No</p>
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Identification of Natura 2000 sites which may be impacted by the proposed development

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> Name of sites: <i>Lower river Shannon Sac site.</i>	Yes
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site: <i>Lower river Shannon Sac site</i>	No
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i>	Yes

		Name of site: <i>Lower river Shannon Sac site</i>	
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site: No site	as per the AA Screening submitted on file
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	No – as per the AA Screening submitted on file

An Appropriate Assessment Screening Report Prepared by Openfield Ecological Services. The screening assessment concluded that the project will not have negative impacts or effects on any Natura 2000 sites.

The project will not impact on the European Natura 2000 sites. Accordingly, the Planning Authority is of the view that the development will not have any significant impacts on any Natura 2000 sites. Therefore an Appropriate Assessment (AA) is not considered necessary in this case.

The development has been subject of an Appropriate Assessment Screening in accordance with Article 6 (3) of the EU Habitats Directive (Directive 92/43/EEC) and the Planning & Development Acts 2000-2015.

3.3 Land Acquisition

The Applicant is the owner of the site

3.4 Conclusion

It is considered that the proposed development is in accordance with policies of the *Limerick City Development Plan 2010 – 2016** and is therefore acceptable as per the requirements of proper planning and sustainable development of the area.

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4.0 Submissions with respect to the proposed development

A total of 6 x No. written submissions/observations was received and are listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Mr. Michael O'Meara, Kilmurry Court, Garryowen, Limerick – Received 04/05/17
2.	Irish Water – Received 22/03/17
3.	Area Enginee, Operations and Maintenance Services, Central Services, Limerick City & County Council – Received 24/04/17
4.	Fire Officer, Fire Technical Support Officer, Fire & Emergency Services, Limerick City & County Council – Received 22/03/17
5.	Archaeologist, Design & Delivery Services, Limerick City & County Council – Received 23/05/17
6.	Environment Department, Limerick City & County Council – Received 20/04/17

4.1 Submissions:

SUB (1) Mr. Michael O'Meara

Submission description:

The submission received on the 4th of May, 2017 and the following issues were raised:

- o States that Garryowen is a settled area where most people have purchased their homes;
- o Notes an upsurge in the area of RAS, HAP and Rent Supplement tenancies
- o Notes that there are too many young families in the area and the introduction of more young families would be a retrograde step;
- o Notes the proposal for 2 x No. 3 bedroom units will introduce two more families in the area and is strongly opposed to this;
- o Requests that the proposed scheme consist of one and two bedroom units and are allocated to elderly persons from the Housing Waiting List.

Planning Authority Comment:

Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

The proposed scheme aims to meet an acute need in the provision of adequate and suitable accommodation for persons who, in the opinion of Limerick City & County Council, are unable to provide such accommodation from their own resources. This can include, amongst others, those with enduring health impairment (persons with a physical, sensory or intellectual disability), those in overcrowded conditions and elderly persons.

The provision of 2 x No. 3 bedroom properties in the proposed scheme can cater for applicants on the housing waiting list where there is a priority on enduring health impairment grounds. There is a high demand in Limerick city for the provision of this type of specialist unit and it is anticipated that this will be an option for consideration in the allocation of tenancies to the two no. 3 bedroom properties in the scheme.

SUB (2) Irish Water

Submission description:

The submission received on the 22nd of March, 2017 and the following issues were raised:

- o Comments noted.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

Response to item prepared by Michael O'Connor, Punch Consulting Engineers: Noted by consultants that Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of Irish Water for such works.

In relation to specific items, response by the consultants are as follows: Water Supply - Noted. Certification will be provided by the Contractor or sub-contractor employed to carry out the pipe welding and pressure testing works in accordance with the PUNCH Specification and IW Code of Practice.

Additional Response from Charles McCarthy, Senior Executive Engineer, Water Services, Limerick City and County Council received 10th May 2017 - Water Supply - The proposed water main layout attached and submitted to IW fully complies with LCCC Water Services requirements this layout and location of the sluice valves on the water main permits shut down of the localised water mains in the development without interfering with the remaining network in Garryowen, I am attaching standard details in respect of the proposed water meter installation issued by IW.

Irish Water requirements shall be conditioned.

SUB (3) Area Engineer (LCCC)

Submission description:

The submission received on the 24th of April, 2017 and the following issues were raised:

1. Sightlines - Sightlines in a southerly direction could be impeded by the well mesh fencing bolted to the neighbouring property wall, this could lead to collision with other vehicles and pedestrians.
2. Entrance/exit - The proposed entrance width is approximately 4.3 metres this will make it

very difficult to allow for two vehicles to pass at the same time, we would recommend that the entrance/exit width be a minimum of 5.0 metres.

3. Roads & Footpaths – (i) The gradient of the entrance/exit to the existing development should not be greater than 2%, for a distance of 7m from the junction. (ii) We would recommend that the applicant use a more suitable road surface course material as paving block material becomes a serious maintenance issue for Limerick City & County Council. (iii) We require a road construction specification. (iv) Footpaths either side of the proposed entrance/exit shall be dished and include for tactile paving to facilitate the disabled and others.

4. Car/Accessible parking – (i) General car parking spaces layout and dimensions shall be as per the Traffic Signs Manual, (ii) The recommended dimensions of the designated parking bays for cars and small vans for Accessible Car Parking Bays are 3600mm width x 6000mm in length, which includes a 1200mm hatched accessibility zone to the side or in-between and at the end of designated parking bays. There should be adjacent dished access to the footpath. The kerb dish should have a slip-resistant surface with a minimum width of 1200mm and minimum gradient of 1:15. Where a parking bay is in a parallel position to the footpath, the footpath should be dished along the length of the bay. If the dished kerb adjacent to the parking bay is **not** in the direct line of pedestrian travel then there is no requirement for tactile paving on the kerb dish. The colouring used for accessible parking bays should be white markings on a slip resistant blue surface and the adjacent accessibility zone should be cross hatched yellow in compliance with the Irish Wheelchair Association Best Practice Access Guidelines. Parking bays, designated for people with limited mobility should be provided as close as possible to the building entrance, with a maximum travel distance of 50m and should be clearly signposted with an upright sign sited out of the circulation space.

5. Public Lighting - Please see Derek Stundon of Operations & Maintenance Services, Central Services comments relating to public lighting – (i) The Public Lighting proposal for the Kilmurray Court Development, we are satisfied that the luminaire specified will meet minimum standards, (ii) We require a 10 year written guarantee for lamps specified in the development and our preferred unit for maintenance is a Philips LUMA led. (iii) There are four number lights that are over 40 years old on the green area at Kilmurry Court that will also require to be upgraded. These will require a 2 metre extension bracket and a post top mounted 65w Philips Luma Led.

6. Road Markings & Signage - (i) The existing main junction shall have a Stop Sign and Stop Road marking in accordance with the Traffic Signs Manual, (ii) All signage to be in accordance with the Traffic Signs Manual, (iii) Road markings are to be in accordance with IS EN 1436 European Standard for Road Markings & in accordance with the Traffic Signs Manual.

7. Surface Water Disposal – (i) The Applicant shall provide a Longitudinal Section for the surface water system, clearly indicating the existing ground level, pipe sizes, gradients, and pipe lengths, location of the Attenuation tank, Hydrobrake and Petrol Interceptor Manhole. (ii) Full Surface Water Drainage calculations are required, (iii) All surface water drainage pipes should have a minimum diameter of 225mm with the exception of road gully connections which can be 150mm in diameter, (iv) Design details shall be supplied for the Attenuation Tank, Hydrobrake & Petrol Interceptor Manhole prior to commencement of works, (v) All surface water drainage to be contained within the curtilage of the site and air

trapped surface water road gullies to be utilized at all times, (vi) Each house shall have its own 100mm connection with inspection manhole to the public storm sewer on the public road, (vii) Non-Rock sealed manholes covers to be installed on all service chambers, (viii) The outfall connection details are required. ix. On completion of the development the Engineer shall certify all works in relation to the storm sewers, this cert to be provided at the taking in charge stage or upon completion of the development, (x) In addition a CCTV survey of the entire storm sewer system with "as built" on digital format compatible to Limerick City & County Council's GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to Limerick City & County Council prior to the estate being taken in charge by Limerick City & County Council, (xi) General construction details are required – A Revised Site Layout Plan is required to address these issues.

8. Requirement for Road Opening Licence - Any connections on the public road/footpath (foul, storm, water, or any other services) including the changes that will be required change the footpath layout at the Main Entrance and the repair of the footpath at the Pedestrian Gate will require a Road Opening Licence from Limerick City & County Council.

9. Construction management and delivery plan for the construction of the development to be agreed with the Roads Engineers of LCCC prior to the commencement of construction.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

Response to item prepared by Michael O'Connor, Punch Consulting Engineers and Design & Delivery Services:

- o Sightlines - Adequate sightlines are achievable at the entrance.
- o Entrance/exit - This is the maximum width available for the entrance. The proposed shared vehicular access route connecting the development site to and from Kilmurry Court is to be managed by way of a priority stop and yield signage arrangement. Priority (yield requirement) will be conceded to traffic exiting from the development whereas traffic seeking to access the development site will be required to stop
- o Roads & Footpaths – (i) Noted and easily achievable. To be included for in Detailed Design (ii) Noted. A macadam shared surface can be considered in lieu of the specified paving finish to the central trafficable Homezone area (iii) PUNCH have provided a preliminary build up on Drawing 141-370-103 based on assumed ground conditions (iv) Noted. To be included at detailed design stage.
- o Car/Accessible parking – (i) Noted. (ii) As stated in Planning report – the scheme is to be comprised of shared surfaces and therefore footpaths are flush with road level. As such, the majority this comment is considered irrelevant. The accessible parking bays can be coloured and line marked as required however.
- o Public Lighting – (i) Noted (ii) Noted. To be included in Detailed Design (iii) Noted. To be included in Detailed Design. Design Delivery Services Additional Response: It is recommended that proposed conditions are attached to any decision to grant permission in relation to Public Lighting.
- o Road Markings & Signage - (i) Noted. (ii) Noted. To be included in Detailed Design (iii) Noted. To be included in Detailed Design

- Surface Water Disposal – (i) Noted. To be included in Detailed Design, not a requirement for planning (ii) This has been provided by PUNCH previously as Appendix A to the Engineering Report (iii) Pipe sizes are all 225mm and greater as shown in PUNCH drawing 141-370-101. Pipe sizes have also been provided by PUNCH previously within the Appendix A to the Engineering Report (iv) Noted. To be included in Detailed Design (v) Noted and provided for (vi) Noted. To be included in Detailed Design (vii) Noted. To be included in Detailed Design (viii) Noted. To be included in Detailed Design (ix) Noted (x) Noted. To be included in Detailed Design (xi) Noted. To be included in Detailed Design. Design Delivery Services Additional Response: It is recommended that proposed conditions are attached to any decision to grant permission in relation to Surface water disposal.
- Requirement for Road Opening Licence - Noted. It is recommended that proposed conditions are attached to any decision to grant permission to address this requirement. Noted. It is recommended that proposed conditions are attached to any decision to grant permission to address this requirement.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

Please note that the Planning Authority does not agree with this recommendation and the development shall comply with DMURS in this regard - Roads & Footpaths – paving finish to the central trafficable Homezone area shall be provided and not macadam. A condition shall apply.

Area Engineers requirements shall be conditioned.

SUB (4) Fire Officer (LCCC)

Submission description:

The submission received on the 22nd of March, 2017 and the following issues were raised:

- Notes that the Fire Authority has no objection to the application and notes a condition for inclusion as follows: All hydrate should be located on footpaths or grassed areas. When hydrants located in grass, a concrete area should be provided for a distance of 300mm around the periphery of hydrate cover.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

Fire Authority requirements shall be conditioned.

SUB (5) Archaeologist (LCCC)

Submission description:

The submission received on the 23rd of May, 2017 and the following issues were raised:

- Notes that the development does not achieve the usual buffer required by the Planning Authority. However, the graveyard is in an urban setting and the proposed development is no more obtrusive than the previous demolished building.
- Notes that the results of test trenching will inform any further archaeological mitigation.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

Archaeological Test Trenching is planned on the proposed development site. Noted that the results of same will inform further the requirement for mitigation measures. It is recommended that a proposed condition is attached to any decision to grant permission in relation to the item raised by Archaeologist.

Archaeologist requirements shall be conditioned.

SUB (6) Environment (LCCC)

Submission description:

The submission received on the 20th of April, 2017 and the following issues were raised:

- A site specific waste management plan should be submitted for the written agreement of Planning and Environmental Services in advance of commencement of the development.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services submitted 12/06/17.

It is recommended that a proposed condition is attached to any decision to grant permission in relation to the item raised by Fire Authority.

Environment requirements shall be conditioned.

5.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the information submitted on file dated the 6th of March, 2017 and the details and specifications contained in this report.

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 06/03/17 and the report received by the Planning Authority on 12/06/17, except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. Prior to the commencement of any development on site the Applicant shall submit a Revised Site Layout to address all the requirements set out in the Area Engineer's Report dated 21/04/17 for the written agreement of the Planning Authority.

Reason – In the interest of orderly development and proper planning

3. All aspects of the development shall comply with the requirements of the Fire Authority. Access for fire fighting appliances shall be in accordance with Section 5 of the Technical Documents B 'Fire to Building Regulations'. All hydrants shall be located on footpaths or grassed areas. When hydrants are located in grass, a concrete area should be provided for a distance of 300mm around the periphery of hydrate cover.

Reason – In the interest of proper planning and public health and safety

4. Where the Applicant proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of any development on site and adhere to the standards and conditions set out in that agreement. All aspects of the development shall comply with the details set out in the Irish Water Report on file dated 22/03/17.

Reason – In the interest of proper planning and public health and safety

5. The Home Zone Area as indicated on the Site Layout Plan submitted on file shall be constructed in line with the requirements of the Design Manual Roads and Streets - paving finish shall be provided and not macadam.

Reason – In the interest of orderly development and proper planning

6. Prior to the commencement of any development on site the Applicant shall submit a Landscaping Plan indicating on street tree planting stands, trees species and number details and details of the hard landscaping proposed in the public open space (shown on the lodged plans) for written agreement with the Planning Authority. This work shall be completed before any of the dwellings are made available for occupation.

Reason - In order to ensure the satisfactory development of the public open space areas and their continued use for this purpose

7. During construction of the proposed development, the following shall apply-
- a. No work shall take place on site outside the hours of 8.00 a.m. to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday, or on Sundays or public holidays, unless otherwise agreed in writing by the Planning Authority.
 - b. No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.
 - c. Adequate car parking facilities shall be provided on site for all workers and visitors.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development

8. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

Reason - In the interest of the proper planning and sustainable development of the area, road safety and to protect the amenity of the area

9. a. Equivalent sound levels arising from all sources within the proposed development, when measured at the boundary of noise sensitive locations (i.e. dwelling houses) shall not exceed a level of 55 dB (A) L_{Ar} (60 minutes) between 0800 hours and 2000 hours Monday to Friday and 0800 hours and 1400 hours on Saturday. Noise levels shall not exceed 45dB (A) L_{Ar} (15 minutes) at any other time.
- b. Mechanical machinery systems shall not produce clearly audible tonal noises at night-time (22:00 to 08:00hrs) when assessed from the nearest noise sensitive location.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development of the area

10. All service cables associated with the proposed development including electrical, communal television, telephone and street lighting cables shall be laid underground within the site.

Reason - In the interest of orderly development and the visual amenities of the area

11. A 2-metre high privacy wall shall be constructed along the rear, side and rear section of the dividing boundary between houses. The wall shall be solid block, capped and rendered. Where there is a difference in ground levels between this site and adjoining properties, the level shall be taken as their average level. Screen walls abutting open space or estate roads shall be plastered and capped with piers. Prior to commencement of development full details shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of privacy and residential amenity

12. The water main service connection to each residential unit shall be fitted with an individual boundary box including a stopcock and provision for a water meter in accordance with Irish Water/Uisce Eireann requirements.

Reason - In the interest of proper planning and orderly development

13. Each house shall have its own independent foul and surface water sewer connections to the main foul and surface water sewers.

Reason - In the interest of public health

14.
 - a. All sewers shall be located under roadways or open spaces. Water mains shall be located under footpaths where possible. Adequate separation between all utility main (water/gas/sewer/electricity etc.) as required by the relevant authority shall be provided.
 - b. The connection to the existing public water main shall include a pulse output free flow electronic water meter and associated valving. This connection and all internal water main arrangements including valving, metering, loping, scouring and location of hydrants shall be agreed with the Planning Authority before development commences.
 - c. Water main service connections shall be fitted with an individual boundary box for a stopcock and provision for a water metre in accordance with the requirements of Irish Water/Uisce Eireann.

Reason – In the interest of infrastructural arrangements for orderly development

15. Prior to commencement of development a detailed public lighting scheme shall be submitted to and agreed in writing with the Planning Authority. The public lighting shall be erected and operational prior to the making available for occupation of any house.

Reason - In the interest of public safety

16. Footpaths shall be dished at all road junctions.

Reason - To facilitate access for all in the interest of proper planning and development of the area

17. Prior to commencement of development, the developer shall submit for the written agreement with the Planning Authority details/proposals for traffic calming measures to be implemented on the roads throughout the estate.

Reason - In the interest of traffic and pedestrian safety

18. The Construction Management Plan shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise/vibration and traffic management measures and off-site disposal of construction/demolition waste.

Reason- In the interests of public safety and residential amenity

19. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:
- a. A list of proposed authorised waste collection permit holders to be employed
 - b. A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - c. Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic. A template waste management plan can be found at:<https://www.limerick.ie/council/construction-and-demolition-waste>.
 - d. If asbestos containing materials have been identified as present, they shall be included in items a, b and c above.

Reason- In the interests of public safety and residential amenity

20. Appropriate road markings and traffic signage shall be provided on all newly constructed roads and maintained until formally taken-over by Limerick City & County Council.

Reason – In the interest of traffic safety

21. Archaeological testing shall be carried out prior to the commencement of any development on site under the supervision of the Archaeologist of Limerick City and County Council and mitigation put in place as required.

Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site